

Item 8.3

Attachments

Ordinary Meeting

Thursday, 25 August 2022

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APPLICATION DETAILS

Application No: MCU22/0075
Street Address: 185-205 Diddillibah Road WOOMBYE
Real Property Description: Lot 3 SP 246610
Planning Scheme: Sunshine Coast Planning Scheme (24 May 2021)

APPROVAL DETAILS

Nature of Approval: Approval with conditions
Type of Approval: Development Permit for Material Change of Use of Premises to Establish a Tourist Park

CURRENCY PERIOD OF APPROVAL

Unless lawfully extended, the currency period for this development approval is 6 years starting the day that this development approval first took effect (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*).

INFRASTRUCTURE

Unless otherwise specified, all assessment manager conditions of this development approval relating to the provision of infrastructure are non-trunk infrastructure conditions for Chapter 4 of the *Planning Act 2016*.

ASSESSMENT MANAGER CONDITIONS**PLANNING AND URBAN DESIGN****When conditions must be complied with**

1. Unless otherwise stated, all conditions of this development approval must be complied with prior to the use commencing, and then compliance maintained at all times while the use continues.

Approved Plans

2. Development authorised by this approval must be undertaken generally in accordance with the approved plans listed within this development approval.

Nature and Extent of Approved Use

3. The approved Tourist Park must not exceed 132 sites that are available for guest accommodation, comprised of the following components:
 - (a) 20 cabins
 - (b) 19 glamping sites
 - (c) 49 Van and RV sites
 - (d) 44 camping sites
 - (e) Manager's residence (within the Recreation Centre/Reception building) and Caretakers Residence in the south eastern corner of the site,

- (f) Various ancillary recreational buildings and activities, including a community centre, pool, kiosk and outdoor activities as depicted on the Approved Plans.
4. Boundary setbacks not less than those described below must be provided between the development components and the external road network:
- (a) Country Café building (existing dwelling house) – 12.5m to Diddillibah Road
 - (b) Maintenance sheds – 20m to Diddillibah Road
 - (c) Glamping tents – 30m to Diddillibah Road and 50m to Eastern Boundary
 - (d) Cabins – 50m to Eastern Boundary
 - (e) Camping Area – 30m to Eastern and Southern Boundaries
 - (f) Packing Shed – 15m to Walden Road
 - (g) Stables – 20m to Walden Road
 - (h) Recreation Centre – 12m to Walden Road
 - (i) Caravan/RV sites – 12m to Walden Road
5. The approved Tourist Park use must be used to provide short-term accommodation for tourists or travellers for a temporary period of time (i.e. not exceeding fourteen (14) consecutive nights). The accommodation must not be occupied by persons for the purpose of permanent accommodation, excluding those persons in the caretaker's residence and manager's residence on the site.
6. All cabins, tents, caravan/RV sites and glamping sites associated with the approved Tourist Park use must be operated by a single entity and must not be subdivided, or otherwise separately titled, or leased to a separate entity.
7. The glamping tents must remain as temporary structures only (i.e. canvas tents) and not comprise permanent structures (e.g. cabins).
8. The development must include the communal facilities and recreational activities, as depicted on the approved plans.
9. All camp kitchen, toilet, shower and laundry facilities (including clothes drying lines) as depicted on the Approved Plans must be provided.
10. The approved Tourist Park, including all activities and facilities are permitted to be used by paying overnight guests only and must not be open at any time to the general public.
11. All non-accommodation components of the approved Tourist Park use are to remain ancillary to the primary Tourist Park accommodation use at all times.
12. Each accommodation site must accommodate a car entirely within the site.
13. A communal clothes drying area must be provided within the site which is fitted with robust clothes lines that are concealed or screened from public view. This includes preventing visibility from Walden Road, and Diddillibah Road, café and picnic areas, and community centre.
14. The development must incorporate a fenced off children's playground.

Building Appearance

15. The approved building must be constructed such that it incorporates the external design features as shown on the Approved Plans and/or subsequent council endorsed detailed

design drawings, with no inclusions or future alterations being made without approved in writing by council.

16. All air conditioning units or other mechanical equipment must be visually integrated into the design and finish of the building, or otherwise fully enclosed or screened such that they are not visible from the street frontages nor adjoining properties.
17. All deck and balcony areas above ground floor must not be enclosed by permanent fixtures such as shutters, louvres, glass panelling or the like except where shown on the Approved Plans or where required to satisfy any privacy condition of this development approval.
18. Any security screens on the premises consist of grille or translucent screens and not solid shutters, screens or roller-doors.
19. All mechanical equipment and other service infrastructure located on the site must be fully enclosed or screened such that they are not visible from the street frontage/s, other public space, or adjoining properties.
20. No part of the site may be used for outdoor storage of materials unless specified on the Approved Plans or the conditions of this development approval.
21. Building materials and hard surfaces used in landscape or internal works are not highly visible or reflective, or likely to create glare, slippery or otherwise hazardous conditions. An understated colour scheme must be utilised for all buildings and facilities throughout the site.
22. Signage and wayfinding within the site must be clear and legible, but not visible from outside the site (except as required by conditions of this development approval to identify the site entry point).

Hours of Operation

23. Hours of operation of the Tourist Park components are limited as follows:
 - (a) The Reception Centre (including pool area) must not operate outside the hours of 7am to 7pm daily.
 - (b) Guest check in must not occur outside the hours of 7am to 7pm daily.
 - (c) The restaurant and bar within the Recreation Centre must not operate outside the hours of 10am to 10pm daily.
 - (d) The Country Cafe must not operate outside the hours of 7am to 1pm daily
 - (e) Camp Kitchens must not be available for guest use outside the hours of 6am - 8pm daily
 - (f) Outdoor activities on the site as depicted on the Approved Plans (including the Packing Shed and unstructured activities including mountain biking and sports) must not operate outside the hours of 7am to 7pm daily
24. All hours of operation must be clearly detailed in a guest information booklet with a copy provided to all guests at check in.

25. Site maintenance must only be carried out between the hours of 7.00am to 7.00pm daily.
26. Service vehicle movements (including loading and unloading) must not occur outside the hours of 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays.

Building Height

27. The maximum height of the development must not exceed 8.5m above natural ground level at any point.
28. Certification must be submitted to council from a cadastral surveyor which certifies that the buildings do not exceed the maximum height requirement of this development approval.

Weather Protection

29. Inclement weather protection to external openings, windows and doors must be provided by a permanently fixed overhang or awning, directly above openings, with a minimum overhang width of 450mm.

Street Identification

30. The street address of the development must be clearly visible and discernible from the primary frontage of the site by the provision of a street number and, where appropriate, the building name. The building entrance or reception area must be clearly visible and identifiable from the street or otherwise provided with signage and lighting at strategic locations to direct people to the building entrance.

Protection of Privacy

31. To ensure privacy is protected between individual caravan, cabin and camp sites, each site must be:
 - (a) set back at least 12 metres from any external road frontage and 5 metres from any other property boundary;
 - (b) are sited such that no part of any caravan or tent is within 3 metres of any other caravan, tent, cabin or building; and
 - (c) clearly delineated and separated from adjoining sites by trees.

Treatment of Temporarily Vacant Land

32. Where some or all of the land remains vacant or undeveloped for more than three (3) months, the following works must be carried out:
 - (a) the site must be cleared of all rubble, debris and demolition materials
 - (b) the site must be graded to prevent ponding (to the same level as the adjoining footpath wherever practicable), turfed and mown at a minimum three (3) weekly intervals
 - (c) the site must be landscaped with perimeter planting consisting of advanced specimens of fast growing tree species
 - (d) the site must be maintained to ensure no nuisance to adjacent premises, roads or footpaths
 - (e) where fencing is installed to secure boundaries:
 - (i) the fencing must be durable and not capable of being pushed or blown over

- (ii) the fencing type must not detract from local amenity (barbed wire is not acceptable)
- (iii) vandalism must be promptly repaired and any graffiti removed.

Entrance Features

33. Any proposed entrance feature must be located entirely within private land and not within the public road reserve. Entrance features must:
- (a) reflect a local character;
 - (b) comprise feature vegetation (either existing or planted);
 - (c) integrate with the landscape design of the balance of the development;
 - (d) be constructed of durable and low maintenance materials;
 - (e) be treated with a graffiti resistant coating; and,
 - (f) not restrict pedestrian access.

Fencing and Walls

34. Any street fencing and walls must remain rural in character.
35. A 1.8m high solid screen fence is provided along the full length of all boundaries to adjoining residential properties unless an alternative mutually agreeable solution is arranged between neighbours.

ENGINEERING

External Works

36. The Diddillibah Road / Walden Road intersection must be upgraded as described below. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) Construction of a CHR turn treatment
 - (b) Construction of a BAL turn treatment, including relocation of any existing services as necessary to accommodate the works.
37. Walden Road must be upgraded from the intersection with Diddillibah Road to the site entry, as described below. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) Widening and sealing of the existing road pavement to a minimum 8m wide (Rural Access Street)
 - (b) Provision of additional NO THROUGH ROAD signage immediately beyond the site entry

Property Access and Driveways

38. A sealed access driveway must be provided from Walden Road to all parking and manoeuvring areas of the development. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) a driveway crossover in accordance with RS-056.
 - (b) Curve widening to accommodate the design car/caravan combination.
39. A second emergency (bushfire) egress point must be provided directly on to Diddillibah Road, in the eastern portion of the site. The emergency egress point must only be used in the event of a bushfire emergency.

On-site Parking

40. A minimum of 152 car parking spaces must be provided and marked on the site and made available and accessible at all times while the use is open for business. The works must be undertaken in accordance with an operational works approval and must include in particular:
- (a) A minimum of one car space for each accommodation site (132 spaces total)
 - (b) A minimum of 19 spaces available at the communal facilities for guests and staff
 - (c) A minimum of 1 car space for the managers residence available at the communal facilities
 - (d) A minimum of 1 car space for the caretakers residence
 - (e) parking spaces for people with disabilities must satisfy the current requirements of the *National Construction Code*.
 - (f) dimensions, crossfalls and gradients in accordance with *AS 2890 - Parking facilities*.
41. All on-site parking areas and access driveways must be maintained exclusively for vehicle parking and manoeuvring and kept in a tidy and safe condition at all times.
42. Directional signage must be provided to direct visitors to the car parking spaces provided on-site.

Service Vehicles

43. Service vehicle parking, manoeuvring and standing spaces must be provided on the site. The works must be undertaken in accordance with an operational works approval and AS 2890.2 - Off-street commercial vehicle facilities and must include HRV/WCV access and manoeuvring through the defined waste collection route, including curve widening.

Pedestrian and Bicycle Facilities

44. Pedestrian and bicycle facilities must be provided for the development, as noted below. The works must be undertaken in accordance with an operational works approval and, unless otherwise agreed with Council, must include in particular:
- (a) adequate separation of all specific pedestrian routes from vehicle access and manoeuvring areas, and clear demarcation by pavement marking, signposts or changes in surface materials or levels.
 - (b) a minimum of 10 visitor bicycle parking spaces provided at internal communal facilities, in accordance with *AS 2890.3 – Bicycle parking*.
45. The visitor car parking area/s, internal roads and pedestrian pathways must be provided with signage and lighting at strategic locations to direct people to accommodation sites, the manager's residence, admin/reception building, any communal recreation areas, and any communal facilities.

Stormwater Drainage

46. The site must be provided with a stormwater drainage system connecting to a lawful point of discharge. The works must be undertaken in accordance with an operational works approval and the Queensland Urban Drainage Manual, and must include in particular:
- (a) the works described in Section 5 of the *Flood Impact Assessment* listed in this development approval;

- (b) collection and discharge of stormwater on-site without causing scour or damage to the subject site or any adjoining property;
- (c) extension of the site stormwater system to accommodate stormwater from external to the site, including registration of drainage easements; and
- (d) the use of gravity stormwater drainage and not surcharge pits.

Stormwater Quality Management

47. A stormwater quality treatment system must be provided for the development. The works must be undertaken in accordance with an operational works approval, and include stormwater quality treatment devices of a size and location generally in accordance with those shown in Section 4.2 of the of the *Site Based Stormwater Management Plan* listed in this development approval including in particular:
- (a) the grassed swale running through the glamping and cabin area of the site provided with a 4m offset from the centreline of the swale on both sides to any cabins or glamping sites. The swale must be provided with maximum 1:6 batter slopes.
 - (b) the 'lake overflow path' and 'drainage channels' provided as vegetated channels with maximum 1:6 batter slopes.
 - (c) Macrophyte planting around the perimeter of the waterbody / lake to a minimum depth of 0.5m.
48. All stormwater quality treatment devices must be maintained in accordance with Water by Design (2012), *Maintaining Vegetated Stormwater Assets* (Version 1). A copy of this document must be retained on the site together with the approved operational works drawings for the stormwater quality treatment system and a detailed life cycle costing of the system attached as an addendum. Records of all maintenance activities undertaken must be kept and made available to council upon request.
49. The site must be operated to minimise the load of sediment and nutrients generated. In particular, a Site Management Plan must be prepared and approved by Council's delegate prior to commencement of use. The Site Management Plan must in particular, detail management measures to minimise the load of sediment and nutrients generated by the animal farm, banana farm, pineapple patch and orchid as well as general measures for the remainder of the site.

Waterbody Management

50. The constructed water body must be operated, maintained and monitored in accordance with the *Environmental Assessment Report* listed in this development approval. Records of all monitoring and maintenance activities undertaken must be kept and made available to council upon request.

Flood Immunity

51. The minimum floor level of all buildings constructed on the site must be provided in accordance with the requirements of the *Flood hazard overlay code*.
52. The minimum ground surface level of any camping, caravan or RV site must be 10.3m AHD.

Flood Management

53. All works must be undertaken generally in accordance with the *Flood Impact Assessment* listed in this development approval and in particular:

- (a) The floodplain storage capacity of the site must be maintained for all events up to the 1% AEP event including the projected effects of climate change at 2100;
 - (b) Enable progressive evacuation from all camping, caravan and RV sites to higher ground in the face of rising floodwaters. An access route must be available which continuously grades to higher land ultimately leading to land above the probable maximum flood;
 - (c) All works and improvements below the level of the 1% AEP event including the projected effects of climate change at 2100 must be designed and constructed to be flood resilient.
54. In conjunction with the first operational works application related to this development approval, detailed engineering drawings must be submitted detailing the cut and fill works and associated calculations demonstrating that the floodplain storage capacity of the site is being maintained for all flood events up to the 1% AEP event including the projected effects of climate change at 2100. Calculations must be prepared in accordance with the Sunshine Coast Council Flooding and Stormwater Management Guidelines and exclude all areas which are below the standing water level in the onsite constructed water body.
55. Earthworks must not be undertaken on the site in areas below the Defined Flood Event level without the written permission from Council's delegate.
56. An onsite flood gauge must be installed in the lower portion of the floodplain on the site (potentially at the toe of the proposed batter to the camping area). The flood gauge must be provided with an audible alarm to warn of rising floodwaters.
57. The site must be operated in accordance with the latest revision of the Flood Emergency Management Plan required by this development approval at all times. The site and the Flood Emergency Management Plan must be registered with the Sunshine Coast Local Disaster Coordination Centre.
58. The Flood Emergency Management Plan required by this development approval must be reviewed by a suitably qualified person* and resubmitted to council at a minimum of the following times:
- (a) following council preparing a new flood study relevant to the site
 - (b) following a change in the non-structural and/or structural flood mitigation measures
 - (c) a minimum of once every ten years.
- The Flood Emergency Management Plan must be reviewed in consultation with council.
*(Refer to Advisory Note)
59. A Flood Emergency Management Plan must be prepared by a Registered Professional Engineer of Queensland (RPEQ) and implemented. This plan must be endorsed by council's delegate prior to commencement of use. The Flood Emergency Management Plan must be prepared in accordance with Sunshine Coast Council Flooding and Stormwater Management Guidelines, the *Concept Flood Emergency Management Plan** listed in this development approval and must detail the following:
- (a) nature of the flood threat
 - (b) flooding constraints and flood risks for the site (including consideration of any residual flood risk)
 - (c) sources of flood intelligence
 - (d) considerations for flood management
 - (e) procedures to manage the flood risk
 - (f) roles and responsibilities before, during and after the flood episodes

- (g) triggers for plan activation
- (h) arrangements for education of workers and residents
- (i) resources needed to shelter in place during a flood episode
- (j) management of a medical emergency during a flood episode
- (k) management of equipment and buildings and
- (l) recovery.

**(Refer to Advisory Note)*

Easements

- 60. An 8m wide easement for drainage purposes must be registered against the title of the property in favour of Council over the land area defined by the central drainage swale / lake overflow path on the subject site.
- 61. An 8m wide easement for drainage purposes must be registered against the title of the property in favour of Council over the land area defined by the drainage line conveying water from Waldon Road on the subject site.
- 62. Unless otherwise agreed in writing by the relevant service provider, any public or third party infrastructure located on the subject site must be placed within an easement registered against the title of the property.
- 63. All easements must be designed in accordance with the planning scheme and granted at no cost to the Grantee. Where the Grantee is council or a service authority, the easement documentation must be in accordance with the Grantee's standard easement terms. Draft easement documentation must be submitted to council for endorsement.
- 64. All works must be kept clear of any existing or proposed easements on the subject land, unless agreed otherwise in writing by the Grantee.

Acid Sulfate Soils

- 65. An acid sulfate soils investigation must be undertaken in accordance with Council's Planning scheme policy for the acid sulfate soils overlay code. Where the investigation identifies acid sulfate soils that require management, all works must be carried out in accordance with an acid sulfate soil and groundwater management plan (or part thereof) prepared by a qualified person and endorsed through an operational works approval.
- 66. All waters, including stormwater runoff, groundwater seepage and leachate from acid sulfate soils must achieve the following quality prior to release from the site:
 - (c) a pH range of 6.5-8.5 pH units.
 - (d) 50mg/L maximum total suspended solids concentration.
 - (e) 0.3mg/L maximum total iron concentration.
 - (f) 0.2mg/L maximum total aluminium concentration.
 - (g) No visible plume at either the point of release from the site or within a waterway.

LANDSCAPE & ECOLOGY

Land Rehabilitation

- 67. The land area identified as riparian buffer, habitat revegetation zones and stream order 3-4 waterway on the approved plans must be rehabilitated & revegetated and removed of all weeds species listed in the following standards and legislation:
 - (a) Invasive plants listed in the Biosecurity Act 2014
 - (b) Sunshine Coast Local Government Area, Biosecurity Plan 2017

The works must be undertaken in accordance with the Planning scheme policy for development works and Planning scheme policy for the biodiversity, waterways and wetlands overlay code and endorsed through an Operational Works approval.

Fauna Management

68. Vegetation must only be removed or disturbed in accordance with a fauna management plan (or part thereof) prepared by a qualified person* and endorsed through an Operational Works approval.
**(Refer to Advisory Note)*
69. Permanent artificial nesting boxes must be installed within the habitat revegetation zone to provide compensatory habitat for arboreal mammals and hollow dependent avian species. The works must be undertaken in accordance with an Operational Works approval.

Bushfire Management

70. The development must be carried out in accordance with the Bushfire Assessment and Management Plan listed within this decision notice.
71. An emergency evacuation egress must be established as a secondary exit for emergency use only. The track must be provided in accordance with an Operational Works approval and must include in particular:
 - (a) a level and trafficable surface
 - (b) direct access to Diddillibah Road in the east of the site, potentially co-located with the Caretakers Residence driveway.
72. A copy of the bushfire management plan for the development must be provided to the nearest fire authority.
73. Certification must be submitted to council from a qualified person* which certifies that the development has been constructed in accordance with the bushfire management conditions of this decision notice.
**(Refer to Advisory Note)*
74. A bushfire evacuation plan for the site must be prepared by a qualified person* and submitted to council prior to the issue of any development permit for Operational Works.
**(Refer to Advisory Note)*

Outdoor Lighting

75. Outdoor lighting must be designed, installed, positioned and at all times managed and operated to minimise light spill, including by: the use of reduced intensity lighting, warm coloured lights, lights which are fitted with shields; outdoor lighting which is located low to the ground, and directed only onto specific areas of interest. Specific design outcomes must be detailed in a lighting plan in accordance Operational Works approval.

Landscaping Works

76. The development site must be landscaped. The works must be undertaken in accordance with an Operational Works approval and must include in particular:
 - (a) the works generally as shown on the approved plans

- (b) an approximately 5 metre wide landscaping strip within the private property abutting the Diddillibah Road frontage of the subject site, exclusive of the access driveway, generally uncompromised by infrastructure items and including a mix of trees at a maximum 6 metre centres and shrubs at 2 metre centres.
- (c) an approximately 3 metre wide landscaping strip within the private property abutting the Walden Rd frontages of the subject site, exclusive of the access driveway, generally uncompromised by infrastructure items and including a mix of trees at a maximum 6 metre centres and shrubs at 2 metre centres.
- (d) An approximately 5 metre wide landscape buffer to the Eastern side boundary comprising of a mix of trees at a maximum 6 metre centres and shrubs at 2 metre centres.
- (e) An approximately 10 metre wide landscape buffer to the Bruce Highway frontage, comprising of a mix of trees at a maximum 6 metre centres and shrubs at 2 metre centres.
- (f) vegetated screening of buildings, walls, car parking, and other infrastructure designed such that it will be screened at maturity
- (g) vegetated screening of any utility areas (e.g. bin storage, mechanical plant etc) and the like from the road frontages
- (h) landscaping to any drainage lines and overland flow paths / drainage channels located downstream of the central lake as required to ensure stability, scour protection and assist in any stormwater quality objectives (e.g. mulch, coir netting, wetland plantings of *Lomandra hystrix*, *Ficinia*, *Juncus usitatus*, *Melaleuca* sp etc)
- (i) appropriate surface treatments to all pathways and tracks
- (j) incorporation of water sensitive urban design measures, such as drainage of hardstand and car parking areas to landscape areas via sheet flow, flush kerbing, wheel and stops.
- (k) Shade trees throughout the internal pathway and road network at a rate of 1 tree per 10 to 15m centres.
- (l) shade trees within the car parking at a rate of 1 tree per 4 car parks.
- (m) provision of street trees to the Diddillibah Road verge located so as to not interfere with services and at approximate spacings of 6m centres. Species to be agreed with Landscape Officer Development Services through an operational works approval.
- (n) Landscape buffering and screening to be provided between all internal camping/caravan and RV/glamping and cabin sites.
- (o) control of all weeds species listed in the following standards and legislation:
 - (i) declared plants under the *Land Protection (Pest and Stock Route Management) Act 2002* and sub-ordinate Regulation 2003
 - (ii) *Sunshine Coast Local Government Area Pest Management Plan 2012-2016*.

77. All landscape works must be established and maintained in accordance with the approved design for the life of the development, and in a manner that ensures healthy, sustained and vigorous plant growth. All plant material must be allowed to grow to full form and be refurbished when its life expectancy is reached.

ENVIRONMENTAL HEALTH

Waste Management

78. Waste storage, removal and collection facilities must be provided in accordance with the Approved Plans and the following:

- (a) provision of a bulk bins* to cater for general waste and for recyclable waste for the development
- (b) waste collection by retrieval of the bins from the on-site storage area by service personnel and bin service at the WCV on-site in a safe, efficient and unobstructed manner
- (c) provision of a communal hardstand impervious embayment for the permanent storage location and service collection of all bulk bins with a smooth at-grade movement path between the embayment and the WCV (i.e. no steps, edging, ledges or the like) such that bins can be manually handled to the WCV for servicing
- (d) maintain continued responsibility of site management entity to present bulk bins at the permanent storage embayment on the waste collection day
- (e) provision of a readily accessible wash-down area within the storage embayment fitted with a hose-cock, bin roll over bund, and drain connected to the on-site effluent disposal system that has a stormwater catchment area of no more than 1m²

*(Refer to Advisory Notes)

Acoustic Amenity-Amplified Music

- 79. Acoustic measures and treatments must be incorporated into the development (Recreation Centre) in accordance with *Section 5.3 Amplified Music of Environmental Noise Assessment* listed within this development approval
 *(Refer to Advisory Note)
- 80. Compliance assessment* must confirm that the development has been constructed in accordance with Condition 65 to maintain compliance with *Section 4.3 Amplified Music external to nearest off-site dwelling* and *Table 9: Maximum music levels for inside the Community Centre at 3.0m from the source*; or otherwise amend Table 9 with amended maximum music levels to maintain compliance by the implementation for the development.
 *(Refer to Advisory Note)
- 81. Amplified music or voice within the Recreation Centre must not occur outside the hours of 7:00am to 10:00pm Monday to Sunday.
- 82. The amplified music level from the Country Café must not exceed 75dB(C) when measured fast response, measured approximately 3.0m from the source and with the speakers orientated to the north, both internal and external to the Café.
 *(Refer to Advisory Note)

Acoustic Amenity-Plant and Equipment

- 83. Any fixed plant and equipment* that causes noise (e.g. from air conditioning condenser banks, refrigeration units, pumps and generators, exhaust units etc.) must be enclosed, shielded and/or positioned to ensure they are in compliance with *Table 6: Site-specific mechanical plant noise criteria from the Queensland Environmental Protection Act 1994 of the Environmental Noise Assessment* listed within this development approval.
 *(Refer to Advisory Note)"
- 84. A noise complaints management procedure for the site must be prepared and implemented by the site operator. The complaints management procedure must include, but is not limited to the following:
 - (a) a contact person with whom complaints can be lodged;
 - (b) a clearly defined procedure for responding to, investigating and resolving complaints;

- (c) a notification protocol to all complainants of the outcome of complaint investigations;
- (d) a record of all complaints and investigation results including corrective actions must be maintained.

Certification

85. Certification must be submitted (includes Table 9 with amended maximum music levels if applicable) to Council from a qualified person* that the development has been constructed and will be managed in accordance with the Acoustic Amenity conditions of this development approval.

*(Refer to Advisory Note)

Potable Water

86. The development must be provided with a safe and adequate potable water supply system* having a capacity sufficient for the use.

*(Refer to Advisory Note)

Outdoor Lighting Devices

87. Lighting associated with the use must be assessed, designed, sited, installed and tested to comply with Table 3.2 & 3.3 of *AS 4282 - Control of the obtrusive effects of outdoor lighting* for an A2 Environmental Zone as given by Table 3.1 and endorsed as part of the operational works approval for the development.

Certification

88. Certification must be submitted to Council from a qualified person* that the development has been constructed and will be managed in accordance with the Outdoor Lighting Devices condition of this development approval.

*(Refer to Advisory Note)

PLUMBING

Waste Water Treatment and Disposal

89. The development must be provided with an on-site waste water treatment and effluent disposal system having a capacity sufficient for the use*.

*(Refer to Advisory Note)

90. The applicant must obtain a permit for the establishment of a Wastewater Treatment and Disposal System from Council under the *Plumbing and Drainage Act 2018*.

91. The Wastewater Treatment and Disposal System must be designed in accordance with the Queensland Plumbing and Wastewater Code 2019 (Department of Energy and Public Works) and the Australian Standard AS/NZS1547: 2012 "On-site Domestic Wastewater Management".

92. The submitted *On-site wastewater treatment and disposal feasibility assessment* report prepared by Tectonic Geotechnical & Environmental Engineers must be amended and resubmitted to Council to reflect the changes denoted within the updated Master Plan, removing edible food crops in lieu of approved agriculture zones.

93. The applicant must submit an application for a Plumbing Permit, inclusive of a site-specific On-Site Effluent Disposal Report, to Council for approval prior to any Plumbing and Drainage works commencing on the site.
94. Due to the designed effluent disposal system's capacity exceeding twenty-one (21) or more Equivalent Persons, an Environmental Authority (EA) is required to be obtained from the Department of Environment & Science for the Environmentally Relevant Activity (ERA) 63.

REFERRAL AGENCIES

The referral agencies applicable to this application are:

Referral Status	Referral Agency and Address	Referral Trigger	Response
Concurrence	Sara At Dsdilgp South East Qld (North) Regional Office PO Box 1129 Maroochydore Qld 4558 Mydas2 At (Https://Prod2.Dev-Assess.Qld.Gov.Au/Suite/) Email:Seqnorthsara@dsmip.Qld.Gov.Au	State Transport Infrastructure – Transport Corridors and Future Corridors.	The agency provided its response on 2 June 2022 (reference No. 2203-28049 SRA).

DEVELOPMENT PLANS

The following development plans are Approved Plans for the development:

Approved Plans

Plan No.	Rev.	Plan Name	Date
DA_2.2	B	Location Plan, prepared by OGE Group	1/3/22
1499 -Site01	P	Site Plan - Part, prepared by Tyson Design Studio	23/06/22
1499 -Site02	I	Site Plan - Overall, prepared by Tyson Design Studio	23/06/22
1499 -Site03	A	Camp Site Details, prepared by Tyson Design Studio	25/04/22
DA_3.02.1	B	Country Café, prepared by O.G.E Group Architects	25/02/22
DA_3.02.2.6	B	Country Café – Proposed – Ground Floor Plan, prepared by O.G.E Group Architects	25/02/22
DA_3.02.1.7	B	Country Café – Proposed – Upper Level Plan, prepared by O.G.E Group Architects	25/02/22
DA_3.02.1.8	B	Country Café – Proposed – Roof Plan, prepared by O.G.E Group Architects	25/02/22
DA_3.02.3.1	B	Country Café – Elevations, prepared by O.G.E Group Architects	25/02/22
DA_3.02.3.2	B	Country Café – Elevations, prepared by O.G.E Group Architects	25/02/22

DA_3.02.12	B	<i>Country Café – Sections</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.03.1	B	<i>The Packing Shed</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.03.2.1	C	<i>The Packing Shed – Floor Plan</i> , prepared by O.G.E Group Architects	13/04/22
DA_3.03.2.2	B	<i>The Packing Shed – Roof Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.03.3.1	B	<i>The Packing Shed – Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.03.3.2	B	<i>The Packing Shed – Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.03.4	B	<i>The Packing Shed – Sections</i> , prepared by O.G.E Group Architects	25/02/22
DA_2.05.1	A	<i>Community Hub</i> , prepared by O.G.E Group Architects	25/02/22
-	A	<i>Community Hub – Floor Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_2.05.2.2	A	<i>Community Hub – Roof Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_2.05.3.1	A	<i>Community Hub - Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_2.05.3.2	A	<i>Community Hub - Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_2.05.4.1	A	<i>Community Hub – Sections</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.1.1	A	<i>Camp Kitchen – Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.1.2	A	<i>Camp Kitchen – Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.1.3	A	<i>Camp Kitchen – Sections</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.2.1	A	<i>Toilet + Shower Block – Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.2.2	A	<i>Toilet + Shower Block – Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.2.3	A	<i>Toilet + Shower Block – Sections</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.3.1	A	<i>Toilet Pod – Plan</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.3.2	A	<i>Toilet Pod – Elevations</i> , prepared by O.G.E Group Architects	25/02/22
DA_3.05.3.3	A	<i>Toilet Pod – Sections</i> , prepared by O.G.E Group Architects	25/02/22
1499-WD02	3	<i>Proposed Holiday Cabins – Floor Plan</i> , prepared by Tyson Design Studio	Sep 2021
1499-WD04	3	<i>Proposed Holiday Cabins – Elevations 1,2, 3, 4</i> , prepared by Tyson Design Studio	Sep 2021
-	-	<i>Glamping Tent Design</i> , prepared by Murray & Associates (Qld) Pty Ltd	3/03/22
CLOU01-3472	A	<i>General Arrangement (machinery shed plan as amended in red by Council)</i> , prepared by Ranbuild	NA

DA05 220207	-	2.5 Rehabilitation Strategy, prepared by Form Landscape Architects	23/06/22
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REFERENCED DOCUMENTS

The following documents are referenced in the assessment manager conditions:

Referenced Documents

Document No.	Rev.	Document Name	Date
-	Final V2	Bushfire Assessment and Management Plan, prepared by Spectrum Environmental QLD	25/04/22
-	4	Statement of Landscape Intent, prepared by FORM	23/06/22
1355R1	Rev. 1	Environmental Noise Assessment, prepared by RoadPro	15/02/22
		Environmental Assessment Report, prepared by Spectrum Environmental	21/04/22
22020080_R01_V01	V01	Flood Impact Assessment, prepared by Water Technology	7/03/22
22020080-R02-V02_FEMP	V02	Concept Flood Emergency Management Plan, prepared by Water Technology	22/04/22

Referenced Documents requiring amendment

The following documents require amendment prior to becoming Referenced Documents for the development:

21489-002-Rev0		On-site wastewater treatment and disposal feasibility assessment, prepared by Tectonic geotechnical & environmental engineers.	21 Feb 2022
Amendments		<ul style="list-style-type: none"> Amend to reflect the changes within the updated Master Plan removing edible food crops in lieu of approved agriculture zones. 	

ADVISORY NOTES

The following notes are included for guidance and information purposes only and do not form part of the assessment manager conditions:

Equitable Access and Facilities

1. The plans for the proposed building work have NOT been assessed for compliance with the requirements of the *National Construction Code - Building Code of Australia (Volume 1)* as they relate to people with disabilities. Your attention is also directed to the fact that in addition to the requirements of the National Construction Code as they relate to people with disabilities, one or more of the following may impact on the proposed building work:

the Disability Discrimination Act 1992 (Commonwealth)
the Anti-Discrimination Act 1991 (Queensland)
the Disability (Access to Premises – Buildings) Standards.

Aboriginal Cultural Heritage Act 2003

2. There may be a requirement to establish a Cultural Heritage Management Plan and/or obtain approvals pursuant to the *Aboriginal Cultural Heritage Act 2003*.

The ACH Act establishes a cultural heritage duty of care which provides that: "A person who carries out an activity must take all reasonable and practicable measures to ensure the activity does not harm Aboriginal cultural heritage." It is an offence to fail to comply with the duty of care. Substantial monetary penalties may apply to individuals or corporations breaching this duty of care. Injunctions may also be issued by the Land Court, and the Minister administering the Act can also issue stop orders for an activity that is harming or is likely to harm Aboriginal cultural heritage or the cultural heritage value of Aboriginal cultural heritage.

You should contact the Cultural Heritage Unit on 1300 378 401 to discuss any obligations under the *ACH Act*.

Easements and Future Works over External Land

3. Should the approved development necessarily require easements or works to be undertaken over land external to the site, including crane overhang into neighbouring airspace, council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Other Laws and Requirements

4. This approval relates to development requiring approval under the *Planning Act 2016* only. It is the applicant's responsibility to obtain any other necessary approvals, licences or permits required under State and Commonwealth legislation or council local law, prior to carrying out the development. Information with respect to other council approvals, licences or permits may be found on the Sunshine Coast Council website (www.sunshinecoast.qld.gov.au). For information about State and Commonwealth requirements please consult with these agencies directly.

Restriction on Building Approval until all other Permits are Effective

5. Pursuant to the statutory provisions of the Building Act, a private building certifier must not grant any building development approval related to this development until all necessary development permits for the development (including, for example, operational works approvals) have taken effect under the *Planning Act 2016*. This legislative requirement is critical to ensure that a private certifier's approval about a

component of the development is consistent with the assessment managers' decisions on other aspects of the overall development.

Infrastructure Charges

6. Infrastructure charges, determined in accordance with council's Infrastructure Charges Resolution, apply to this development approval. The Infrastructure Charges Notice, for council's proportion of the infrastructure charge, has been issued. Unitywater may issue an infrastructure charges notice for their proportion of the infrastructure charge.

Development Compliance Inspection

7. Prior to the commencement of the use, please contact council's Development Audit & Response unit to arrange a development compliance inspection.

Nature and Extent of Approved Development

8. The assessment of this development was based on a proposal having a total of 132 accommodation sites as depicted on the Approved Plans.
9. The assessment of this development was also based on the approved 8 Short Term Accommodation cabins (MCU18/0154) being included in the total number of overall accommodation sites.
10. This approval does not cover any signage. Future signage for the Tourist Park must be low key and visually unobtrusive in nature, utilising muted earthy tones and materials suitable for the Rural zone.

Resubmission of Amended Plans/Referenced Documents Required

11. The conditions of this development approval require resubmission of plans/Referenced Documents to council with amendments. Please address the amended plan/s to council's Planning Assessment Unit with the reference no. MCU22/0075, separate to any operational works application. To avoid delays and assessment issues with the operational works application, it is recommended the plans/Referenced Documents be resubmitted prior to lodgement of any operational works application.

Pre-Design Meeting Services

12. Council offers a free pre-design meeting service specifically for operational works applications. Applicants are encouraged to utilise this service prior to the submission of their operational works application to ensure that their application is not held up by avoidable design issues. It is anticipated that the pre-design meeting will ultimately assist in fast tracking the assessment of an operational works application once it is lodged with Council as a result of design and application issues being resolved or substantially resolved prior to the application being submitted. For more information on this service or to book a pre-design meeting please visit Council's website or contact (07) 5475 PLAN.

Building and Construction Industry (Portable Long Service Leave) Levy ("Qleave")

13. The QLeave levy must be paid prior to the issue of a Development Permit for Operational Works where required. Council will not be able to issue a development approval for

operational works without receipt of details that the Levy has been paid. QLeave contact: 1800 803 491 (free call) or (07) 3212 6844.

Co-ordination of Operational Works

14. Additional application fees apply to operational work applications where the different aspects of the works are lodged separately. Significant savings in application fees will result if all works are lodged in a single application.

Preparation of a Preliminary Construction Management Plan

15. A preliminary construction management plan must be submitted with the Operational Works application and must address the following:
- (a) traffic management during all aspects of the construction phase including:
 - (i) a traffic management control plan in accordance with the *Manual of Uniform Traffic Control Devices (MUTCD)* detailing all temporary signage and traffic control measures prior to construction.
 - (ii) maintenance of safe pedestrian access for the areas affected by the works during and after daily construction has ceased.
 - (iii) proposed fencing to the site during the construction phase of the development.
 - (iv) provision for worker car parking.
 - (b) maintenance and protection of water quality and existing drainage lines through the construction site, through the implementation of appropriate erosion and sediment control measures.
 - (c) works programme identifying key components of the works and their respective durations.
 - (d) establishment of a communication protocol with the general public, adjoining owners, emergency services and local businesses to advise of agreed construction times, impacts on traffic, services and other relevant issues.
 - (e) identification of complaint management procedures including:
 - (v) contact details for the on-site manager.
 - (vi) dispute resolution procedures.

It is acknowledged that the preliminary construction management plan will be a draft document requiring finalisation upon appointment of the principal contractor employed to construct the works and a final document will be required to be submitted at the pre-start meeting for the project.

Easements and Future Works over External Land

16. Should the approved development necessarily require easements or temporary works to be undertaken over land external to the site, including shoring or crane overhang into neighbouring airspace, council recommends that easement, access agreements and works requirements are negotiated with the relevant land owner/s prior to advancing to detailed design stages of the development to avoid unexpected costs or delays. To discuss easement or works requirements over council owned or controlled land, please liaise directly with council's Property Management Unit and note that compensation may be payable.

Qualified Person

17. For the purpose of preparing a rehabilitation plan, a qualified person is considered to be a landscape architect or ecologist with a minimum of three (3) years current experience in the field of landscape design.
18. For the purpose of preparing a fauna management plan, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of fauna assessment and management.
19. For the purpose of preparing a bushfire management plan, and for certifying compliance with the bushfire requirements of this decision notice, a qualified person is considered to be an ecologist with a minimum of three (3) years current experience in the field of bushfire assessment and management.
20. For the purpose of preparing a landscape plan, a qualified person is considered to be a landscape architect, landscape designer and/or horticulturist with a minimum of three (3) years current experience in the field of landscape design.
21. For the purpose of Certification, a qualified person is considered to be a Registered Building Certifier.
22. For the purpose of preparing an acid sulfate soil and groundwater management plan, a qualified person is considered to be either:
 - (a) a Registered Professional Engineer of Queensland (RPEQ) or;
 - (b) a soil scientist with a minimum of five (5) years current experience in the field of acid sulfate soils.
23. For the purpose of certifying outdoor lighting devices for the development, a qualified person is considered to an environmental or electrical design consultant with a minimum of three (3) years current experience in the field of outdoor lighting.
24. For the purpose of certifying acoustic measures or treatments for the development, a qualified person is considered to an environmental consultant with a minimum of three (3) years current experience in the field of acoustics.
25. For the purpose of preparing or reviewing the Flood Emergency Management Plan, a qualified person is considered to be a Registered Professional Engineer of Queensland (RPEQ) experienced in flood emergency management.

Concept Flood Emergency Management Plan

26. The concept Flood Emergency Management Plan has been informed by the historic rate of rise of floodwaters in Paynter Creek. This is relevant however especially during extreme events the rate of rise of floodwaters could be considerably faster than the historic rate of rise of floodwaters. Evacuation of Caravan, RV and Camping Sites is required based on a combination of forecast severe weather / forecast rainfall / flood warnings as well as monitoring the rate of rise of floodwaters.

Waste Management - Bin Sizes

27. Councils Waste and Resources Management Branch coordinates waste collection within the Sunshine Coast Council area, in conjunction with the appointed waste collection contractor. Waste collection services for residential/commercial/industrial developments are available, with varying bin sizes and service frequency to achieve safe, efficient and unobstructed servicing for the development. Please contact council's

Waste and Resources Management Branch via the Customer Service Centre for further information regarding available bin sizes.

Noise - Fixed Plant and Equipment & Compliance Assessment

28. For the building design and construction of the approved use, the direction of a qualified acoustic consultant will ensure the installation of fixed plant and equipment is suitably located and/or shielded to avoid nuisance being caused by any noise from the plant and equipment.

Potable Water

29. The use has been approved in an area that is not connected to the municipal water supply. In accordance with the *Food Act 2006* and the *Food Standards Code* the development must be provided with a safe, adequate and potable water supply. For example, tank or bore water must be treated to a potable standard by the application of a proprietary system to treat water to a potable standard. Alternatively, bottled water for sale from a retail source (e.g. supermarket) will need to be provided.

Waste Water Treatment and Disposal System

30. The establishment of a waste water treatment and disposal system for the site requires a compliance permit to be obtained from council under the *Plumbing and Drainage Act 2002*. The system must be designed in accordance with the *Queensland Plumbing and Wastewater Code* (Department of State Development and Infrastructure & Planning, 2007) and *AS1547 - On-site Domestic Wastewater Management*. Where a development exceeds the accommodation or use of twenty-one (21) or more equivalent persons a copy of an operator's licence from the Department of Environment & Science will also be required.

Acoustic Amenity-Amplified Music

31. Approved operating hours are the hours granted under licence by the Queensland *Office of Liquor and Gaming Regulations (OLGR)* for the use. For licenced premises that do not intend to have amplified entertainment, then a maximum allowable noise limit of 75 decibels, measured approximately 3 metres from the source, will be endorsed in the licence.

PROPERTY NOTES

Not applicable.

VARIATION APPROVAL

Not applicable.

FURTHER DEVELOPMENT PERMITS REQUIRED

- Development Permit for Operational Work (Engineering and Landscaping Works)
- Development Permit for Building Work (Building Certification)

SUBMISSIONS

There were 247 properly made submissions about the application. In accordance with the *Planning Act 2016*, the name, residential or business address, and electronic address of the principal submitter for each properly made submission is provided and attached.

INCONSISTENCY WITH EARLIER APPROVAL

Not applicable.

ENVIRONMENTAL AUTHORITY

Not applicable.

RIGHTS OF APPEAL

You are entitled to appeal against this decision. A copy of the relevant appeal provisions from the *Planning Act 2016* is attached.

OTHER DETAILS

If you wish to obtain more information about council's decision, please refer to the approval package for the application on Council's Development.i webpage at www.sunshinecoast.qld.gov.au, using the application number referenced herein.



DETAILED ASSESSMENT REPORT

DEVELOPMENT SERVICES

SUMMARY SHEET	
APPLICATION DETAILS	
Applicant:	Highgate Developments Pty Ltd
Owner:	Highgate Developments Pty Ltd
Consultant:	Murray & Associates (Qld) Pty Ltd
Proposal	Development Permit for Material Change of Use of Premises to Establish a Tourist Park
Properly Made Date:	11 March 2022
Information Request Date:	7 April 2022
Information Response Received Date:	26 April 2022
Number of Submissions	<p>The application was publicly notified for 15 business days between 3 May 2022 and 24 May 2022 in accordance with the requirements of the Planning Act 2016.</p> <p>A total of 330 submissions were received, including:</p> <p>247 "properly made" submissions, consisting of</p> <ul style="list-style-type: none"> • 132 in support of the proposal • 115 against the proposal. <p>83 "not properly made" submissions, consisting of</p> <ul style="list-style-type: none"> • 66 in support of the proposal • 17 against the proposal.
PROPERTY DETAILS	
Division:	5
Property Address:	185-205 Diddillibah Road WOOMBYE
RP Description:	Lot 3 SP 246610
Land Area:	26.5ha
Existing Use of Land:	The site is presently occupied by a residential dwelling and secondary dwelling. Stables and a horse paddock are located along the western boundary. The majority of the site is grassland (with vegetation along Paynter Creek at the rear (northern) boundary) which appears to be unused for agricultural pursuits at present. Construction is currently occurring on the site of 8

	approved short term tourist accommodation cabins (MCU18/0154).
STATUTORY DETAILS	
Planning Scheme:	Sunshine Coast Planning Scheme (24 May 2021)
SEQRP Designation:	Regional Landscape and Rural Production
Strategic Plan Designation:	Rural Enterprise and Landscape Area
Local Plan Area:	Not applicable
Zone:	Rural zone (potentially consistent use)
Assessment Type:	Impact

PROPOSAL:

The application seeks approval for a Development Permit for Material Change of Use of Premises to Establish a Tourist Park.

The proposed Tourist Park will have a total of 132 sites, comprised of the following components:

- 20 cabins
- 19 glamping sites
- 49 Van and RV sites
- 44 camping sites
- Manager's Residence (within the Recreation Centre/Reception building) and Caretakers Residence in the south eastern corner of the site,
- Various ancillary recreational buildings and activities, including a Recreation Centre, pool, restaurant and bar, café and outdoor activities, as described by the applicant below:
 - *The Stables located adjacent to the entrance to the site along Walden Road. The Stables will accommodate a variety of farm animals for guest enjoyment and interaction.*
 - *Adventure Park located over the north east portion of the site comprising giant hay bales, flying fox/zip line, climbing tractor, tractor tyres and log climbing gym and tyre swings.*
 - *Water activities from the jetty on the central dam feature allowing for kayaks, stand up paddle boards and fishing.*
 - *Mountain biking trails over the north eastern portion of the site.*
 - *Bushwalking trails over the north western portion of the site.*
 - *Fire pits and picnic tables scattered throughout the site.*
 - *Community Centre adjacent to the site's entrance along Walden Road.*
 - *African safari style infinity pool integrated into the Community Centre.*
 - *Sports precinct located over the northern portion of the site comprising an oval, multi-purpose basketball and tennis courts.*
 - *Golf pitch and putt adjacent to the sports precinct.*
 - *Country Café positioned towards the Diddillibah Road frontage of the site for guest enjoyment. The country cafe is the re-use of the existing primary dwelling on-site with a deck extension.*
- All park facilities will be for guest use only. External use of the facilities by the public is not proposed.

- Each accommodation site will contain its own guest parking space. Additional guest and visitor parking (20 spaces) is also provided along the western boundary in proximity to the community centre building.
- Landscape buffers will be provided to all boundaries (minimum width of 3-5m in a dedicated buffer strip, but generally supported by additional planting behind the buffers).
- Generous boundary setbacks to all parts of the proposed use are proposed, including:
 - Existing Country Café building (existing dwelling house) – 12.5m to Diddillibah Road
 - Existing maintenance sheds – 20m to Diddillibah Road
 - Glamping tents – 30m to Diddillibah Road and 50m to Eastern Boundary
 - Cabins – 50m to Eastern Boundary
 - Camping Area – 30m to Eastern and Southern Boundaries
 - Packing Shed – 15m to Walden Road
 - Stables – 20m to Walden Road
 - Recreation Centre – 12m to Walden Road
 - Caravan/RV sites – 12m to Walden Road
- The reception centre will be open 7am to 7pm daily, excluding the restaurant and bar (which will be open at breakfast, lunch and dinner times). Guest check in will occur between these hours.
- The Country Café will be open from 7am to 1pm daily.
- Signage is not part of this application (and is subject to a future Operational Works application), however the applicant has advised that signage would be low key and visually unobtrusive in nature. Signage would not be illuminated.

The development also incorporates a number of vegetated areas, including a vineyard and orchard areas. Rehabilitation of Paynter Creek is also proposed.

The proposal plans are shown in Figure 1 to 22 below:



Figure 1: Overall Site Plan



Figure 2: Part Site Plan

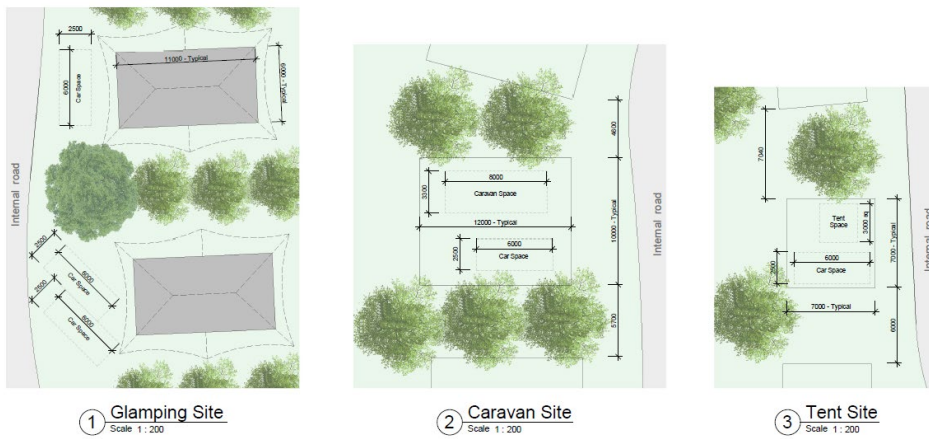


Figure 3: Indicative Glamping Site, Caravan Site and Tent Site Plan

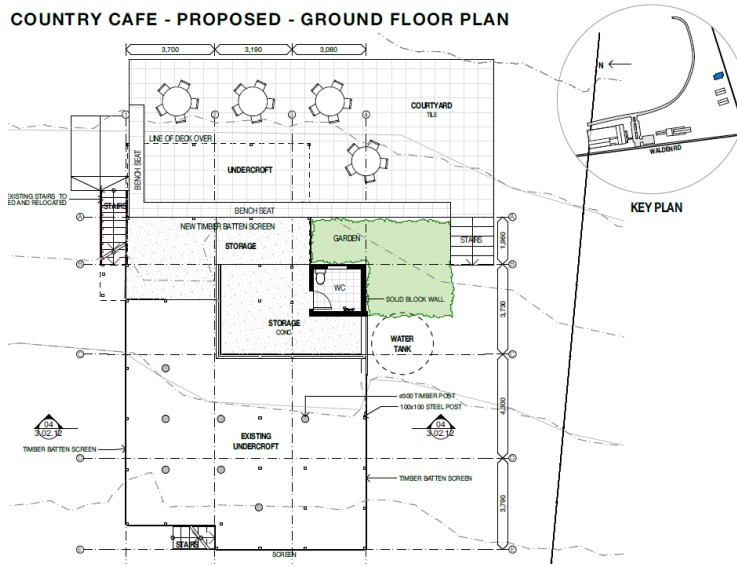


Figure 4: Country Cafe Proposed Floor Plan

COUNTRY CAFE - PROPOSED - UPPER LEVEL PLAN

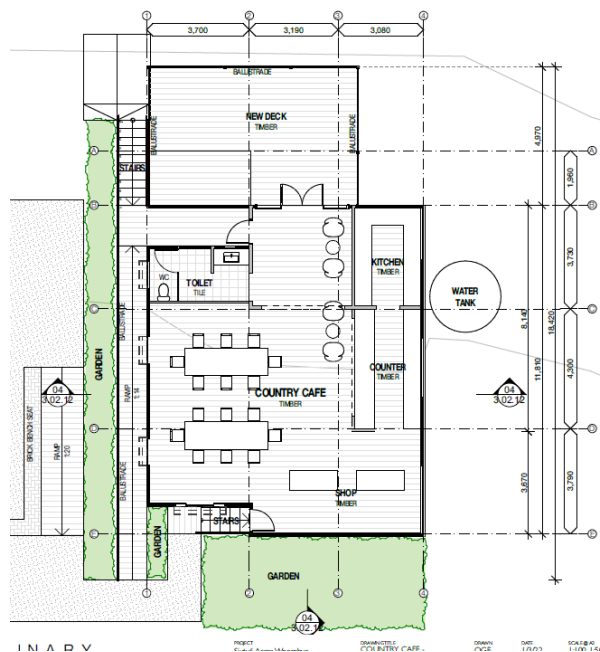


Figure 5: Country Cafe Proposed Upper Floor Plan

Sixty6 Acres Woombye - COUNTRY CAFE - ELEVATIONS

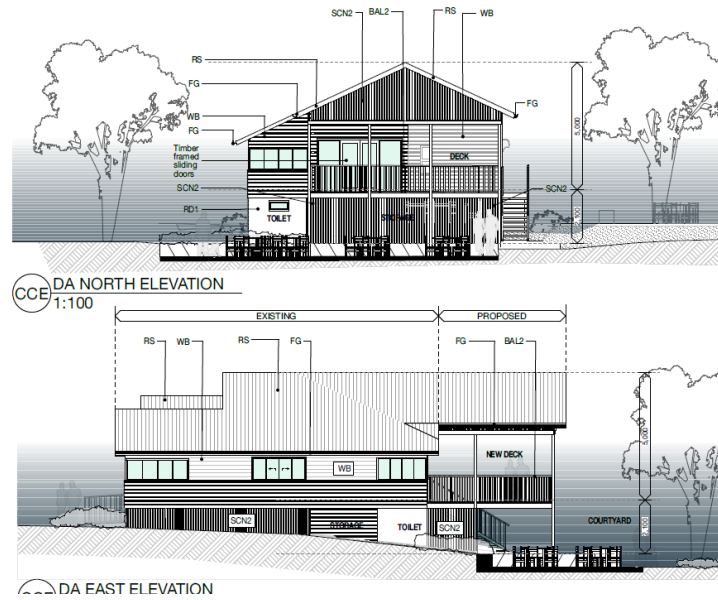


Figure 6: Country Cafe Proposed Elevations

Sixty6 Acres Woombye - COUNTRY CAFE - ELEVATIONS

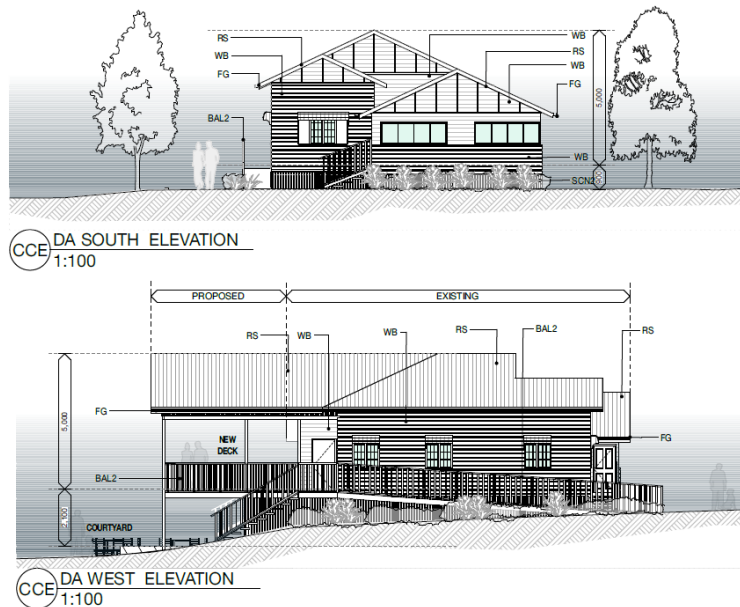


Figure 7: Country Cafe Proposed Elevations

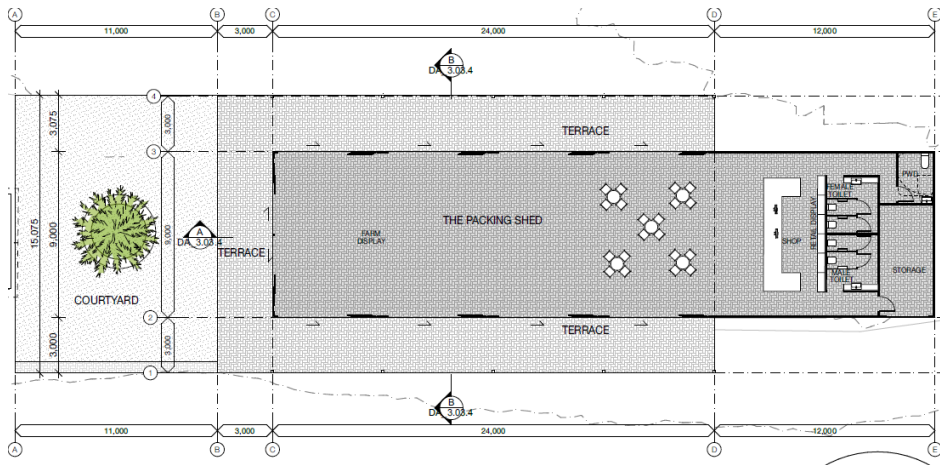


Figure 8: Packing Shed Proposed Floor Plan

Sixty6 Acres Woombye - THE PACKING SHED - ELEVATIONS

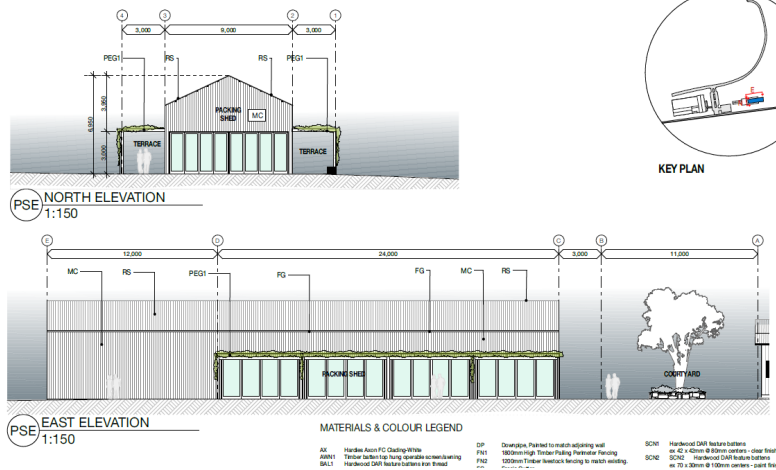


Figure 9: Packing Shed Proposed Elevations

Sixty6 Acres Woombye - THE PACKING SHED - ELEVATIONS

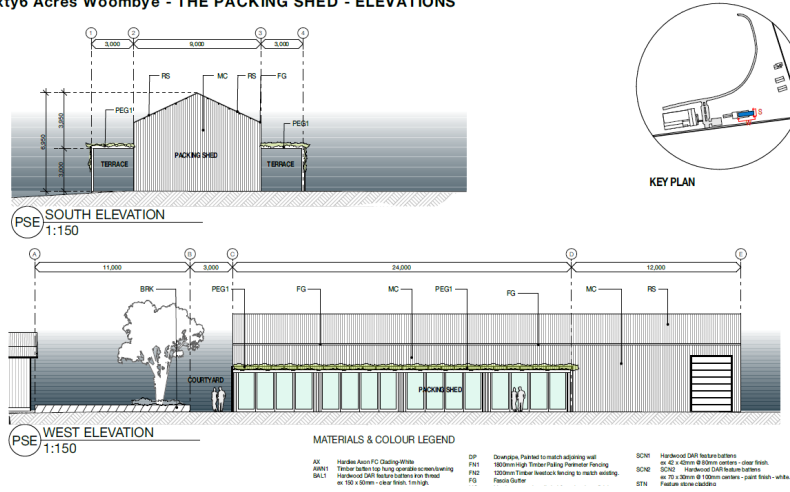


Figure 10: Packing Shed Proposed Elevations

Sixty6 Acres Woombye - COMMUNITY HUB - FLOOR PLAN

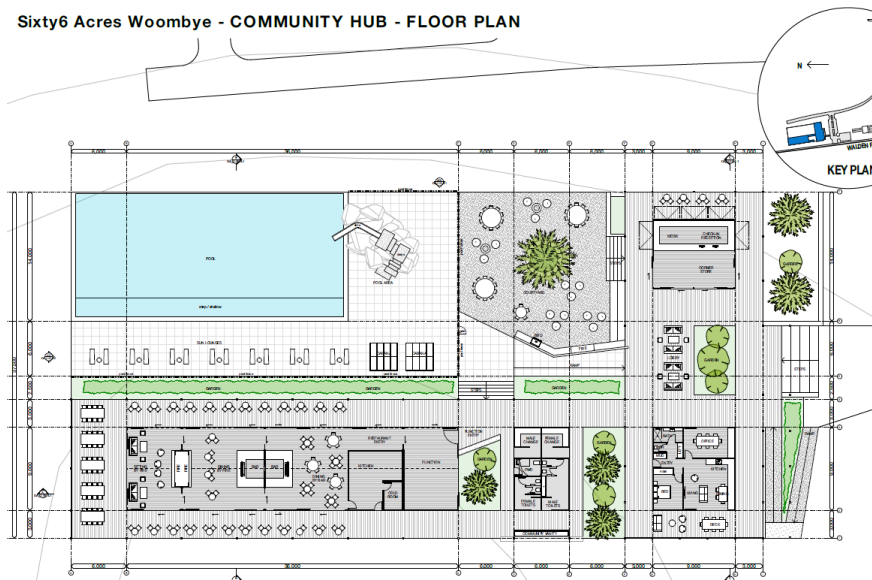


Figure 11: Community Hub/Recreation Centre Floor Plan

Sixty6 Acres Woombye - CAMP KITCHEN - PLAN

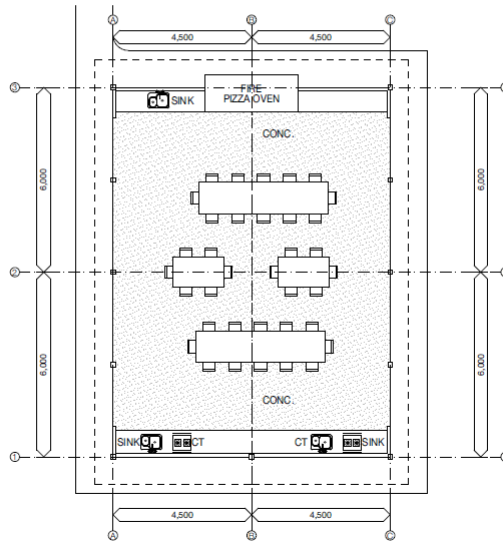


Figure 14: Camp Kitchen Proposed Floor Plan

Sixty6 Acres Woombye - CAMP KITCHEN - ELEVATIONS

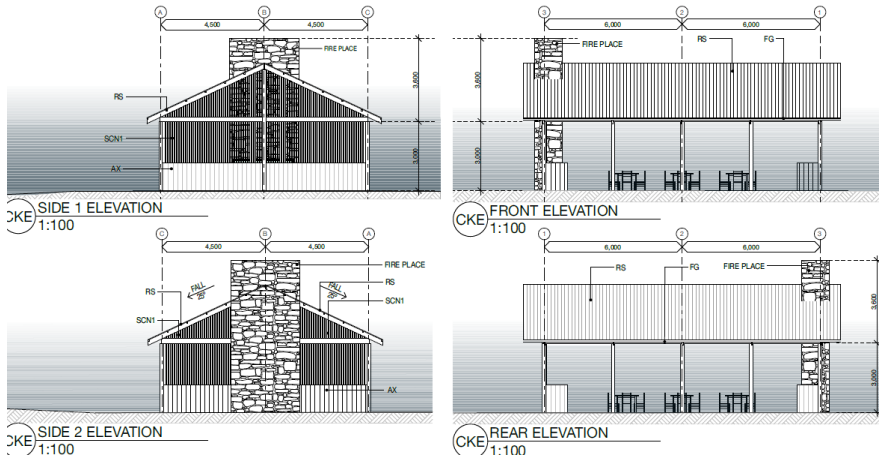


Figure 15: Camp Kitchen Proposed Elevations

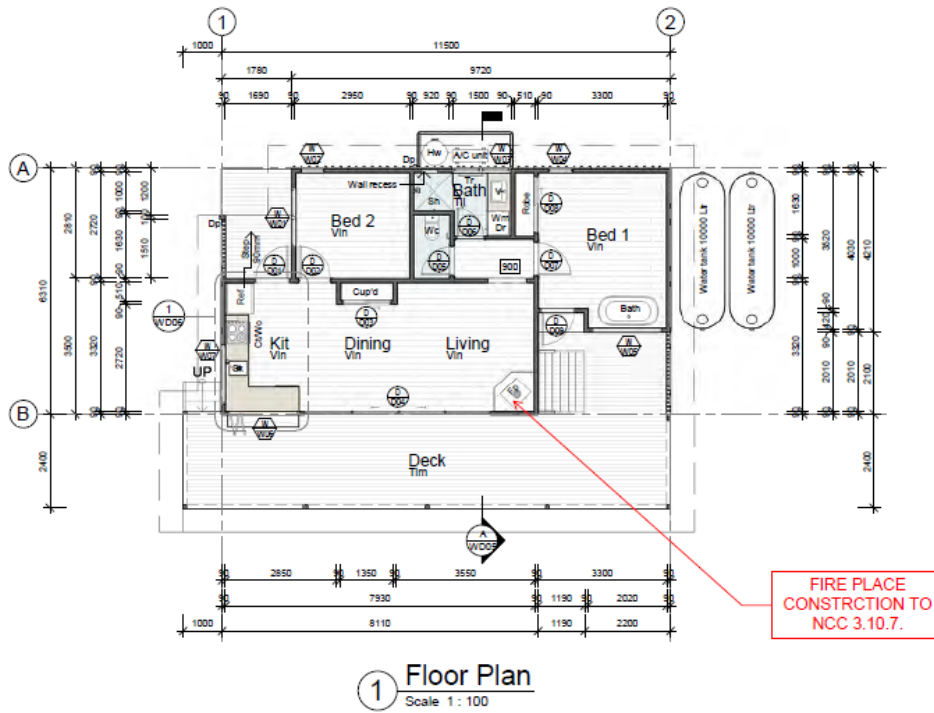


Figure 16: Cabin Floor Plan

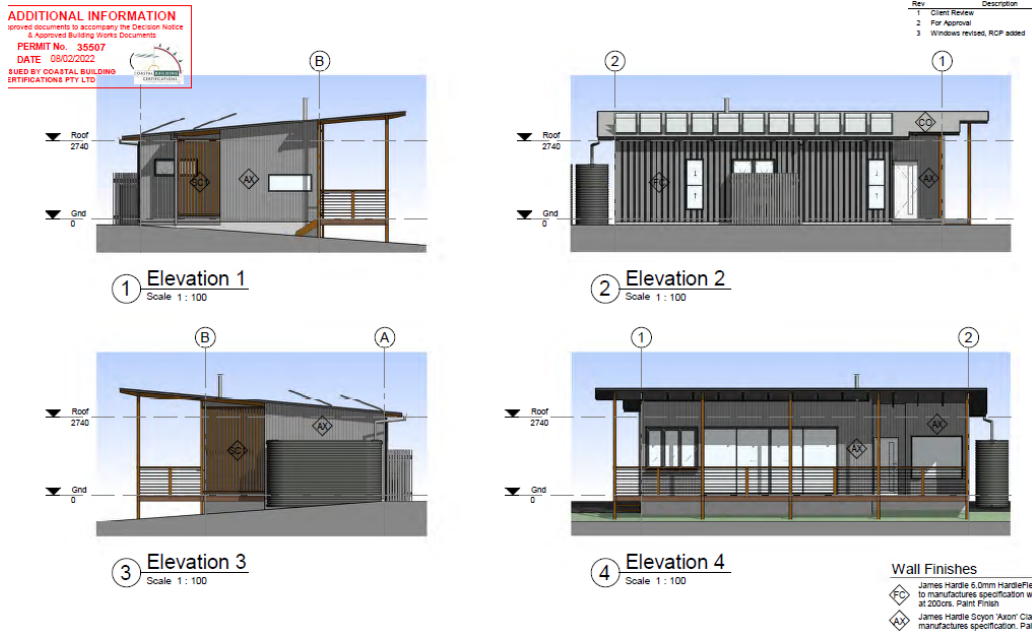


Figure 17: Cabin Elevations

Floor Plan

Scale 1:100

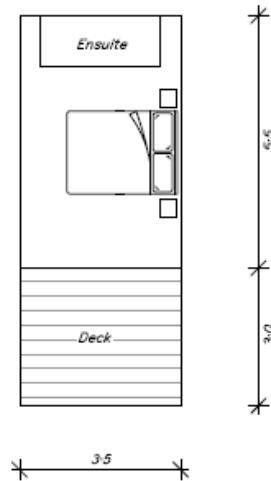


Figure 18: Proposed Glamping Tent Design



Figure 19: Indicative Glamping Tent Elevation

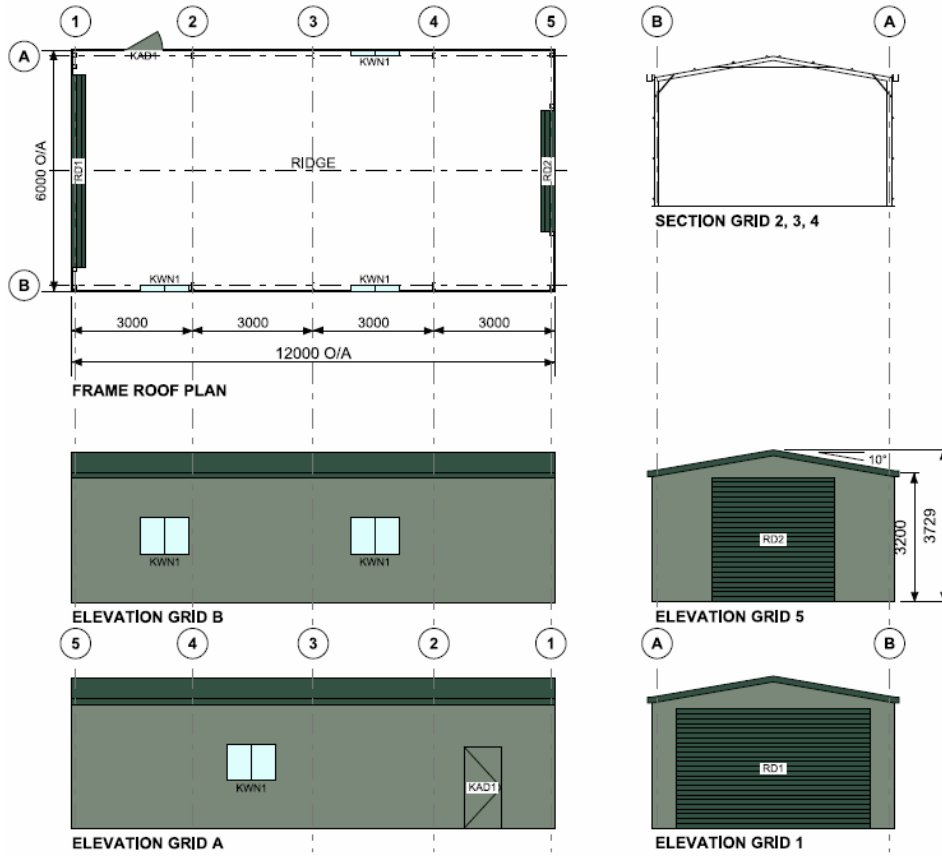


Figure 20: Maintenance Shed Plans (shed already constructed)



Figure 21: Image of existing Maintenance Sheds



Figure 22: Image of existing Secondary Dwelling (to become Caretakers Residence)

The following table describes the key development parameters for the proposal:

MATERIAL CHANGE OF USE	DEVELOPMENT PARAMETERS	
	Required	Proposed
Building Height/Storeys	8.5m	<8.5m
Density	Two options for complying: Either: The maximum site density does not exceed 30 caravan sites per hectare OR The total number of cabins within a tourist park does not exceed 1 cabin for every 3 caravan sites	Complies with Option 1 - 30 caravan sites/ha = 780 cabins (the development complies as only 132 total sites are proposed, with 20 of these being cabins)
Setbacks	<u>External Setbacks</u> Individual caravan, cabin and camp sites:- (a) are set back at least 12 metres from any external road frontage and 5 metres from any other property boundary Internal setbacks discussed later in this report.	<u>Diddillibah Road</u> - Existing Country Café building (existing dwelling house) – 12.5m to Diddillibah Road - Existing maintenance sheds – 20m to Diddillibah Road - Glamping tents – 30m to Diddillibah Road and 50m to Eastern Boundary - Cabins – 50m to Eastern Boundary - Camping Area – 30m to Eastern and Southern Boundaries

		<ul style="list-style-type: none"> - Approximately 6m to picnic area <p><u>Walden Road</u></p> <ul style="list-style-type: none"> - Packing Shed – 15m to Walden Road - Stables – 20m to Walden Road - Recreation Centre – 12m to Walden Road - Caravan/RV sites – 12m to Walden Road <p><u>Closest Eastern neighbour (207-223 Diddillibah Rd)</u></p> <ul style="list-style-type: none"> - Neighbours dwelling located approximately 15.6m from boundary - 30m to camping area, 50m to glamping area - Caretakers residence is existing, approximately 5.3m from boundary <p><u>Closest Southern Neighbour (186 Diddillibah Road)</u></p> <ul style="list-style-type: none"> - Neighbours dwelling located approximately 20m from tourist park boundary
<p>Parking</p>	<p>1 space / site + 1 visitor space / 10 sites + 1 manager space (covered) + boat / trailer storage</p> <p>Where > 20 sites or requiring access via a road – Heavy Rigid Vehicle (Type A Access) + Van + Waste Collection Vehicle</p> <p>Bicycle parking - 1 resident / employee space / 10 sites + 1 visitor space / 20 sites</p> <p>No requirement for motorcycle parking</p>	<p>1 space/site = 132 spaces provided</p> <p>13.2 visitors spaces (20 provided) in proximity to Recreation Centre (noting that operation of the facility to external (not staying guests) is not proposed)</p> <p>No boat/trailer storage proposed</p> <p>Heavy Rigid Vehicle/Waste Collection Vehicle access to the maintenance sheds and Van access throughout the site</p> <p>Bicycle parking proposed at the Community Centre parking area and the Country Café</p>

Landscaping	A 3 metre wide landscape strip is provided to the front, side and rear property boundaries of the site	3m minimum landscape buffer to Diddillibah Road, Walden Road and eastern neighbour, 10m to Bruce highway and rehabilitated riparian zone to Paynter Creek
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SITE DETAILS:**Site Features and Location**

SITE AND LOCALITY DESCRIPTION	
Land Area:	26.5ha
Existing Use of Land:	The site is presently occupied by a residential dwelling and secondary dwelling. Stables and a horse paddock are located along the western boundary. The majority of the site is grassland (with vegetation along Paynter Creek at the rear (northern) boundary) which appears to be unused for agricultural pursuits at present. A small dam is located centrally within the site. Construction is currently occurring on the site of 8 approved short term tourist accommodation cabins (MCU18/0154).
Road Frontage:	Approximately 300m to Diddillibah Road (southern boundary) Approximately 615m frontage to Walden Road (western boundary)
Significant Site Features:	The site is located approximately 2km northeast of Woombye and 3km southeast of the Nambour town centre. The land is bounded at the rear by Paynter Creek and is generally comprised of undulating grasslands.
Topography:	The topography of the site is undulating, generally with a central depression and reducing in elevation towards Paynter Creek at the rear of the property.
Surrounding Land Uses:	The site is surrounded by Rural zoned land and activities generally expected to occur in Rural areas, including residential dwelling houses, and farming and agricultural activities of various types and intensities. The site is in close proximity to Council's future Nambour/Woombye District Sports Park which is located approximately 400m west of the subject site. The nearest neighbouring dwellings are located as follows: <ul style="list-style-type: none"> • 207-223 Diddillibah Road – dwelling approximately 15.6m from tourist park boundary • 225-233 Diddillibah Road – dwelling approximately 128m from tourist park boundary • 235-239 Diddillibah Road – dwelling approximately 187m from tourist park boundary

	<ul style="list-style-type: none">• 220 Diddillibah Road – dwelling approximately 152 m from tourist park boundary• 240 Diddillibah Road – dwelling approximately 236 m from tourist park boundary• 186 Diddillibah Road – dwelling approximately 20m from tourist park boundary• 208 Diddillibah Road – dwelling approximately 70m from tourist park boundary• 176 Diddillibah Road – 170m from tourist park boundary• 74 Pringle Road Rosemount – 405m from tourist park boundary
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The location of the subject site in relation to its surrounds is shown below in Figure 23, 24 and 25:



Figure 23: Subject site showing surrounding Rural zoning



Figure 24: Aerial view of subject site (note: image prior to commencement of construction of 8 approved tourist cabins)

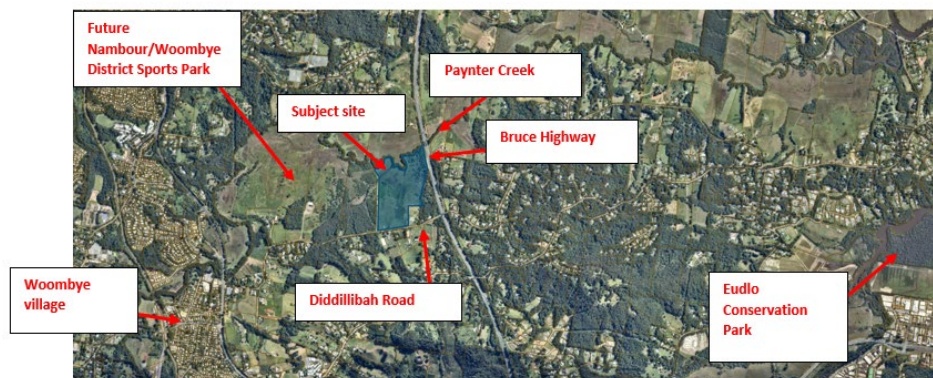


Figure 25: Subject site in context

Development History of Site

The subject site currently comprises a primary dwelling house and secondary dwelling along the southern boundary, with stables and a horse paddock along the western boundary of the site.

There is a recent development approval (MCU18/0154) over the site for Short-Term Accommodation (8 Cabins) which is currently under construction.

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, except for updated bushfire mapping under the State Planning Policy for Natural Hazards, Risk and Resilience which has been discussed further in this report.

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 (24 May 2021)
Strategic Framework Land Use Category:	Rural Enterprise and Landscape Area
Local Plan Area:	Not applicable
Zone:	Rural zone
Consistent/Inconsistent Use:	Potentially consistent
Applicable Assessment Benchmarks:	<p>In relation to the <i>Sunshine Coast Planning Scheme 2014</i>, the application is assessable against the whole of planning scheme, including the Strategic Framework and the following relevant codes:</p> <ul style="list-style-type: none"> • Zone codes <ul style="list-style-type: none"> ○ Rural Zone Code • Use codes <ul style="list-style-type: none"> ○ Relocatable Home Park and Tourist Park Code • Other Development codes <ul style="list-style-type: none"> ○ 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 • Overlay codes <ul style="list-style-type: none"> ○ Acid Sulfate Soils Overlay Code ○ Airport Environs Overlay Code ○ Biodiversity, Waterways and Wetlands Overlay Code ○ Bushfire Hazard Overlay Code ○ Flood Hazard Overlay Code ○ Height of Buildings and Structures Overlay Code ○ Regional Infrastructure Overlay Code ○ Scenic Amenity Overlay Code

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.

Strategic Intent

Section 3.2.1 of the Strategic Intent provides an overview for shaping growth in the Sunshine Coast. The following statement used to articulate the policy direction of the planning scheme for shaping growth in rural areas is considered particularly pertinent to the assessment of the proposed development:

Outside of defined urban and rural residential areas, rural and natural areas are protected and enhanced for their rural enterprise, landscape and environmental values. These areas separate the Sunshine Coast from other parts of metropolitan South East Queensland and provide the landscape setting and biological diversity for which the Sunshine Coast is renowned.

The development will preserve the existing natural areas within the site and provide a low rise built form in a landscape setting, which will improve the environmental and landscape values of the site, and is compatible with the character of the surrounding rural area.

Section 3.2.3 of the Strategic Intent provides an overview for managing greenspace for future generations on the Sunshine Coast. The following statement used to articulate the policy direction of the planning scheme for protecting greenspace is considered particularly pertinent to the assessment of the proposed development:

Almost 90% of the region is protected as open space either for environmental or rural and landscape purposes. The Sunshine Coast's protected greenspace and commitment to sustainability contribute to the region's natural (competitive) advantage.

The form of development is congruent with the intent to protect greenspace for future generations. The existing natural values of the site will be protected, and the development will incorporate landscaping to enhance the greenspace values of the site.

Settlement Pattern

Section 3.3 of the Strategic Framework provides policy statements for managing the pattern of settlement in urban areas on the Sunshine Coast. Although the development does not propose permanent accommodation or urban development, the following statement in section 3.3.1 is considered pertinent to the assessment of the proposed development, as it relates to the protection of rural lands and natural areas:

Outside these [urban] areas, rural lands and natural areas are maintained predominantly for their rural enterprise, landscape and environmental values. These areas reinforce the character of the Sunshine Coast as a place with large areas of open space surrounding distinct and separate urban and rural residential areas.

The form of development is compatible with the rural character of the area and will retain the natural values of the site, by making use of cleared areas and improving the environmental values of the site through proposed rehabilitation works. The development incorporates low scale building works and generous landscape outcomes that will reinforce the open space characteristics of the site (noting the site's proximity to Council's future Nambour/Woombye District Sports Park) and preserve the rural characteristics of the area.

Economic Development

Section 3.4 of the Strategic Framework provides policy statements for the economic development of the Sunshine Coast. The following statement in section 3.4.1 is considered pertinent to the assessment of the proposed development, as it relates to the use of rural lands:

Rural lands are protected and support a range of innovative and sustainable agribusinesses which contribute to the Sunshine Coast economy including niche food and beverage product and value adding production in a clean environment. Agricultural land class A and class B6, strategic cropping land (SCL), potential SCL and fisheries habitat areas are maintained to support and encourage local food production and supply growing markets external to the region. Sustainable farming practices and rural industries which supply the local population and have potential to provide education and tourism opportunities are encouraged.

As detailed elsewhere in this report, the site is no longer considered appropriate to support a viable agricultural operation. It is noted however that the proposed built extent of the development is limited generally towards the road frontages of the site, leaving undeveloped space (proposed to be used for camping and caravan sites) on the remainder of the site. Therefore, though not considered feasible at this point in time, the site would retain agricultural potential. Further, the proposed tourism use provides accommodation to support existing agribusinesses and tourism ventures in the surrounding rural areas and nearby townships, such as the Big Pineapple, Maroochy Botanic Gardens and Golf Course at Tanawha, the Australia Zoo at Beerwah, and Strawberry Fields and Aussie World at Palmview.

Also in relation to economic development, the applicant submitted an Economic Needs Assessment with the application. The submitted assessment makes a number of findings that are generally accepted by Council officers as follows:

- *There is a clear market gap for the right cabin/glamping/camping tourist park offering. We believe that this would mean developing a park replete with facilities and amenities – if the park can have both a range of activities and experiences and higher level accommodation options it will be unique in the market and face limited competition.*
- *Food offering is critical to make the site work and create the 'experience'.*

- *Execution is important to create a wedge in the established caravan, camping, cabin and glamping market – animal farm, playground and sports facilities will differentiate this offering.*
- *The proposed tourist-park development will meet a demand for non-coastal activity centres and capitalise on its hinterland location, farm stay will make this unique.*
- *Complimentary locational components to be capitalised on: The Big Pineapple, local agriculture and food offerings, the unique natural location to capitalise on the eco angle.*
- *Goal to offer a series of unique components which will work together to make the location destinational.*
- *It would appear that the market for glamping increased from a very low point to near saturation during the 2018-2020 period.*
- *Glamping options are generally focused around being ‘experiential’ or ‘destinational’ and have recently been added to caravan parks to augment their cabin offerings at a similar price point, increasing competition in established sites.*
- *The new and unique nature of glamping and the lack of long-run data makes forecasting challenging for this unique market segment. Our analysis shows an undersupply in the broader market segment from 2026 onwards.*
- *The importance of the complementary components can’t be understated. The development of the farm-stay, activities and food offerings will work together to position the tourist park accommodation offering as unique, and allow it to address the defined market gap identified.*

Transport

The proposed development is considered to meet the strategic outcomes listed in section 3.5.1 of the Strategic Framework. In particular, the development is in a location that is well connected to existing road networks.

Infrastructure and Services

The proposed development is considered to meet the strategic outcomes listed in section 3.6.1 of the Strategic Framework. In particular, the development will make efficient use of existing infrastructure networks and contribute to the cost of providing for planned infrastructure, to ensure the long term social, economic, financial and environmental sustainability of the Sunshine Coast.

Natural Environment

The proposed development is considered to meet the strategic outcomes listed in section 3.7.1 of the Strategic Framework. In particular, the development will improve the ecological values of the site and would implement operational measures that will mitigate potential on-going impacts of the development on natural habitats, such as the impact of stormwater discharge on water quality to waterways and wetlands (Paynter Creek in particular).

Furthermore, the development would appropriately manage bushfire and flooding risk at the site.

Community Identity, Character and Social Inclusion

The proposed development is considered to meet the strategic outcomes listed in section 3.8.1 of the Strategic Framework. In particular, the development will provide for the retention and improvement of landscape and environmental attributes that contribute to the scenic value of the area.

Furthermore, the development will maintain a low rise built form that incorporates significant greenspace to create a tourism development with sub-tropical characteristics, which reflects the attributes of the surrounding rural area.

Natural Resources

The proposed development does not compromise the strategic outcomes listed in section 3.9.1 of the Strategic Framework as the use is intended to incorporate elements of continued agricultural and rural use as part of the tourism offering. Further, the proposed built extent of the development is limited generally to towards the road frontages of the site, leaving undeveloped space (proposed to be used for camping and caravan sites) on the remainder of the site. Therefore, the site would retain agricultural potential.

Natural Hazards

The proposed development is considered to meet the strategic outcomes listed in section 3.10.1 of the Strategic Framework. In particular, the development is designed to address the risk of natural hazards from flooding and bushfire. Conditions are included in the recommendation to ensure the use is established and operated to mitigate potential hazards to people and property.

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The pertinent issues arising out of assessment against the codes are discussed below:

Rural Zone Code

The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas. The zone code states that activities in rural areas should maintain and enhance the character, visual amenity and rural production capability of the area.

The Rural zone code explicitly notes (in Overall Outcome (v)(ii)) that a use listed as a potentially consistent use in column 2 of Table 6.2.19.2.1 (a Tourist Park is listed as a potentially consistent use in the table) may occur in the Rural zone only where further assessment has determined that the use is appropriate in the zone having regard to such matters as its location, nature, scale and intensity.

The proposed development is considered to comply with the Purpose and Overall Outcomes of the Rural zone code for the reasons outlined below:

Purpose

The proposed development is complementary to the surrounding rural area because it proposes a form of low key tourism development that relies on the natural environment and the farming history of the area in its accommodation and activity offer, through providing a low

rise and dispersed development form, with activities such as bushwalking and mountain biking proposed, which occur in the natural environment without the need for significant infrastructure. The proposed development complies with the maximum permitted density provisions of the Planning Scheme. The proposed development takes the form of separate, discrete sites for low key camping activities with significant landscape buffering proposed throughout the site as well as to the external boundaries which is in keeping with the vegetated character of the locality. The development locates most of the communal facilities along Walden Road where there are no immediately adjoining neighbours and the site immediately to the west (153-183 Diddillibah Rd) does not currently contain a dwelling house. It is considered that the development would maintain the existing character and visual amenity of the area, particularly considering the development would be largely screened by boundary landscaping. It is further noted that the proposed building design is architecturally designed and represents a high design quality using appropriate building forms, scale and materials for the rural location.

Additionally, it is noted that the site is located approximately 2km northeast of Woombye, 3km southeast of the Nambour town centre and in close proximity to Council's future Nambour/Woombye District Sports Park. Therefore the site is well located for a tourism use. In relation to ongoing agricultural use of the site, it is noted that the proposed built extent of the development is limited generally towards the road frontages of the site, leaving undeveloped space (proposed to be used for camping and caravan sites) on the remainder of the site. Therefore, the site would retain agricultural potential, and would incorporate agricultural activities in the proposed tourism offering.

Overall outcomes

In relation to the Overall Outcomes of the code, the following assessment of the relevant outcomes is provided:

Overall Outcome (c) provides that temporary residential accommodation which complements rural uses and promotes the sustainable use of rural land or the appreciation of the natural environment may be established in the zone. A Tourist Park is a form of the Defined Residential Activity Group (temporary accommodation) described in the Planning Scheme. Therefore Overall Outcome (c) makes provision for the proposed use because the proposed tourist park use includes features which rely on, and encourage the appreciation of the natural environment.

Overall Outcome (e) provides that other non-rural activities that are compatible with a rural setting and support rural enterprise or tourism are encouraged where they do not compromise the use of the land for rural activities. The proposed development clearly supports rural tourism. The proposal also incorporates elements of continued rural use, such as orcharding and animal keeping (including utilising these activities as part of the tourism offering). Therefore, it is considered that the proposal maintains elements of rural/agricultural use.

Overall outcome (f) requires that non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation. Council's Environmental Health Officer and Development Engineer have reviewed the technical aspects of the development proposal with regard to noise and traffic generation. These assessments are summarised further in this report but conclude that, subject to the imposition of recommended conditions in the event of an approval, noise would be limited to within the relevant limits and traffic generation is well within the design and capacity limits of Diddillibah Road. Additionally, in the event of an approval, recommended conditions would include limits on operating hours such that guest check in/check out and servicing could only occur between the hours of 7am and 7pm. In addition to the significant landscape buffering proposed, the proposed development is not considered to present potential for conflicts with

existing or future rural uses in the locality, nor have significant effects on rural amenity (subject to recommended conditions of approval in the event the application is approved).

Overall outcome (j) provides that development does not alienate or fragment agricultural land class A and class B, strategic cropping land (SCL) or potential SCL unless (i) there is an overriding need for the development in terms of public benefit; and (ii) no other site is suitable for the particular purpose. With regard to agricultural land, the site is mapped as Strategic Cropping Land and Class A and B Agricultural Land. To support the application, the applicant submitted an Agricultural and Land Suitability Assessment. The assessment undertook a detailed review of the agricultural capability of the land and determined that it contains approximately 12.18 ha of Class A2/B land and approximately 14.12 ha of Class B land as shown on Figure 26 below:

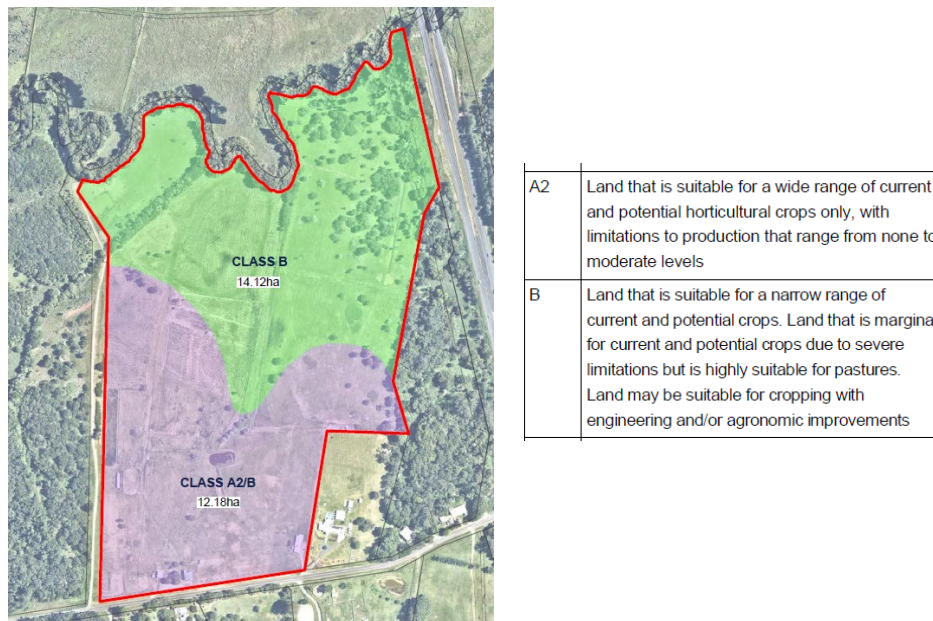


Figure 26: Agricultural Land Classification - Gilbert and Sutherland

The following conclusions were drawn by the assessment:

- On review of current aerial imagery from Nearmap, it was observed that the majority of the historical cane farms within close proximity to the site have been abandoned as cropping land and now support pasture/grassland. The Moreton Central Sugar Mill Sugarcane Land Suitability Study completed in 1979 noted that the subdivision of suitable cane land into lots smaller than 40 hectares tends to eliminate this land from future cane production. This is due to the difficulty in amalgamating small blocks back into a viable assigned area. The minimum assigned area for a viable cane farm in accordance with that study was 40-50 hectares. A review of lot sizes within approximately 1 km of the site indicate lots ranging from 0.4 to 66ha. It is noted that the only viable caneland (i.e. > 40 ha) in the vicinity of the site is now being developed as the Nambour Woombye District Sports Park.
- The earliest image from 1953 shows the site extensively cropped to sugar cane. This agricultural use of the site continued until approximately 2003, after which it is evident that the majority of paddocks were cleared and left fallow. This corresponds to the

closing of the Moreton Central Sugar Mill on 4 December 2003 after more than 100 years of crushing cane.

- *The Class A2/B land includes land that is suitable for a wide range of current and potential horticultural crops, with limitations to production that range from none to moderate levels, as well as land that is suitable for a narrow range of current and potential crops.*
- *The Class B land in this case indicates land that is suitable for a narrow range of current and potential crops and/or land that is marginal for current and potential crops due to severe limitations but is highly suitable for pastures.*
- *Both the Class A2 and B lands generally require protection under the State Planning Policy. However, on the subject site, the lower lying area will only support limited crops and is susceptible to periodic flooding, wetness and soil water availability issues which, in practice, limits the viability of the land for cropping (excerpt of Planning Scheme flood mapping shown below).*



- *The elevated areas of the site contain both Class A2 and B land with the Class B land associated with slopes greater than 8%. These areas span from the south to the central west of the mapped area.*
- *The dissection of A2 and B land and the current development approval for 8 cabins in this case presents a limitation to the crops that can be grown and therefore the potential viability of an agricultural enterprise.*
- *In both cases Class A2/B land and Class B land, the cropping of sugarcane may be unviable due to likely future issues regarding the economic transport of cane to the closest mill (Isis at Childers).*

The report conclusions are considered valid in demonstrating that the proposed development would not reduce meaningful agricultural potential at the site, and would not alienate or fragment Class A or B agricultural land or strategic cropping land because:

- The most suitable crop is sugar cane, for which there is now limited market viability given difficulties in accessing processing facilities;
- The overall size of the lot is less than required for a viable cane farming operation;
- A significant portion of the site is flood prone or otherwise constrained, especially with slope that is unsuitable for cane production.
- The proposed built extent of the development is limited generally towards the road frontages of the site, leaving undeveloped space (proposed to be used for camping and caravan sites) on the remainder of the site. Therefore, though not considered feasible

at this point in time, the site would retain agricultural potential, and would offer elements of rural/agricultural use as part of the proposed tourism offering.

- The site is relatively unique in that it has only two immediately adjoining neighbours also within the Rural zone. The proposed landscape buffers, including the boundary setbacks would have the effect of providing an approximate 30m to 50m wide buffer to any agricultural uses (existing or future) occurring on those lots (noting that 207-223 Diddillibah Road is predominantly cleared and does appear to have the potential to be used for small scale agricultural purposes, however adjoining 235-239 Diddillibah Road is currently heavily vegetated). To non-adjoining lots, the existence of the adjoining road reserves would similarly result in buffers of around 50m to Rural zoned land to the south of Diddillibah Road (where there are active farming uses being carried out), and around 32m to Rural zoned land to the west of Walden Road (which is currently significantly vegetated and not under agricultural use).

Overall Outcome (l) requires that the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape. Overall Outcome (n) requires development to maintain and enhances the significant scenic and landscape values of the area.

With respect to both Overall Outcomes (l) and (n), as noted above, the proposed development is sensitively designed, comprising architecturally designed buildings of low rise, unobtrusive character which are located around the site so as not to concentrate development specifically in one area. Overall building heights would not exceed 8.5m (the maximum height of a dwelling house permitted in the Rural zone) and building materiality has been carefully chosen to include materials such as timber battens and cladding, 'Colorbond' and stone cladding which are appropriate for the rural environment. Rustic forms and materials, with contemporary aspects such as the industrial doors are supported in terms of local area character response. The light weight and natural material usage, including pitched roof forms with exposed beams are appropriate for the setting. There is an interrelationship between internal and external spaces of the development, with a clear permeability and flow from inside to outside with the built form which provides an appropriate response to the subtropical climate in terms of light and ventilation.

The generous building setbacks from the road boundaries and neighbouring property will also assist the development to integrate into the surrounding environment. The development does not propose significant earthworks and would not contain retaining walls etc which have the potential to be visually obtrusive. Significant boundary landscape buffering will have the effect of screening the development from the surrounding area (though it is acknowledged that buffer screening will take some time to grow). In this regard, it is noted that the applicant has already started planting buffer screening to assist screening plants in maturing as fast as possible. It is also relevant to note that from Diddillibah Road, the site slopes down towards the central dam, and further down towards Paynter Creek at the rear. Therefore, the majority of the development (with the exception of the Recreation Centre and Packing Shed which are located on the high part of the site along Walden Road), would be located at a lower level than Diddillibah Road and neighbouring properties. Therefore over time, landscape screening will be more successful than if the site were flat.

Indicative images of the proposed development design are shown on Figure 26 to 33 below.



Figure 27: Indicative site entry from Walden Road



Figure 28: Indicative Recreation Centre entrance



Figure 29: Indicative Recreation Centre kiosk and courtyard



Figure 30: Indicative Country Cafe (existing building)



Figure 31: Indicative Packing Shed



Figure 32: Indicative Camp Kitchen



Figure 33: Indicative Shower/Toilet Block

Overall outcomes (q) and (r) require that development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management; and development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard. The development has been appropriately designed to avoid/mitigate impacts to and from ecologically important areas of the site, and constrained land as follows:

- The development does not locate development in proximity to Paynter Creek, and instead proposes to rehabilitate the creek line for a distance of 10m either side of the high bank (including to the other, unnamed waterway further east on the site).
- The development provides an appropriate response to bushfire risk at the site, by achieving appropriate separation distances and construction levels for constructed buildings. In the event that the application is approved, the applicant would be required to provide an additional emergency egress to Diddillibah Road (to be used only in the event of a bushfire emergency) as well as a detailed Bushfire Evacuation Plan.
- The development provides an appropriate response to flood risk management at the site. The applicant has provided a detailed Flood Emergency Management Plan to the satisfaction of Council's Principal Hydraulic Engineer.

Overall Outcome (s) requires that development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area. The site is not connected to reticulated water or sewer, therefore on-site provision would be made for these services. It is envisaged that water supply would occur via on-site tanks and provision of bottled water to guests. On-site sewerage treatment is proposed and the applicant has submitted an Onsite Wastewater Report which confirms that sufficient space is available within the site for the required treatment and irrigation areas. With regard to road infrastructure, sufficient internal infrastructure is provided. In the event that the application is approved, the existing intersection of Walden Road and Diddillibah Road would require upgrading in accordance with recommended conditions of approval, including upgraded turn treatments and provision of a 6m wide sealed road along Walden Road to the property entry. Electricity and telecommunications infrastructure are available to the site.

It is therefore concluded that the development proposal is consistent with the Purpose and Overall Outcomes of the Rural Zone Code.

Relocatable Home Park and Tourist Park Code

With regard to the Design, Layout, Location and Site Suitability requirements of the code (Performance Outcomes PO1 to PO3), the proposed development achieves an appropriate response. Specifically, the proposed development is generally consistent with the *Guidelines on Good Design for Caravan Parks and Relocatable Home Parks 1997* and provides a high quality and well-designed tourism development. The site is located in close proximity to Woombye, Nambour and Council's future sport complex, with access also easily available to the coast as well as other local attractions and destinations, including commercial, recreational and community facilities. The site is of an ample size to support the proposed development, including providing high quality amenities and experiences on site for guests and meets the minimum area and road access provisions of the code.

With regard to preservation of Residential Amenity and Landscapes, the development is capable of meeting the Acceptable outcomes of the code (Acceptable Outcomes AO4.1- 4.3). In the event that the application is approved, recommended conditions would require (if to the satisfaction of the adjoining owner), the provision of a 1.8 metre high solid screen fence along the adjoining boundary to 207-223 Diddillibah Road. If the adjoining owner was not amenable to this requirement, a condition of approval could require negotiation between the applicant and the owner in relation to a mutually acceptable outcome.

The proposed development meets the 3m wide landscape buffering requirements of the code to all frontages. In most cases, (particularly along Diddillibah Road), the formal landscape buffer is also supplemented by additional planting within the site. In the event of approval of the application, recommended conditions would seek to widen the Diddillibah Road and eastern boundary landscape buffers from 3m to 5m. The proposal locates the proposed Recreation Centre buildings and pool area away from residential neighbours at the Walden Road frontage (there is presently no dwelling house on 153-183 Diddillibah Rd, which is the lot immediately to the west of Walden Road. In the event of approval of the application, recommended conditions would limit the use of amplified music or voice within the Recreation Centre to between 7am and 10.00pm daily. Acoustic treatments would also be required to be incorporated into the building design in accordance with the submitted Acoustic Assessment.

It is noted that the proposed Country Café and machinery shed buildings are located toward the front boundary with Diddillibah Road, approximately 36m from the nearest residential dwelling across Diddillibah Road (186 Diddillibah Road). In this regard, Council's Environmental Health Officer has advised that in the event of an approval, recommended conditions would limit use of amplified music at the Country Café, and only permit low level background music no greater than 75dB(C) with any speakers only positioned internally or within the rear external area of café and in both areas orientated to the north. It is also noted that the operating hours of the Country Café are proposed between 7am – 1pm daily (i.e.: no night time operation), and these hours would be part of recommended conditions in the event of an approval.

With regard to the machinery shed, the applicant has advised that this is primarily for the storage of equipment that will then be taken to multiple locations across the park for routine maintenance e.g. mowing, track maintenance, site maintenance etc. Recommended conditions in the event of an approval would also limit the times that maintenance can be carried out throughout the park and include preparation of a complaints management procedure. It is also noted that the proposed buildings (noting the Country Café is existing) meet the setback provisions of the code.

In relation to the Privacy and Separation provisions of the code (which relate to the internal park design), the application has demonstrated that a reasonable level of privacy and separation is available to all residents/users of the tourist park. Generally, the proposed internal design complies with the related Acceptable Outcomes of the code as follows:

- Individual caravan, cabin and camp sites are set back at least 12 metres from any external road frontage and 5 metres from any other property boundary
- Sites are located such that no part of any caravan or tent is within 3 metres of any other caravan, tent, cabin or building
- Sites are clearly delineated and separated from adjoining sites by vegetation
- No part of any caravan, cabin or tent is within 2 metres of any internal accessway.
- Most sites have a frontage of at least 10 metres to any internal accessway
- Some sites (generally the proposed tent sites) contain a clear area of at least 2.5 metres by 2.5 metres for outdoor space

With regard to the last two points in relation to frontages to the internal access way and provision of outdoor space, though the proposal does not comply with the Acceptable outcome provisions in all cases, the development is considered to comply with Performance Outcome PO5. Performance Outcome PO5 requires that a reasonable level of privacy and separation is available to all residents within the tourist park. The sites which have reduced frontage widths are the tent sites (generally 7m frontages) and glamping sites (generally 6-8m frontages). Notwithstanding the reduced frontages, landscape screening is provided in between sites to ensure amenity and screening. With regard to the outdoor space requirements, it is considered that strict application of this provision is unnecessary in this case, where the tourist park as a whole provides ample recreational space (indoor and outdoor). Additionally, sites are generously sized and the proposed cabins and glamping contain their own private decks for recreation. Tent and caravan sites generally contain the specified area. The proposal is considered to provide reasonable privacy and separation between sites in compliance with Performance Outcome PO5.

In relation to the Residential Density requirements of the code, the proposed development is compliant with the Acceptable Outcomes. There are two options for complying with the Acceptable Outcome, being a *maximum site density of 30 relocatable home or caravan sites per hectare* OR *the total number of cabins does not exceed 1 cabin for every 3 caravan sites*. The proposal complies with the first option, 30 caravan sites/ha = 780 cabins (the development complies as only 132 total sites are proposed, with 20 of these being cabins, 8 of which are already approved under MCU18/0154).

In relation to the Recreational Open Space provisions, the site provides considerable opportunity for recreational pursuits (well exceeding 20% of the total site area), including the proposed water activities from the jetty (kayaks, stand up paddle boards, fishing etc), mountain biking, bushwalking, fire pits and picnic tables, Recreation Centre and swimming pool and sports area including basketball and tennis courts. Ample recreational open space opportunities are provided for guests in accordance with Performance Outcome PO7 of the code.

In relation to the Site Access and Parking, and Internal Access and Circulation provisions of the code, the proposal achieves the relevant requirements of Acceptable Outcome AO9. Only one main access is provided into the site (from Walden Road, being the secondary frontage), and 20 visitor parking spaces (more than the required code minimum) are provided in proximity to the Reception Centre, adjacent to the site entry. An appropriate standing area for caravans and large vehicles is provided adjacent to the Reception Centre and there is no direct access provided between any internal tourist park site and the public road. Council's Development Engineer has advised that the internal road network is consistent with the relevant requirements, including a 6m carriageway for 2 way traffic, and 3.5m for 1 way traffic.

In relation to the Amenities provisions of the code, all sites with the exception of one are located within the prescribed 100m distance of toilet facilities. Shower facilities are also located within convenient distances, (noting also that cabins, glamping tents are self-contained, and caravans/RVs are likely to be self-contained). Laundry facilities and clothes drying facilities are provided within the park. The proposal achieves an appropriate response to Performance Outcome PO10.

The above assessment demonstrates that the proposal is consistent with the requirements of the Relocatable Home Park and Tourist Park Code. In the event the application was approved, recommended conditions of approval would ensure ongoing compliance with the code.

Transport and Parking Code

Parking Provision

The code requires parking provision for a Tourist Park at the following rates:

- 1 space per site (guests) – 132 sites = 132 spaces required (compliant parking provided)
- 1 space/10 sites (visitors) = 13.2 spaces required (compliant parking provided (20 spaces))
- 1 space for a manager's residence (covered) = 1 space required (compliant parking provided within the parking area adjacent to the Reception Centre)
- Boat and trailer storage – not proposed to be provided.
- Heavy Rigid Vehicle Type A Access (enter and leave the site in a forward direction), plus Van and Waste Collection Vehicle – Heavy Rigid Vehicle/Waste Collection Vehicle access to the maintenance shed/refuse storage and collection area is provided. Van access is achievable throughout the site.
- 1 resident/employee bicycle space/10 sites and 1 visitor bicycle space/20 sites = (20 spaces required).

It is noted that motorcycle parking provision is not required.

The proposed development provides sufficient parking allocation which complies with the planning scheme rates for the proposed use with the exception of bicycle parking and boat/trailer storage. In this regard, it is likely that guest bicycles will be accommodated at their individual accommodation sites. However, due to the nature of the development and rural location of the site, the need for bicycle parking is relatively diminished. A total of 10 spaces is therefore considered sufficient to provide for the expected number of guests and visitors likely to use a bicycle as transportation to and from the site (as well as within the site). In the event that the application is approved, recommended conditions would include the provision of 10 bicycle parking spaces within the site. With regard to boat and trailer storage, given the nature of the use, this is not considered to be required.

Road Network

The development fronts Diddillibah Road, which is currently nominated as a Rural Neighborhood Collector in Councils transport mapping. This category has a functional capacity of up to 1,000 vehicles per day. Council's Principal Development Engineer has confirmed that the proposed traffic volumes are within the accepted limits.

The intersection with Walden Road requires upgrading to provide a higher standard of turn treatment (CHR) than as initially proposed by the development. The Channelised Turn treatment will improve safety for both turning and through traffic and avoid the implementation of Extended Design Domain sight distance parameters. Upgrade of Walden Road to a 6m wide sealed carriageway would also be required.

Council's Principal Development Engineer has advised that the internal road works are compliant with the relevant provisions of the Transport and Parking Code, as well as the Relocatable Home Park and Tourist Park Code.

Scenic Amenity Overlay Code

Diddillibah Road is nominated as a scenic route in the Planning Scheme.

The Scenic Amenity Overlay Code requires that development on land adjoining a scenic route (a) retains existing vegetation and incorporates landscape treatments to visually screen and soften built form elements, whilst not impeding distance views or view corridors from the scenic route; (b) incorporates building materials and external finishes that are compatible with the visual character and the landscape or townscape setting of the scenic route; and (c) minimises visual impacts on the scenic route in terms of:- (i) the scale, building height and setback of buildings; (ii) the location and configuration of access roads and driveways; and (iii) the scale, extent and visual prominence of signage.

In support of the application, the applicant submitted a Neighbour Impact Analysis which identified proposed views to the site from Diddillibah Road. Excerpts from this assessment are provided below.

Sixty6 Acres Woombye - NEIGHBOUR IMPACT ANALYSIS



Sixty6 Acres Woombye - NEIGHBOUR IMPACT ANALYSIS - VIEW A



Sixty6 Acres Woombye - NEIGHBOUR IMPACT ANALYSIS - VIEW B



Sixty6 Acres Woombye - NEIGHBOUR IMPACT ANALYSIS - VIEW C



The submitted images demonstrate that the proposed development would be visually unobtrusive when viewed from Views A, B and C along Diddillibah Road, and this conclusion is generally accepted by Council's Architecture/Urban Design officers. Landscape buffers are a common method of addressing the preservation of scenic routes by providing pleasant visual buffers adjacent to scenic routes and screening development located on adjoining sites. It is noted that the proposal now contains 3m wide landscape buffers to all frontages which will (upon maturity) buffer and screen the development from the scenic route, and surrounding properties (noting that in the event of an approval, the Diddillibah Road buffer and eastern boundary buffer would be recommended to be increased to 5m. The images above were supplied prior to the full length buffers being proposed, therefore it is envisaged that, as a result of the proposed full length buffers, the visual screening outcome would be greater than shown above. The proposed landscape buffers, coupled with the sensitive and low rise development design (buildings not exceeding 8.5m in height), and generous setbacks from the road (a minimum distance of 12.5m (to the existing Country Café building, but generally greater) are considered to mitigate the potential for visual impacts from the development on the scenic route.

Landscape code

The proposal contains compliant landscape buffers to all frontages of a minimum width of 3m. In most cases, (particularly along Diddillibah Road), the formal landscape buffer is also supplemented by additional planting within the site, as can be seen on the images below in Figures 34, 35 and 36. In the event that the application is approved, recommended conditions would include widening of the Diddillibah Road buffer and eastern boundary buffer to a minimum of 5m, as well as provision of street trees (within the road verge) to further supplement the landscape buffer. Further detail (street tree species, densities, locations etc) would be required to be detailed in a future Development Application for Operational Works.



Figure 34: Landscape Buffer Concept Plan

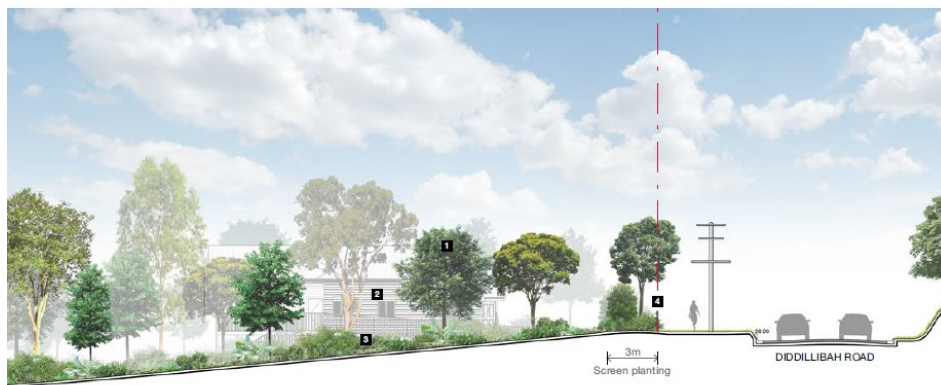


Figure 35: Section A (proximity to machinery sheds and Country Café)



Figure 36: Section B - proximity to glamping tents

Biodiversity, Waterways and Wetlands Overlay Code

Council's Ecologist has reviewed the application and confirmed that the development is capable of complying with the provisions of the code, subject to the imposition of reasonable and relevant conditions in the event the application is approved.

In relation to the proposed minor extent of vegetation clearing, Council's Ecologist has advised that the floristic structure of the clearing extent is comprised of primarily open grassed paddocks with approximately 20 scattered Acacia trees (20 determined to be alive) and 22 Camphor Laurel trees across the site.

The dominant weeds on site within the clearing extent included Groundsel along the northern boundary area and pastoral grasses. The other areas on site are not classified as ecologically significant, comprising of open space pastoral land with pastoral grasses that have been routinely slashed as the landform. There therefore no objection to the proposed vegetation clearing.

In relation to the proximity of the development to significant waterways within the site, the application material has addressed the preservation and buffering of the waterways through a commitment to rehabilitate and revegetate a buffer zone of 10m from the high bank of both Paynter Creek, and the other unnamed waterway to the east. Therefore the proposal complies with Performance Outcome PO9 of the Biodiversity, Waterways and Wetlands Overlay Code.

Further, extensive areas of the site are proposed for rehabilitation and revegetation. This includes waterways, low lying areas of the site, and drainage channels from the central dam.

In the event that the application is approved, recommended conditions would cover matters such as:

- Further details of the rehabilitation and rehabilitation strategy, including habitat revegetation zones and weed management;
- Fauna management; and
- Installation of nest boxes to provide compensatory habitat for arboreal mammals and hollow dependent avian species.

Bushfire Hazard Overlay Code

Council's Environment Officer has advised that the application material has demonstrated that tourist park use can meet separation distances equal to or less than 10kW/m² as per the State Planning Policy – Natural Hazards, Risk and Resilience guidance material and its technical reference guide 'Bushfire Resilient Communities'. Compliance with the State Planning Policy provisions in this case also demonstrates compliance with the Bushfire Hazard Overlay Code.

In the event the application is approved, recommended conditions would require preparation of a detailed bushfire evacuation plan as well as provision of a secondary emergency exit to be provided to Diddillibah Road, for use only in the event of a bushfire emergency.

Height of buildings and structures overlay code

The proposed development would not exceed the maximum height limit of 8.5m prescribed for the site by the Height of buildings and structures overlay code.

Specifically, the proposed buildings would have building heights as follows:

- Country Café – 7.1m

- Recreation Centre – 6.9m (note the plans currently show the top of the chimney having a height of 8.6m – in the event of an approval of the application, recommended conditions would limit this to 8.5m only consistent with the code)
- Packing Shed – 6.95m
- Camp Kitchen – 6.6m
- Machinery Sheds – 3.8m
- Toilet and shower blocks – 5.55m
- Toilet pod – 6.05m
- Cabins - 2.74m
- Glamping tents – approximately 3.5m maximum however final design not known at this stage.

The proposal is therefore consistent with the Overlay Code (subject to recommended conditions in relation to the Recreation Centre chimney in the event of an approval).

Works, Services and Infrastructure Code

In relation to the matters for consideration under the code, the following points are noted:

- Earthworks are generally undulating, and no significant retaining walls are proposed;
- The site is already provided with electricity. Any upgraded to capacity would be dealt with directly with the service provider; and
- The water and effluent disposal will be provided on site. It is noted that a plumbing approval (through Council) and a licence for an Environmentally Relevant Activity 63 (onsite waste management) will be required. The Environmentally Relevant Activity is separately licensed through the State government.

The proposed development complies with the relevant code provisions.

Nuisance Code

Lighting impacts

With regard to lighting impacts on the surrounding environment from the development at night, Council's Environmental Health Officer is satisfied that the 3m wide frontage landscape buffer (plus informal planting behind) will be sufficient to diminish line of sight to outdoor lighting and general vision to site activities. In the event that the application is approved, recommended conditions would also require the input of a qualified lighting consultant at the operational works stage to ensure compliance with *AS 4282 - Control of the obtrusive effects of outdoor lighting for a rural zone*. A requirement for final certification of the completed development with the standard would also be recommended. It is noted that recommended conditions would also seek widening of the Diddillibah Road buffer and eastern boundary buffer to a minimum of 5m.

Acoustic impacts

In relation to the impacts of noise from the development (traffic noise, potential for amplified music and general noise) on the surrounding locality, Council's Environmental Health Officer has advised that all development may be accompanied by a range of possible noise events that can be audible and potentially cause nuisance for a number of reasons (for example, if occurring for lengthy periods, if occurring at night or if they are of an anti-social character). In this case, the submitted Environmental Noise Assessment Report has established that the general activities associated with the Tourist Park, given the dissipation of sound energy over

distance (6dB loss for each doubling of distance from noise source), will mainly be inaudible or negligible within the acoustic environment of the closest sensitive use. Council's Environmental Health Officer is satisfied that, subject to compliance with the submitted Environmental Noise Assessment Report, the acoustic impacts of the proposal will not be significant and will achieve the relevant noise criteria.

In the event that the application is approved, to ensure that the development is subject to reasonable and on-going management to actively minimise and/or prevent noise events, recommended conditions would include restrictions and requirements as follows:

- Restrictions on operating hours, including restricting check in and check out times to between the hours of 7am and 7pm daily to minimise traffic noise out of hours.
- Inclusion of acoustic measures and treatments into the development in accordance with the submitted Environmental Noise Assessment.
- Provision of compliance assessment to confirm that the development has been constructed in accordance with the submitted *Environmental Noise Assessment* to maintain compliance with Section 4.3 Amplified Music external to nearest off-site dwelling and Table 9: Maximum music levels for inside the Recreation Centre at 3.0m from the source.
- Limitation on amplified music or voice within the Recreation Centre to between the hours of 7am and 10:00pm Monday to Sunday.
- Prohibition on amplified music within the Country Cafe building.
- Requirement for all fixed plant and equipment that causes noise (for example from air conditioning condenser banks, refrigeration units, pumps and generators, exhaust units etc) to be enclosed, shielded or positioned to minimise noise and ensure they are in compliance with the submitted Environmental Noise Assessment.
- Preparation of a detailed Noise Complaints Management Procedure, to include a contact person with whom complaints can be lodged, a clearly defined procedure for responding to, investigating and resolving complaints, a notification protocol to all complainants of the outcome of complaint investigations and a record of all complaints and investigation results including corrective actions.

In relation to the impacts of traffic noise on the development, it is noted that the site is heavily impacted by traffic noise from the Bruce Highway. Because of this, there will be noise impacts on the proposed development, most notably the camping sites located in the eastern part of the site where it is not possible to attenuate noise impacts through building construction. Council's Environmental Health Officer has advised that:

- Significantly attenuating traffic noise such that internal noise levels for non-permanent Tourist Park structures (tents, caravans and cabins) are similar to that experienced within the habitable rooms of dwellings, accommodation units and the like, with windows and doors closed, is not practical given the construction characteristics of these structures.
- Significantly attenuating traffic noise by barriers and/or a greater distance separation to the non-permanent Tourist Park structures (tents, caravans and cabins) is also not practical i.e. constructing barriers of an effective height and screening the line of sight to the highway is impractical and onerous or a greater distance separation will not achieve a significantly perceptible degree of attenuation given the site levels versus those of the highway.
- In many cases, a Tourist Park use (public and private), co-located with a major road, features in their viability (though in this case it is noted that the development would not be accessed directly from the Bruce Highway).

These impacts would be limited to internal site users and are ultimately a matter for management of the Tourist Park.

The proposal is considered to be satisfactory with regard to the provisions of the Nuisance Code.

Waste Management Code

The applicant has advised that waste would be collected via on-site management utilising a bulk bin towed through-out the park where smaller general and recyclable waste bins are emptied into the bulk bins. The bulk bins would then be stored within a shed adjacent to the maintenance shed at the frontage to Diddillibah Road (however access provided from Walden Road). Bulk bins would be emptied weekly, with approximately two service days per week (service of 2-5 bulk bins of 1100L capacity, dependent upon park occupancy), in accordance with the Waste Management Branch contract for waste collection between the hours of 6.00am-6.00pm.

Stormwater Management Code

Stormwater Quality

In accordance with the Planning Scheme Policy for Development Works, the development is required to implement alternative stormwater treatment measures which involves revegetation of the drainage lines through the site with associated easement preventing future clearing. The vegetation around the waterways will filter stormwater prior to be being discharged from the site.

The majority of the site will drain to the existing dam, which will have vegetated banks with macrophytes as per the submitted Environmental Assessment Report. This, combined with the required monitoring and management of the dam, will ensure it can process the stormwater which is discharged to it without causing water quality problems. Rainwater will also be harvested and re-used onsite further preventing nutrients being discharged to Paynters Creek.

Stormwater Quantity

The site will remain largely pervious. The effects of the small increase in impervious area of the site have been tested in the flood model and it has been demonstrated that no onsite detention is required.

Discharge Rights

The development site discharges directly to Paynters Creek which is a waterway under the Water Act and represents the lawful point of discharge for the development. In the event of approval of the application, drainage easements would be recommended to provide formal discharge rights to both Walden Road and Diddillibah Road, and in doing so will provide formal discharge rights for all upstream properties.

Most of 207-223 Diddillibah Road drains as sheet flow to the east with a smaller portion draining as sheet flow onto the site. Given the zoning of the land and small land area involved, in the event that the application was approved, it would not be recommended that easements be secured for this property.

Flood Hazard Overlay Code

Flood Impacts

The potential for the development to cause any significant off-site flood impacts is very low given the location of the site in the catchment upstream of the Bruce Highway, in a backwater

area, and given the relatively minor extent of earthworks which are proposed. Additionally, there are no adjoining areas which are sensitive to minor changes in flood levels.

In order to manage cumulative flood impacts, the development (if approved) must be undertaken in a way in which the floodplain storage capacity of the site is maintained. Conceptual engineering drawings have been provided and calculations provided confirming that the floodplain storage capacity on the site is being maintained for all events up to the defined flood event. Extensive shallow cut is proposed over the lower floodplain area but the bulk of the compensatory storage is located above the standing water level in the dam.

In the event of approval of the application, recommended conditions would require detailed engineering drawings to be provided with the first application for Operational Works submitted over the site, including associated calculations demonstrating that the floodplain storage capacity of the site is being maintained.

Flood Management

Day use activity areas are proposed below the 10% Annual Exceedance Probability flood level on the site. In the event of approval of the application, visitors would need to be instructed to not use this area of the site when heavy rainfall is forecast.

Camping and caravan areas are proposed between the 10% Annual Exceedance Probability flood level and the 1% Annual Exceedance Probability flood level. A Concept Flood Emergency Management Plan has been prepared in response to this issue which demonstrates that suitable triggers can be put into place to ensure (in the event of approval of the application) that campers can be moved to higher ground within the site or can leave the site entirely prior to flooding of the camping sites occurring. Conservative triggers would be required due to the time between floodwaters rising and inundation occurring potentially being short.

The site includes a large area above the probable maximum flood. All campers and people staying in cabins on the site can progressively move to this flood free area of the site in the event of flooding occurring.

In the event of approval of the application, recommended conditions would cover the matters detailed above.

Regional Infrastructure Overlay Code

The site is mapped as containing the gas pipeline corridor and buffer, though the pipeline itself is not located within the site per image below in Figures 37 and 38:

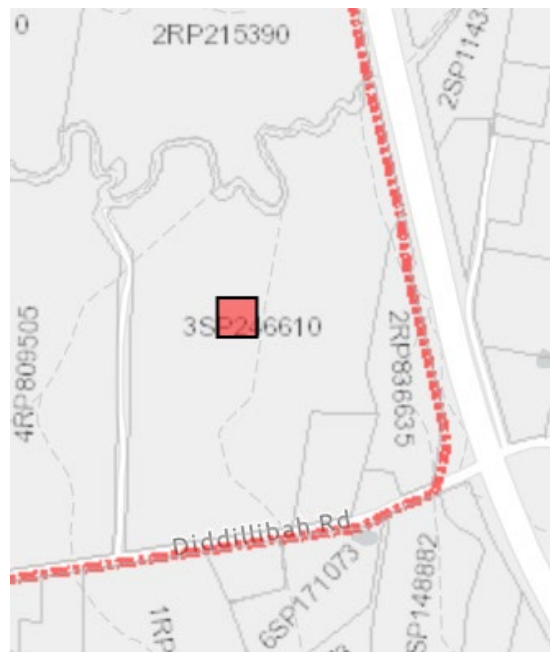


Figure 37: State Planning Policy Mapping

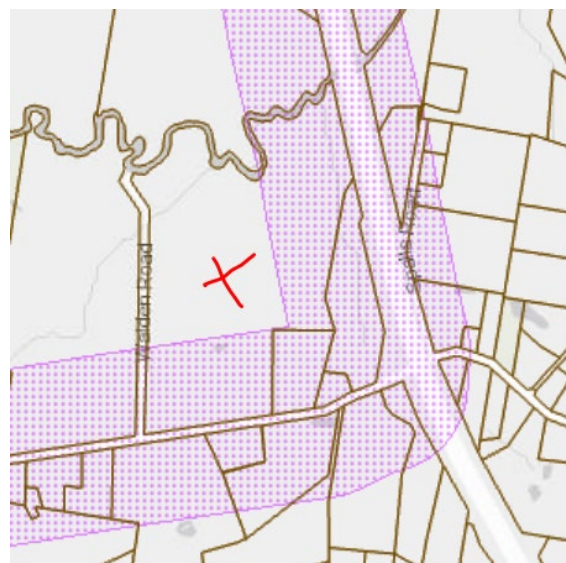


Figure 38: Regional Infrastructure Overlay Code Mapping

The site is also located in proximity to the Bruce Highway (State Controlled Road) corridor (through no direct access is provided).

With regard to the gas pipeline corridor, the overlay code requires that buildings and structures are set back a minimum of 40 metres from a gas pipeline as identified on a Regional

Infrastructure Overlay Map, and that development, including uses and works are constructed and operated to avoid:- (a) compromising the viability of the gas pipeline corridor; or (b) damaging or adversely affecting the existing or future operation of the gas pipeline and the supply of gas.

Review of the associated State Planning Policy mapping indicates that the pipeline would be located on the southern side of Diddillibah Road. Generally, this would provide a setback distance of 20m within the road reserve, with the rest of the setback to be accommodated on the development land. All proposed accommodation sites are located outside of the 40m buffer area (50m generally provided). The maintenance sheds would have an approximate 40m setback to the pipeline, however the existing Country Café building would be located within the buffer area (approximately 32.5m buffer provided). Therefore an assessment is required against the relevant Performance Outcome, which requires development to provide and maintain adequate separation between the use and the gas pipeline corridor. With respect to the fact that the Country Café is an existing building (a lawful historical dwelling to be converted to a café as part of the Tourist Park use), it is considered that the approximately 32.5m setback is sufficient to protect the integrity of the gas pipeline corridor.

With respect to the proximity to the State Controlled Road, the code has various requirements including that sensitive land uses (such as the proposed tourist park) are located and designed to ensure that noise emissions from existing or planned major road and railway corridors do not adversely affect:- (a) the development's primary function; and (b) the wellbeing of occupants including their ability to sleep, work or otherwise undertake quiet enjoyment without unreasonable interference from road traffic noise.

As has been discussed elsewhere in this report, it is not practical to require building construction treatments or acoustic barriers to minimise noise transmission for the proposed caravan and RV sites. As such, susceptibility to traffic noise will be a matter for the internal management of the development, noting that the sensitive use is only a temporary use (i.e. does not comprise permanent accommodation) in this case. It is also noted that the proposed development would not impact on access to the state controlled road and proposes to improve the existing extent of landscape buffering provided to the highway through additional planting works.

Other Matters:

Contaminated Land

The applicant submitted a Preliminary Site Contamination Investigation which concluded that the site is not contaminated from historical farming uses and is suitable for the proposed Tourist Park use.

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 Regional Landscape and Rural Production Area of the SEQRP. Having regard to the SEQRP, the development is consistent with the outcomes expressed and sought to be achieved by the SEQRP.

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 proposal is consistent with the policy intent of the SPP and does not conflict with any of the identified state interests subject to imposition of the conditions described earlier in relation to dealing with the assessment benchmarks contained within the SPP.

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 State Development, Infrastructure, Local Government and Planning (SARA)

The department is a concurrence agency for State Transport Infrastructure – Transport Corridors and Future Corridors. The department responded by letter dated 2 June 2022 (changed referral agency response with conditions) stating that the supplied conditions must be attached to any development approval.

The supplied conditions relate to noise attenuation for permanent accommodation buildings, stormwater management (no worsening or actionable nuisance to the state-controlled road), no impact to the state-controlled road from development works, and no access to the state controlled road.

Other External Referrals

The application did not require any other external referrals.

Public Notification

The application was publicly notified for 15 business days between 3 May 2022 and 24 May 2022 in accordance with the requirements of the *Planning Act 2016*.

A total of 330 submissions were received. Of the 247 “properly made” submissions, 132 were in support of the proposal, and 115 were against the proposal. Of the 83 “not properly made” submissions, 66 were in support of the proposal, and 17 were against the proposal.

The following table provides 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:

Issues	Comments
<p>Economic need for proposal</p> <ul style="list-style-type: none"> No benefit to local residents from the project because facilities will be for guest use only. There is no need for the development, particularly with the Rivershore development close by. Why is it necessary in a Rural zone? No economic need for the development. There are many existing providers in the area. A further tourist park is not necessary. A peer review of the submitted Tourist Park Needs Assessment prepared by Macroplan has been undertaken by Bull and Bear Economics. The peer review concludes that there is limited demand for the proposed development. The submitted economic assessment (Macroplan report) has given no consideration to significant proposals and approvals within the Sunshine Coast hinterland and potential implications for the development, including (within catchment) the Big Pineapple Masterplan (MCU17/0296), Sippy Creek Road, Tanawha (MCU19/0050 – 453 sites), Rivershore Retreat Expansion (MCU14/0174.02 + 80 sites). Further, the assessment has also not considered the following other significant developments within proximity to the catchment, Westaway Road, Meridan Plains (MCU21/0073 – 249 sites), Bruce Highway Palmview (MCU19/0157 – 100 sites) and Steve Irwin Way, Glenview (MCU21/0487 – 234 sites). This highlights a significant deficiency in Macroplan's assessment of the competitive environment both within the direct area of influence and the broader Sunshine Coast. Based on detailed analysis demand for tourist park accommodation on the Sunshine Coast is anticipated to increase from approximately 1,954 sites in 2021 to 2,792 sites in 2031. Bull and Bear Economics state that an economic needs report submitted by Urban Economics in February 2021 for a proposed tourist park facility in Meridan Plains indicates current supply of approximately 2,000 tourist park accommodation sites available for tourists on the Sunshine Coast. This suggests of a relative balance between demand and supply in the market. The defined catchment would capture only a proportion of demand within the sector, which Bull and Bear Economics contend would be addressed by the existing approval on the subject site, and approvals for the expansion of 	<p>Council officers consider that the proposed development would have positive flow on economic impacts for the immediate surroundings as well as the wider region, as it will provide an additional, high quality tourism offering to support existing and future tourism ventures in the area, including, but not limited to the Big Pineapple, Maroochy Botanic Gardens and Golf Course at Tanawha, the Australia Zoo at Beerwah, and Strawberry Fields and Aussie World at Palmview.</p>

<p>the Rivershore Retreat (MCU14/0174/02), the approval at 110 Sippy Road, Tanawha (MCU19/0050) and the Big Pineapple Master Planned site (MCU17/0296). Additionally, the nature of the subject proposal appears to have a number of similarities to the approved masterplan at the Big Pineapple site.</p> <ul style="list-style-type: none"> • Bull and Bear Economics state that there are a number of approvals and applications already with Council for tourist park accommodation across a variety of locations that are arguably in better locations (i.e. in relative proximity to natural features, such as rivers and lakes). • It is Bull and Bear Economics view that there is insufficient need for the proposed development on the subject site, with the catchment demand for tourist parks addressed by existing approvals, and projected demand on the Sunshine Coast more appropriately served by other existing applications and approvals. • The proposed development, coupled with others in the area, such as the recent Big Pineapple approval, could impact occupancy rates for a local motel. • The development would add competition to existing tourist areas which are struggling to rebuild after covid. • The development would compete with the recently approved extension to the Rivershore development as well as a recent approval for a similar development proposal at 495 Diddillibah Road. 	
<p>Planning matters:</p> <ul style="list-style-type: none"> • The site is located outside the urban footprint under the SEQ Regional Plan • The development is inconsistent with the Relocatable Home and Tourist Park Code • The proposal cannot overcome non compliances with the assessment benchmarks of the Rural zone code (especially Overall Outcomes (f), (l), (n) and (v)) and the Strategic Framework (Sunshine Coast Planning Scheme) and must be refused by Council. • The development will result in 53 permanent buildings on the premises (not including RV/Camping sites). Due to flooding constraints on the site, all these structures are located on the southern portion of the site, adjacent to Diddillibah Road. When analysing the area that these structures are proposed over (measured from the building areas to the front boundary – inclusive of all internal areas), the development will result in 6.3 buildings per hectare. • Short Term Accommodation cabins are a 'consistent' non-rural land use. Acceptable Outcome AO7.1 of the Nature and Rural Based Tourism Code specifies that site density does 	<p>The proposed development is a potentially consistent use in the Rural zone under the Sunshine Coast Planning Scheme. Assessment of the proposal has concluded that the proposal is capable of complying with the Sunshine Coast Planning Scheme, including the Rural Zone Code, and Relocatable Home Park and Tourist Park Code.</p> <p>The proposal is for Tourist Park and does not require assessment against the Nature and Rural Based Tourism Code. The proposed development design, and density complies with the Relocatable Home Park and Tourist Park Code.</p> <p>In the event that the application is approved, recommended conditions would ensure that the nature and scale of the development does not exceed that shown within the current application material. Ongoing management of the park to minimize potential impacts to the surrounding area will also be required.</p>

<p>not exceed 2 cabins per hectare. The corresponding Performance Outcome details that 'the size, scale and density of accommodation facilities is appropriate to its environmental or rural location and setting and does not detract from the environmental rural character and amenity of the local area'.</p> <ul style="list-style-type: none"> The development effectively triples the number of buildings per hectare of an equivalent consistent land use and therefore, irrespective of the design language of the proposed buildings, cabins and glamping tents, the development will detract from the intended rural character of the zone and therefore should not be supported by Council. 	
<p>Traffic impacts:</p> <ul style="list-style-type: none"> The development will have considerable traffic impacts. As detailed in the submitted Traffic Engineering report prepared by Hayes Traffic Engineering, Diddillibah Road contains an AM Peak of 120 vehicles in both directions and a PM Peak of 129 vehicles in both directions. The report specifies that the development is expected to generate 528 vehicles per day. Whilst this may be suitable when considering the capacity of the road network (as claimed by Hayes Traffic Engineering) no consideration has been given to the amenity impacts of this traffic. In analysing the number, the current AM and PM Peak results in a combined traffic of 249 vehicles, the proposed 528 vehicles per day effectively doubles that combined AM and PM Peak traffic flows. This will have a considerable impact upon the rural amenity. It is also noted that the dispersal data suggesting that 90% of traffic will come from the west is a stretch. Many people attending the site will come from the higher populated areas on the Sunshine Coast, which are to the east. Assuming Maroochydore as a starting point, there are two (2) options for attending the premises, with access to the property from the east (past my residence) being the shortest route. As such we would assume a considerably different traffic dispersal data, something akin to 60% west, 40% east. Irrespective of what dispersal data is applied, it cannot be argued that the development 'avoids significant effects on rural amenity through adverse traffic generation'. Questions are also raised with respect to the reliance on the Extended Design Domain for the sight lines to the east, with site distances of 121 metres available and the Standard Design Domain requirement for 139 metres. Based on experience crossing traffic lanes at the intersection of Walden Road and Diddillibah Road is dangerous due to the crest on 	<p>The development fronts Diddillibah Road, which is currently nominated as a Rural Neighborhood Collector in Council's transport mapping. This category has a functional capacity of up to 1,000 vehicles per day and the proposed traffic volumes are within the accepted limits.</p> <p>The intersection with Walden Road will be conditioned (in the event of an approval) to provide a higher standard of turn treatment (CHR) than as initially proposed by the development. The Channelised Turn treatment will improve safety for both turning and through traffic and avoid the implementation of Extended Design Domain sight distance parameters.</p> <p>Although some additional safety issues have been identified, the roads being utilised by the development all meet current operational standards and any additional works required are not considered to be the direct result of the proposed development.</p> <p>If there are any specific locations posing a safety concern, Councils Civil Asset Management Branch should be notified immediately of the risk so they can prioritise repairs.</p>

Diddillibah Road The intersection of Diddillibah Road and Walden Road would require a slip lane for efficient traffic manouevring.


- There's no public transport in the area to ease traffic impacts.
- Nambour connection road intersection, Diddillibah Road and Kiels Mountain Road are already difficult and unsafe, being windy narrow roads. Road shoulders are currently rough, narrow and unsafe. It would be difficult for 2 caravans to pass on Diddillibah Road currently. The development would make this worse. Traffic lights may assist with managing traffic at the Nambour connection road intersection. The road is a school bus route which would be made more unsafe by the development.
- Diddillibah Road is currently in poor condition after the rain. Increased traffic from the development will make the condition worse.
- There are many driveways which require residents to slow significantly to make tight turns from Diddillibah Road. Speeding vehicles often make these manoeuvres unsafe and the proposed development will worsen this through adding more vehicles, and larger vehicles. There is the risk of a serious accident.
- There are poor sightlines in proximity to the development and along Diddillibah Road generally.
- There isn't enough infrastructure in the area to cater for the development.
- Cyclists and walkers are forced off the road currently in narrow places where cars have to pass. The impacts of adding caravans etc to this will worsen safety outcomes for cyclists and walkers.
- The additional traffic would restrict access to and from Moorhouse Road. The corner of Moorhouse Road is on a sharp bend and has limited visibility.
- The total traffic generation figures may not be correct as they do not account for visitors taking day trips to the beach etc. The assumed 10% traffic split to the east is underestimated
- Narrow rural-residential streets and cul-de-sacs are already used by caravans etc to change direction in the area. The proposed development would magnify this which creates safety risks for children and others within the cul-de-sacs and quiet streets.
- The increase in traffic could create issues for guests leaving a local motel at peak times.
- The intersection of Diddillibah Road and the Nambour Connection Road has not been assessed. There is a considerable amount of traffic at this intersection, making manoeuvres from the side road difficult due to speed, lane numbers, a service road and sight distance.

<p>There have been very public fatalities at this intersection and within close proximity to this intersection. The traffic report needs to be peer reviewed.</p> <ul style="list-style-type: none"> • Broader impacts to the road network from the proposal should be considered. • There is frequent speeding on Diddillibah Road which will be worsened with the additional traffic generated by the proposed development, with worse safety impacts from caravans (for example) pulling out onto the road at low speeds and causing conflict for faster moving vehicles. 	
<p>Flooding and stormwater impacts:</p> <ul style="list-style-type: none"> • The development is located on a site that is subject to considerable flooding impacts, with some camping areas, as well as the road networks being subject to flood hazard during the Probable Maximum Flood Event. This is unsafe. • In addition, it appears that Diddillibah Road is cut off to both the east and west during a major flood event. For this reason the development is not appropriately located and will result in safety concerns • Flooding may also result in problems with sewerage management and run off into Paynter Creek. • There would be increased stormwater runoff into local creeks. Sediment and erosion control is an issue. • There is a risk to visitors from flood or fire with no safe evacuation routes. • The majority of camping sites and the entire activities area is inundated in a flooding event. How will flood management impact other properties, especially in a flood emergency? • How would flooded areas of the property be blocked to prevent access in the event of a flooding emergency? 	<p>Camping sites are proposed down to the 10% Annual Exceedance Probability flood level. A Flood Emergency Management Plan is required to be provided in the event of an approval, including appropriate triggers to evacuate campers to higher ground prior to flooding.</p> <p>The site being isolated during the probable maximum flood is not a reason for refusal. In the event that the application is approved, providing people can safely shelter onsite until floodwaters recede, which has been demonstrated in this case, the safety of people is not compromised.</p> <p>The standard for on-site effluent disposal allows for effluent to be disposed on land subject to flooding provided it will not contaminate floodwaters. It requires a high level of treatment and subsurface irrigation which are possible on the site subject to recommended conditions in the event of an approval.</p> <p>The increase in stormwater runoff has been considered in the submitted Flood Impact Assessment and has been demonstrated to be not of concern.</p> <p>Any subsequent Operational Work approval would include conditions requiring compliance with best practice erosion and sediment control. The site is not overly steep and there is no technical reason why erosion cannot be controlled during construction.</p> <p>In the event of approval of the application, the application material has demonstrated that all visitors can progressively move to land on-site above the probable maximum flood. Evacuation is not required to manage the flood threat.</p> <p>Blocking of flooded areas of the site is not considered necessary to manage the flood threat.</p>

<p>Acoustic impacts:</p> <ul style="list-style-type: none"> • Amenity impacts from general noise (particularly for the immediately adjoining property), including noise from check in/check out (there are no nominated times for this). Noise travels long distances in rural environments. • The development will result in noise impacts from users of the venue that will considerably affect the rural amenity of the area and surrounding landholders, which presently experience minimal noise; • The submitted Environmental Noise Assessment only considers operational noise (i.e. carparking, amplified music, sporting fields, adventure parking and mountain bike trails, mechanical plant, loading bay/delivery noise, waste collection noise). What the Environmental Noise Assessment does not consider is the 'people noise' being accommodated on the site. The 'people noise' associated with the premises would considerably exceed any amount of noise associated with other non-rural uses (i.e. function facility) and will operate 365 days per year. This noise would be uncontrollable and will impact upon rural amenity. • The camping area borders people's homes. There's no proposed monitoring or curfew in place outside of the buildings – noise impacts could occur at all hours. • Submitter's residence is approximately 20m opposite the proposed 'country café' and garbage collection location. Development will create noise impacts, traffic impacts, health implications through increased air pollution, increased traffic congestion, and environmental impacts through the removal of trees for proposed roadworks. • Noise from activities carried out at the maintenance shed will impact neighbours. 	<p><u>Amplified Music</u></p> <p>The applicant's planning report advises that amplified music will only occur within the Recreation Centre (approx. 250m to the nearest dwelling) and the Country Café will only include low level background music e.g. via a CD player and will not include loud music from amplified entertainment such as a band or DJ.</p> <p>Because of subjectivities around what can be defined as 'inaudible', it is not possible to condition noise outputs to an inaudible level at the closest sensitive use (i.e. amplified music to be maintained at a level no greater than the background LA90 + 5 dB(A) prior to 10pm using measurement descriptor LAeq,adj(1 hour) for the day, evening and night periods). Whilst this is not moderately loud it can be perceptible within the acoustic environment of the closest sensitive use when ambient background levels are low e.g. no wind, rain or insect noise, a mid-winter evening, times of low volume traffic on the highway etc. Notwithstanding, the submitted environmental noise assessment report has established this outcome within the report recommendations for both the Recreation Centre and the Country Café.</p> <p>Therefore, in the event that the application is approved, recommended conditions will require the environmental noise assessment report recommendations to be adhered to for the Recreation Centre, including no amplified music after 10.00pm and compliance certification with the report recommendations such that the amplified entertainment can maintain the compliance with the abovementioned levels.</p> <p>In regard to the Country Café at the frontage to Diddillibah Rd, in the event of an approval, this building will be conditioned for low level background music only, no greater than 75dB(C) with any speakers only positioned internally or within the rear external area of café and in both areas orientated to the north.</p> <p><u>General Noise from Tourist Park activities</u></p> <p>The submissions relate to a range of noise events e.g. vehicle movements and carparking, park occupier activities, adventure park and sport activities, maintenance shed activities etc.</p> <p>Council's Environmental Health Officer has advised that all development may be accompanied by a range of possible noise events that can be audible and potentially cause nuisance for a number of reasons (for example, if occurring for lengthy periods, if occurring at night or if they are of an anti-social character). In this case, the submitted Environmental Noise</p>
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	<p>Assessment Report has established that the general activities associated with the Tourist Park, given the dissipation of sound energy over distance (6dB loss for each doubling of distance from noise source), will mainly be inaudible or negligible within the acoustic environment of the closest sensitive use. Council's Environmental Health Officer is satisfied that, subject to compliance with the submitted Environmental Noise Assessment Report, the acoustic impacts of the proposal will not be significant and will achieve the relevant noise criteria.</p> <p>Feedback was sought from the applicant regarding the submissions relating to noise from the park activities, specifically:</p> <ul style="list-style-type: none"> (a) Waste Management: Waste will be collected via on-site management utilising Council provided 1100L bulk bins trailer towed through-out the park. Smaller general and recyclable waste bins, positioned through-out the park, will then be emptied into the bulk bins. The bulk bins are stored within the shed adjacent to the maintenance shed at the frontage to Diddillibah Road. Bins will be emptied weekly e.g. approximate 2-3 service days per week that includes the service of 2-5 bulk bins dependent upon the park occupancy and in accordance with the Council's Waste Contract for waste collection between the hours of 6.00am-6.00pm. (b) In regard to the Maintenance Shed, this is primarily for the storage of equipment that will then be taken to multiple locations across the park for routine maintenance e.g. mowing, track maintenance, site/cabin maintenance etc. <p>In the event of an approval, recommended conditions will also require preparation and compliance with a Noise Complaints Management Procedure.</p>
<p>Lighting impacts:</p> <ul style="list-style-type: none"> • Amenity impacts from night lighting and street lights. • Night lighting may affect wildlife. • Any signage to Diddillibah Road or Walden Road should not be illuminated. Illumination would affect traffic, wildlife and detract from the rural environment which currently has no streetlights. 	<p>A planted visual screening buffer of 3m (plus informal planting behind) is provided to diminish line of sight to outdoor lighting and general vision to site activities (noting that in the event of an approval, recommended conditions will seek widening of the Diddillibah Road and eastern boundary landscape buffers to 5m.</p> <p>Whilst the visibility of lighting fixtures through-out the park cannot be eliminated, the selection of lighting, compatible to the locality, can assist</p>

	<p>to diminish adverse amenity impacts beyond the site.</p> <p>In the event the application is approved, recommended conditions will require the input of a qualified lighting consultant against AS 4282 - <i>Control of the obtrusive effects of outdoor lighting</i> (for a rural zone) at the operational works phase with the provision of certification so that nuisance lighting impacts are minimised as per the standard.</p> <p>Additionally, recommended conditions in relation to outdoor lighting (to reduce impact on wildlife) will be included, requiring outdoor lighting to be designed, installed, positioned and at all times managed and operated to minimise light spill, including by: the use of reduced intensity lighting, warm coloured lights, lights which are fitted with shields; outdoor lighting which is located low to the ground, and directed only onto specific areas of interest. Specific design outcomes to be detailed in a lighting plan in accordance Operational Work approval.</p>
<p>Character impacts:</p> <ul style="list-style-type: none"> • The development is not a consistent land use and presents a scale and intensity that will detrimentally impact upon the existing rural character of the area and Woombye; • The subject site is a rural lot and contains a high level of rural landscape amenity. The proposed development presents a scale and intensity that will detrimentally impact upon the existing rural character of the area and Woombye. • The development is incompatible with the rural setting and character of the area, with other locations being better suited to the delivery of such a development; • A tourist park is a commercial activity that should be in a commercial area, not a rural area • The development is at odds with the quiet rural character of the area. • Residents chose to live in the area for the rural character. • The area is a fruit growing and farming area which is at odds with the proposed commercial development. • The development will impact upon the scenic landscape values of the area through the delivery of a considerable number of buildings on a site intended for rural and rural landscape purposes. • Increased setbacks from the road and increased landscape buffering should be provided. 3m is unlikely to be sufficient. • Privacy impacts arising from the proposal 	<p>The proposal is a potentially consistent use in the zone. Assessment has determined that the scale of the proposal is consistent with the relevant planning scheme provisions and that the development design, including low rise, separate building forms with large setbacks from all boundaries and traditional building materials is suitable for the rural area. Subject to recommended conditions in the event of an approval, (including significant boundary landscape planting), the proposal is not considered to impact adversely on the existing rural character of the area.</p>

<ul style="list-style-type: none"> The development is too dense. A reduced number of sites should be considered to minimise impacts. The actual density of the development would be much higher than 284 people. The development is of a considerable scale, with activities and facilities that would attract people not staying on the site. This is at odds with the Rural zoning. 	
<p>Environment, visual and landscape impacts:</p> <ul style="list-style-type: none"> The area is currently comprised of a number of small farming land holders and agricultural uses. The development would interrupt this. The submitted Statement of Landscape Design Intent does not include photos of the southern view to the site, which would show the proximity of the houses and properties directly opposite. The Statement of Landscape Design Intent does not include landscape screening in front of the café, and less than 3m buffer in front of the maintenance shed. Location close to koala habitat and landscape areas which may become degraded as a result of increased traffic noise and intrusion from people Pollution impacts from additional traffic fumes and campfires The property is a wildlife corridor and has several breeding pairs of native water fowl living on the property, as well as breeding pairs of other species of birds, including kookaburras, wagtails and small finches. The development will destroy the native habitat on the property and in the surrounding area, including that of quails, bandicoots and possums. Any onsite waste management system must be a natural system and not expose the environment to chemicals. the site contains significant scenic and landscape values, with views of the sites low lying plains and Paynter's Creek visible from Diddillibah Road at the site's frontage. This view is known to locals as an important view and is the only uninterrupted vantage point of Paynter's Creek available on Diddillibah Road, as well as all other road networks. The development of the proposed Tourist Park and provision of 53 permanent buildings, in addition to the considerable number of vehicles attending the site will result in irrevocable impacts to the scenic and landscape values of not only the site but also surrounding areas. Whilst the site is not identified as a Scenic Route, Council's Strategic Frameworks details that 'Local views to residents are recognised and 	<p>A 3 metre wide landscape buffer (plus informal planting behind) has been provided to the full frontage of the site, including to the front of the café and maintenance shed. The buffer is extended to the eastern boundary and along Walden Road.</p> <p>Recommended conditions of approval (in the event the application is approved) require the development to incorporate a large number of trees planted throughout the proposal to shade and provide amenity. A large amount of revegetation works along the creek buffers have also been conditioned which will contribute to the rural character and amenity.</p> <p>Agricultural uses such as the vineyard planting by its very nature contributes to the rural character of the area. The additional buffering planting will with time provide a reasonable screen.</p> <p>Recommended conditions of approval (in the event the application is approved) require the provision of screening shrubs as well as the landscape buffer to assist in screening. The nature of all landscape buffers is that they take time to establish.</p> <p>The site is not mapped as a koala priority area and does not contain core koala habitat or locally refined koala habitat. The small amount of mapped Koala habitat to east is on private land not associated with this property.</p> 

<p>respected'. With respect to the relevance and importance of the available views to Paynter's Creek the development will considerably detract from the significant landscape values of the area and therefore the development does not comply with Overall Outcome (n) and should not be supported by Council.</p> <ul style="list-style-type: none"> Plants already planted to boundaries (including one row of trees and a vineyard) are not sufficient to block views into the property, especially the vineyard which is deciduous. The trees already planted may provide a buffer in years to come above ground but nothing will be provided at ground level. No landscape buffer to the eastern side No landscape buffer to Walden Road. Increased road usage may increase risks of fauna strike. 	<p>The development proposal includes the rehabilitation and revegetation of Paynters Creek, drainage features and associated smaller tributaries that flow through the site. The south western corner of the site is proposed for habitat restoration. These actions will result in a positive ecological outcome for the property and create further habitat for fauna that may utilise the site.</p>
<p>Agricultural land impacts:</p> <ul style="list-style-type: none"> The proposed Tourist Park is identified as being located on Good Quality Agricultural Land and is presently utilised for agistment purposes. The development of the site for a Tourist Park will remove any potential for the site, as well as adjoining sites to be utilised for meaningful rural/agricultural purposes, which is what the site is zoned for. With consideration to the demonstrated limited demand for an additional Tourist Park, the proposed does not present an overriding need or public benefit and there are other sites outside of mapped Class A/B agricultural land that could accommodate the development. The development will compromise the use of the land for rural activities. Based on the site plan the development allocates a total of ~2.57ha of the site to rural tourism elements (i.e. banana farm, pineapple patch, animal farm, vineyard, orchard), whilst this appears to be a considerable area, the vast majority of the site (90.3%) has been converted from available rural lands to tourism. Given the size and scale of the development and the capital investment required to deliver the development, the use will not be temporary and will entirely compromise the land for rural activities. 	<p>The proposed development would not reduce meaningful agricultural potential at the site, and would not alienate or fragment Class A or B agricultural land or strategic cropping land because:</p> <ul style="list-style-type: none"> The most suitable crop is sugar cane, for which there is now limited market viability given difficulties in accessing processing facilities; The overall size of the lot is less than required for a viable cane farming operation; A significant portion of the site is flood prone or otherwise constrained, especially with slope that is unsuitable for cane production. The proposed built extent of the development is limited generally to towards the road frontages of the site, leaving undeveloped space (proposed to be used for camping and caravan sites) on the remainder of the site. Therefore, though not considered feasible at this point in time, the site would retain agricultural potential, and would offer elements of rural/agricultural use as part of the proposed tourism offering.
<p>Other issues/matters of concern:</p> <ul style="list-style-type: none"> Check in times and check out times should be only between 9 am and 6.00 p.m. There are no hours of operation for the community centre. With the proposed Café so close to Diddillibah Road and across the road from homes (less than 25 metres), there is concern that the position of the Café detracts from the current residences in 	<p>The proposed development components would have operating hours as follows, which would be covered in recommended conditions of approval in the event the application was approved. The proposed hours are considered suitable.</p> <ul style="list-style-type: none"> The Reception Centre (including pool area) - 7am to 7pm daily.

<p>proximity and the rural feel of the road and area. Suggest moving this café to the Community Centre location which would allow for the 3 + metre plant buffer.</p> <ul style="list-style-type: none"> Concerns regarding the type of maintenance to be carried out at the maintenance shed. There are no nominated hours of operation for this. The maintenance shed is not appropriately screened by vegetation and detracts from the rural surrounds. The development may lead to an increase in crime, hooning and antisocial behaviour in the area generally. There are not sufficient facilities for tourists in proximity Increased pedestrian activity into Woombye town centre would be unsafe along Diddillibah Road because there are no footpaths (and no room for footpaths to be provided). Additional signage should be provided to drivers about pedestrian use of the road. There is no cultural heritage report in the application nor any mention of Indigenous liaison with local elders for the proposed development. Use of the adjacent property as a Tourist Park would restrict the use of adjoining premises for other low-scale rural purposes due to the likely noise and potential odour impacts of any future use. The intent of the proposal to bring foragers into the Banana Patch, which is located 3m from my western boundary, means that no actual separation is provided between active parts of the proposal and the adjoining premises, which further emphasises likely land use conflicts with potential future rural land uses on the adjoining lot. Danger of water pollution to Paynter Creek Safety of water in the dam for kayaking and other recreational activities. There was no communication about the development from the developer until a community meeting a few days before the submission deadline closed. The public notification signs were difficult to see. The total occupancy numbers quoted in the application are likely to be understated. Under the town plan, rural land cannot be subdivided (implying that the development is at odds with the planning intent for the area). If a secondary dwelling cannot be developed on Rural residential land, how can a tourist park? The development may create a precedent for similar development along Diddillibah Road. Over time, the whole character of the area could change. Local communities must be able to trust that zoning decisions protect the amenity of the local 	<ul style="list-style-type: none"> Guest check in must not occur outside the hours of 7am to 7pm daily. The restaurant and bar within the Recreation Centre - 10am to 10pm daily. The Country Cafe must not operate outside the hours of 7am to 1pm daily Camp Kitchens - 6am - 8pm daily Outdoor activities on the site as depicted on the Approved Plans (including the Packing Shed and unstructured activities including mountain biking and sports) - 7am to 7pm daily Site maintenance - 7.00am to 7.00pm daily. Service vehicle movements (including loading and unloading) - 7am to 6pm Monday to Saturday and not at all on Sundays or public holidays. <p>A 3m wide landscape buffer (plus informal planting behind) has now been proposed to all site boundaries. In the event that the application is approved, recommended conditions will seek widening of the Diddillibah Road and eastern boundary landscape buffers to a minimum of 5m.</p> <p>Matters such as crime prevention and policing are not matters for Council's consideration under the Planning Act or Sunshine Coast Planning Scheme.</p> <p>The site has access to a number of local tourist attractions and facilities, including to the hinterland and coastal towns.</p> <p>The site has been assessed to be well located for the proposed development. Council's Environment officers have not raised concerns about the potential for pollution to Paynter Creek. The application material has demonstrated that the water quality in the dam would be suitable for the proposed recreational pursuits.</p> <p>The physical address of a submitter (whether or not they live in the local area) is not a matter for Council's consideration under the Planning Act or Sunshine Coast Planning Scheme 2014.</p> <p>The development has been assessed on its merits and has been found to be suitable for the subject site. If this application is approved, it does not set a precedent for future similar development in the area, which would also be required to be assessed on its merits through the development application process. The proposed development is a potentially consistent use under the Sunshine Coast Planning Scheme, which is capable of being</p>
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<p>community. Diddillibah is a quiet and peaceful locality and a green zone, which is important for local flora and fauna. Such a change of zoning will further degrade the Sunshine Coast environment (already under considerable pressure from large scale development) and increase local traffic density, which will impact on local amenity.</p> <ul style="list-style-type: none"> • With a reduction in number of guests and conditioning of important matters (landscape screening, noise curfew, signage in Woombye in relation to unsuitability of town centre for caravans etc due to rail bridge and scarcity of parking), the development can achieve a balance between the developer's and the community's expectations. • There are no benefits to the immediate community from the proposal, only traffic congestion and amenity impacts. • There are 8 tourist cabins already approved on the site which is an appropriate scale. • The development will have a large carbon footprint • Detrimental affect to sale values of nearby properties • As per the current Sunshine Coast Plan agreed to by the local community, the Diddillibah and Kiels Mountain localities are zoned predominantly rural residential. The local community's reasonable expectation when they pay a significant amount of money for their properties zoned rural residential is that the zoning will remain just that. This development is not an essential development – it is not a hospital or other critical amenity but a tourist park of which there are similar such set-ups nearby with various points of difference either already in existence or approved for development. With high density development proliferating on the Sunshine Coast such zonings are critical to retaining the lush flora and fauna for which it is known. • Many of the letters of support are an email template and are sent from submitters outside the sunshine coast area. • Emergency evacuation of 520 vehicles could cause safety risks to life due to congestion at times of flood or fire. • There is no mention of any dump facilities. • The development will consume a lot of water. There is no town water supply. • Herbicides appear to have been used to clear vegetation along Paynter's Creek. • Treated effluent should not be used on food crops. 	<p>approved on rural land subject to the development assessment process.</p> <p>It is no longer proposed to utilise treated effluent on food crops. This matter is licensed through the State Government in any event.</p> <p>In relation to cultural heritage, any decision Council issues will highlight the obligations and responsibilities of the land owner in relation to cultural heritage under the Cultural Heritage Act.</p>
<p>Submissions in support:</p>	<p>The comments raised in the submissions in support are noted by Council officers.</p>

- The proposal will be a great tourist attraction which will be beneficial for the area coming out of the Covid pandemic.
- The proposal will create jobs and support local businesses.
- The proposal will be beneficial for the environment and is sympathetic to the environment and surrounding rural character. The development would rehabilitate the site, including weed removal and planting of native species.
- Experiencing farm life is beneficial for visitors
- The range of accommodation options will cater for everyone
- The development will be in great demand with local and interstate tourists and an additional local source of employment
- The developer is well known and will do a good job of the proposal. The developer (and his family) have a long affiliation with the Woombye community.
- In the hinterland, demand currently outweighs supply for tourist park development. The development will fill a gap in the hinterland tourism market by introducing quality facilities for families and offers facilities for grey nomads. The Sunshine Coast is presently deficient of high quality facilities for families.
- The location is central and guests will have easy access to the hinterland towns and the coast.
- Woombye and Nambour will benefit from being service towns for the tourist park which will be positive for local businesses.
- The development will be locally owned and operated.
- The development is a nod to the rural past that the area was known for, with the inclusion of pineapples, bananas and an orchard area on the plans.
- The site is suitable for the development, having one adjoining neighbour, the highway and Paynters Creek to west/north, the proposed council sports fields on Walden Rd boundary and is ecologically unencumbered.
- The proposal maintains the values of the surrounding landscape.
- The proposal would establish an active use on a large parcel of otherwise unused land.
- The proposal will support local tourist attractions (Big Pineapple / Thrill Hill).
- The proposal will provide accommodation to support major events such as Big Pineapple Music Festival, Qld Garden Expo and the emerging Nambour Special Entertainment Precinct.
- The proposal will support the areas local emerging distilleries and breweries.

<ul style="list-style-type: none"> • The proposal will provide accommodation options for sports carnivals once the Woombye Sports Precinct is delivered. The proposal would support the new district sport and recreation precinct. • The development will positively contribute to Woombye's identity and profile. • The delivery of such a project will encourage further investment in the Sunshine Coast hinterland. The recent airport upgrades will further increase tourism to the area and additional accommodation and tourist experiences will be required. • Tourist parks are in high demand in the area and often there is not enough supply. This will only increase with the hosting of the Olympic Games in Brisbane, with some events on the sunshine coast. • The development is close and convenient to transport infrastructure • The development will be family oriented and representative of the historical farming use of the area • Locals will be able to holiday at home and keep tourist dollars in the local economy • The varied activities offer something for everyone • Keeping the original house as the 'country café' respects the heritage of the site • Many activities on offer at the proposed development are rarely available these days and will be beneficial for children, with physical and educational benefits. • The development is complementary to the proposed development of the Big Pineapple • The development represents an economic opportunity and will provide employment opportunities for the area • The development could contribute to the economic recovery of Nambour and provide direct economic benefits to the townships of Palmwoods and Woombye 	
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Two maps have been prepared which identify the locations of the “properly made” submissions for the Sunshine Coast Region and the subject site surrounds as shown below in Figures 39 and 40. Green dots indicate support for the application. Red dots indicate an objection to the application.

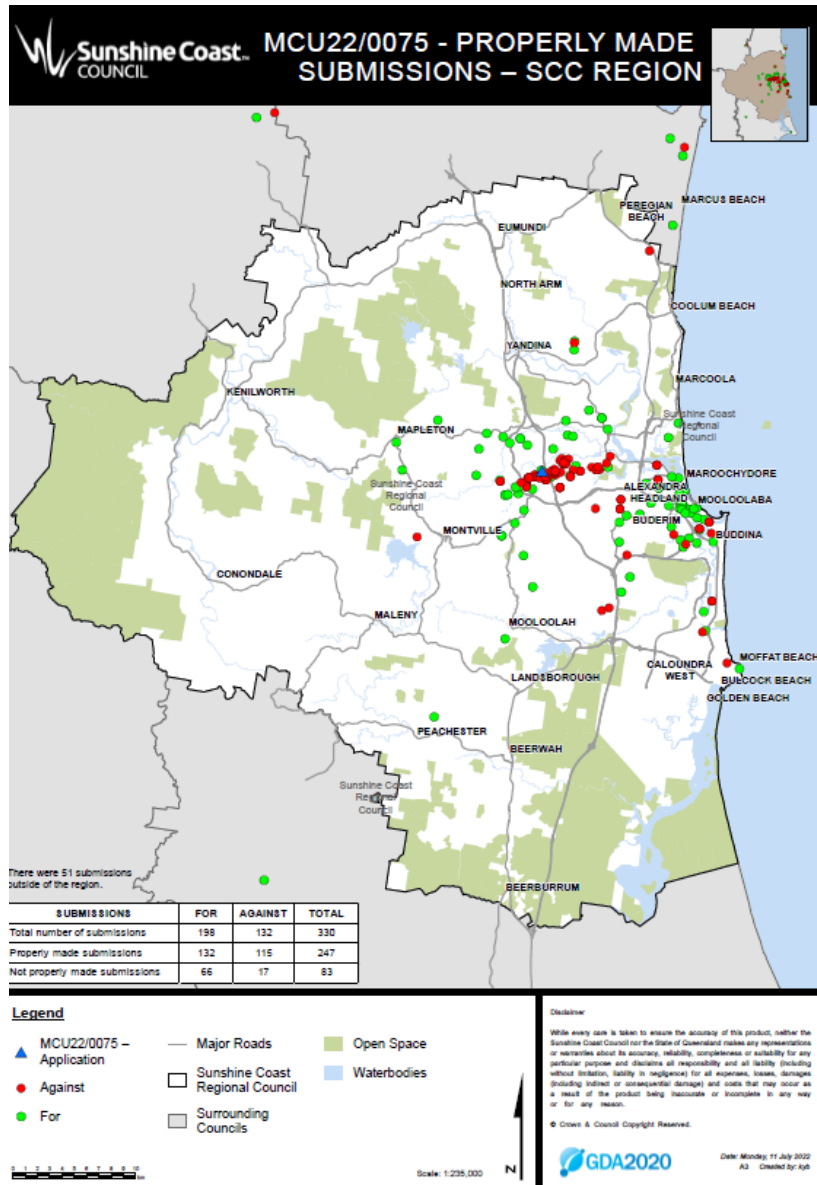


Figure 39: Properly Made Submissions Region

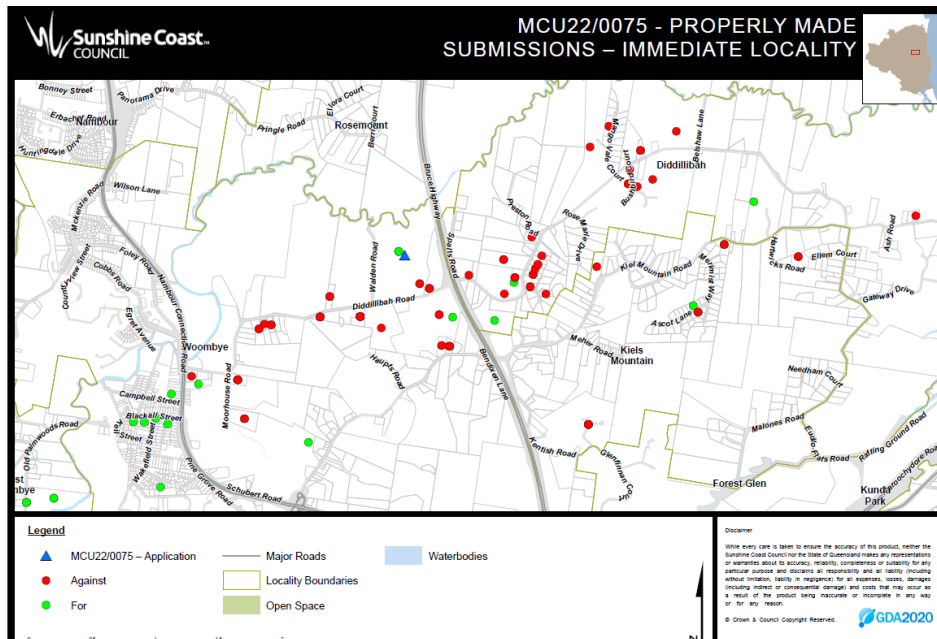


Figure 40: Property Made Submissions Subject Site Surrounds

CONCLUSION:

The proposed development sufficiently complies with the requirements of the Planning Scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

RA29-N



Our reference: 2203-28049 SRA
Your reference: MCU22/0075

2 June 2022

The Chief Executive Officer
Sunshine Coast Regional Council
Locked Bag 72
Sunshine Coast Mail Centre Qld 4560
mail@sunshinecoast.qld.gov.au

Attention: Renee Saunders

Dear Ms Saunders

Changed referral agency response—with conditions

(Given under section 28 of the Development Assessment Rules)

On 12 May 2022 the State Assessment and Referral Agency (SARA) received representations from the applicant requesting SARA change its referral agency response. SARA has considered the representations and now provides this changed referral agency response which replaces the response dated 4 May 2022.

Applicant details

Applicant name:	Highgate Developments Pty Ltd C/- Murray & Associates (Qld) Pty Ltd
Applicant contact details:	PO Box 246 Nambour QLD 4560 callan@mursurv.com

Location details

Street address:	185-205 Diddillibah Road, Woombye
Real property description:	Lot 3 on SP246610
Local government area:	Sunshine Coast Regional Council

Application details

Development permit	Material change of use for a tourist park
--------------------	---

Referral triggers

The development application was referred to SARA under the following provisions of the Planning Regulation 2017:

Page 1 of 5

South East Queensland (North) regional
office
Mike Ahern Building, Level 3, 12 First
Avenue, Maroochydore
PO Box 1129, Maroochydore QLD 4558

2203-28049 SRA

- 10.9.4.2.4.1 State transport corridors and future State transport corridors

Conditions

Under section 56(1)(b)(i) of *Planning Act 2016*, the conditions set out in Attachment 1 must be attached to any development approval.

Reasons for decision to impose conditions

SARA must provide reasons for the decision to impose conditions. These reasons are set out in Attachment 2.

Advice

Advice to the applicant is in Attachment 3.

A copy of this response has been sent to the applicant for their information.

For further information please contact Candace Canniffe, Senior Planning Officer, on (07) 5352 9708 or via email SEQNorthSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Jamaica Hewston
Manager

cc Highgate Developments Pty Ltd C/- Murray & Associates (Qld) Pty Ltd, callan@mursurv.com

enc Attachment 1—Changed conditions to be imposed
Attachment 2—Reasons for decision to impose conditions
Attachment 3—Advice to the applicant
Approved plans and specifications

Attachment 1—Changed conditions to be imposed

No.	Conditions	Condition timing
Material change of use for a tourist park		
Schedule 10, Part 9, Division 4, Subdivision 2, Table 4—The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the Department of Transport and Main Roads to be the enforcement authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Noise attenuation measures, for permanent accommodation activity buildings , to achieve the following noise criteria must be provided: (a) ≤ 60 dB(A) L_{10} (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am ≤ 40 dB(A)) Or (b) ≤ 63 dB(A) L_{10} (18 hour) façade corrected (measured L90 (8 hour) free field between 10pm and 6am > 40 dB(A)).	Prior to the commencement of use and to be maintained at all times.
2.	(a) Stormwater management of the development must ensure no worsening or actionable nuisance to the state-controlled road. (b) Any works on the land must not: (i) create any new discharge points for stormwater runoff onto the state-controlled road; (ii) interfere with and/or cause damage to the existing stormwater drainage on the state-controlled road; (iii) surcharge any existing culvert or drain on the state-controlled road; (iv) reduce the quality of stormwater discharge onto the state-controlled road. (c) RPEQ certification with supporting documentation must be provided to North Coast District at North.Coast.IDAS@tmr.qld.gov.au within the Department of Transport and Main Roads, confirming that the development has been designed and constructed in accordance with parts (a) and (b) of this condition.	(a) At all times. (b) At all times. (c) Prior to the commencement of use.
3.	Direct access is not permitted between the Bruce Highway and the subject site.	At all times.
4.	Any excavation, filling/backfilling/compaction, retaining structures, stormwater management measures and other works involving ground disturbance must not encroach or de-stabilise the state-controlled road, or cause similar adverse impacts.	At all times.

Attachment 2—Reasons for decision to impose conditions

The reasons for SARA's decision are:

The reasons for this decision are:

- The development, with the imposed conditions, complies with State code 1: Development in a state-controlled road environment of the SDAP. Specifically, the development:
 - o Does not create a safety hazard for users of the state-controlled road.
 - o Does not result in a worsening of the physical condition or operating performance of state-controlled roads and the surrounding road network.
 - o Does not compromise the state's ability to maintain and operate state-controlled roads, or significantly increase the cost to maintain and operate state-controlled roads.

Material used in the assessment of the application:

- The development application material and submitted plans
- *Planning Act 2016*
- Planning Regulation 2017
- The *State Development Assessment Provisions* (version 3.0), as published by the department
- The Development Assessment Rules
- SARA DA Mapping system
- *Human Rights Act 2019*

Attachment 3—Advice to the applicant

General advice	
1.	Terms and phrases used in this document are defined in the <i>Planning Act 2016</i> its regulation or the State Development Assessment Provisions (SDAP) 3.0. If a word remains undefined it has its ordinary meaning.
2.	<p>Public utility works and connection approval</p> <p>The applicant is advised that if any works and/or connections are required to public utility services within a State-controlled road corridor, approval must be given by the Department of Transport and Main Roads under the relevant public utility legislation (electricity, water/sewer, telecommunication), and in accordance with TMR technical standards (TN163). Approvals must be obtained prior to commencing any utility works within the state-controlled road corridor. Please contact the public utility team via northcoast@tmr.qld.gov.au for further information on the application and approval process.</p>

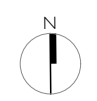
Sixty6 Acres Woombye - LOCATION PLAN



ISSUE	DATE	AMENDMENT	BY
B	01.03.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 LOCATION PLAN
 CLIENT
 Andrew Pitcher

DRAWN
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 PROJECT No.
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DATE
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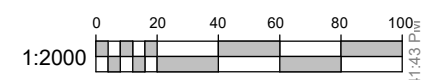
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 F 5444 8887







1 Site Plan - Overall
 Scale 1 : 2000



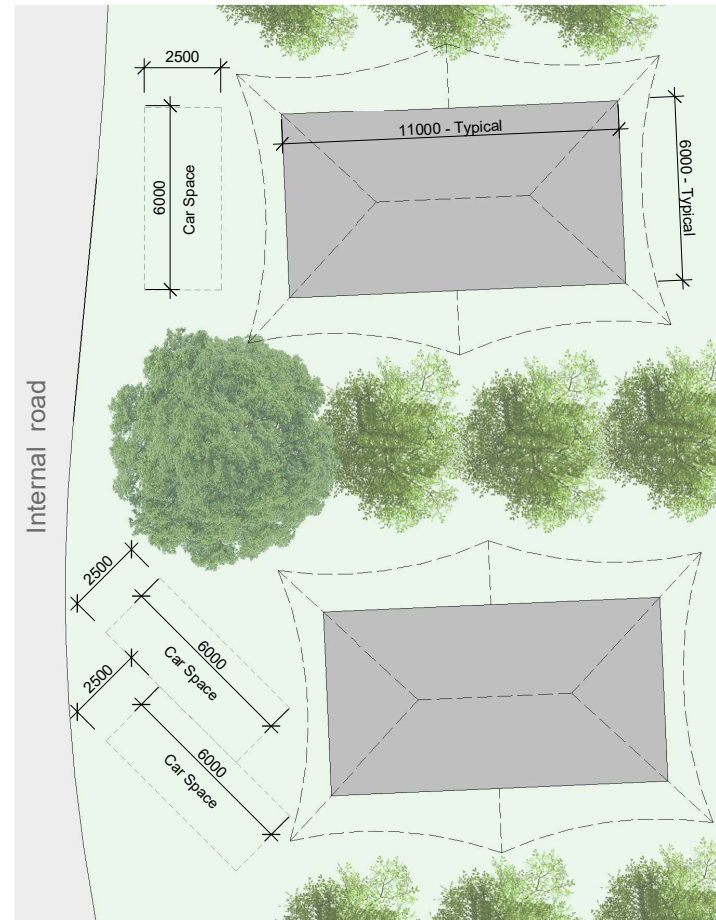
tysondesignstudio
 residential . commercial . industrial
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Sixty6 Acres
 185-205 Diddillibah Rd, Woombye, Qld.

Site Plan - Overall | Nov 2021 | As indicated | 1499 -Site02 | I

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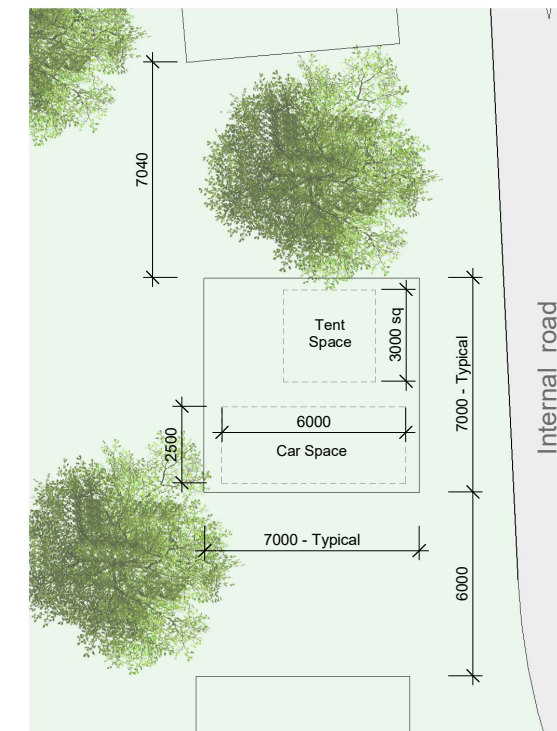
Rev	Description	Date
A	Information Request	25/04/22



1 **Glamping Site**
 Scale 1 : 200



2 **Caravan Site**
 Scale 1 : 200



3 **Tent Site**
 Scale 1 : 200

Sixty6 Acres

185-205 Diddillibah Rd, Woombye, Qld.

Camp Site Details

Nov 2021

1 : 200

1499 -Site03 A

call 0411 125 425
 email tysonag@bigpond.net.au
 post box 5337 maroochydore qld
 qbcc lic. 1070982
 abn 33 080 662 473



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Sixty6 Acres Woombye - COUNTRY CAFE

COUNTRY CAFE

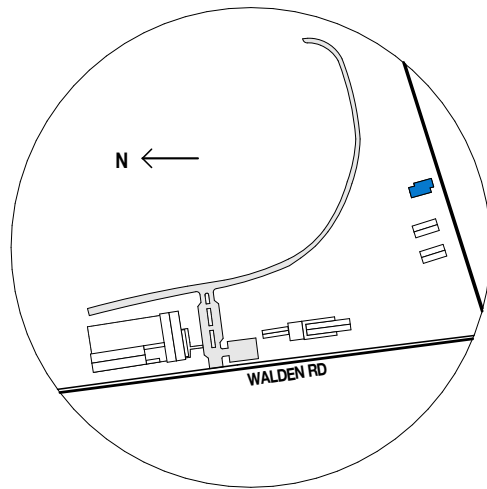
PACKING SHED

COMMUNITY HUB

COMMUNAL FACILITY

PLANNING INFORMATION

BUILDING LOCATION



KEY PLAN

AREA

GROUND FLOOR

INTERNAL	103.1m ²
EXTERNAL	60.7m ²

LEVEL 1

INTERNAL	5.0m ²
EXTERNAL	142.0m ²

TOTAL	310.8m²
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A	22.12.2021	CONCEPT PACKAGE	OGE

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 185-205 Diddillibah Rd
 Woombye, QLD

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 COUNTRY CAFE
 CLIENT
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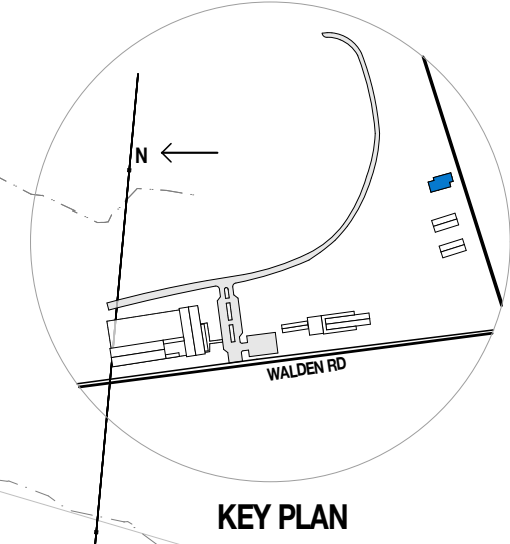
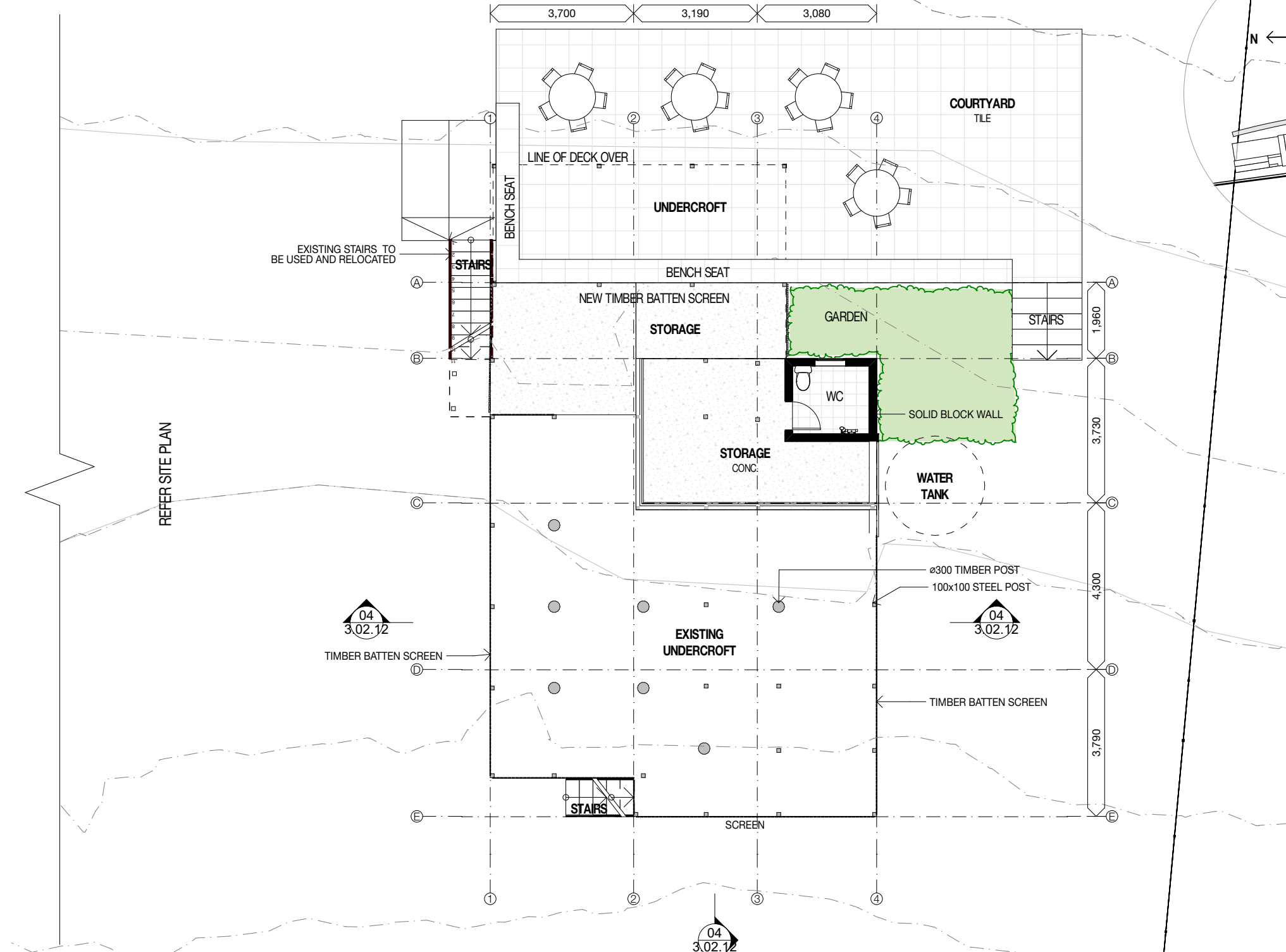
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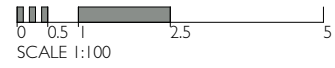
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Sixty6 Acres Woombye - COUNTRY CAFE - PROPOSED - GROUND FLOOR PLAN

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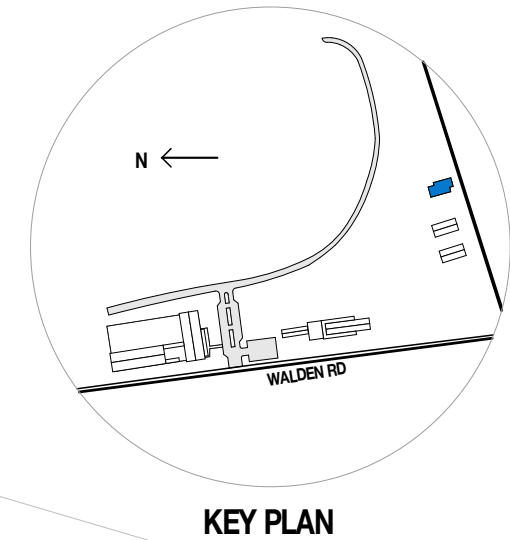
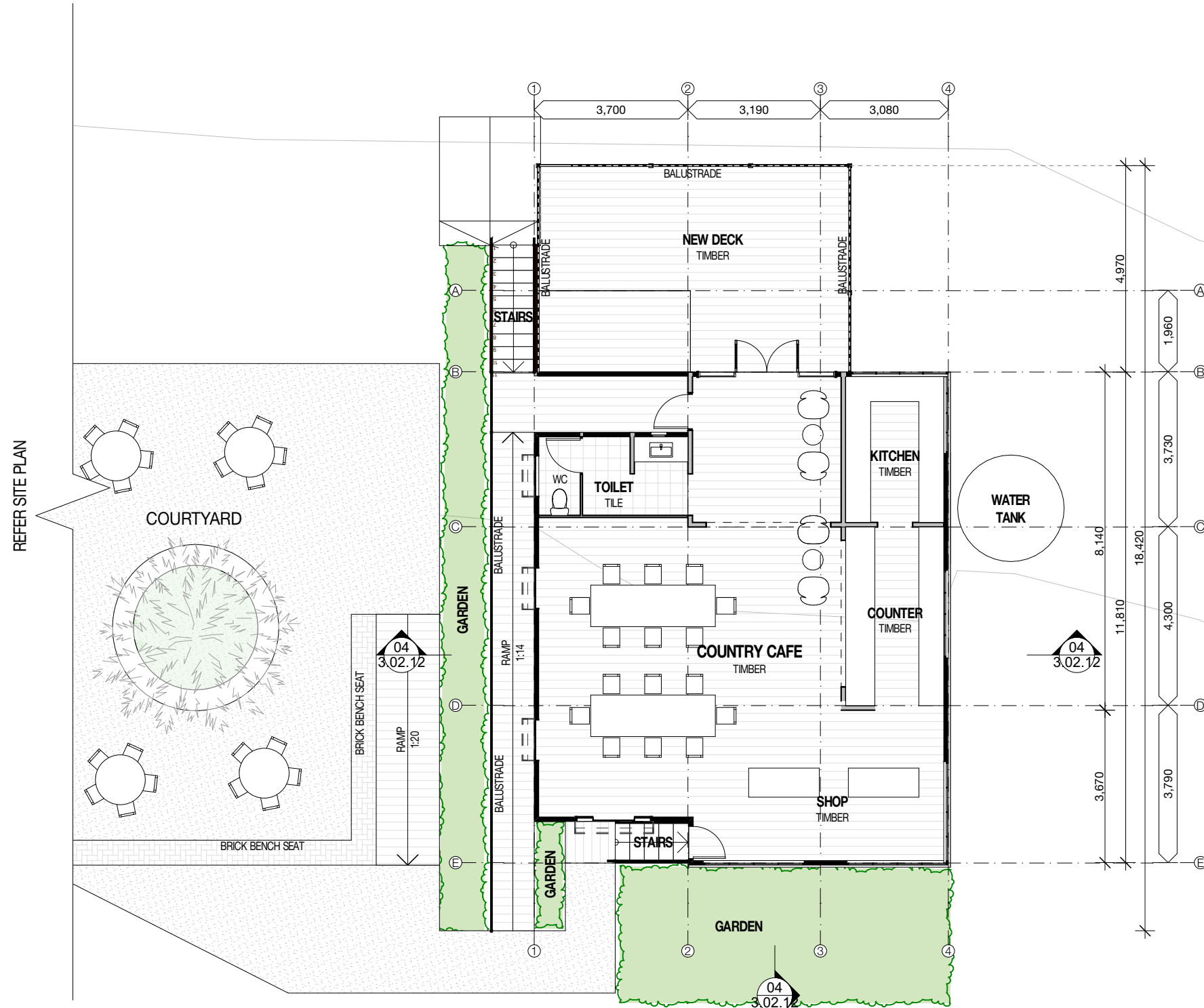
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Sixty6 Acres Woombye - COUNTRY CAFE - PROPOSED - UPPER LEVEL PLAN

COUNTRY CAFE
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Sixty6 Acres Woombye - COUNTRY CAFE - PROPOSED - ROOF PLAN

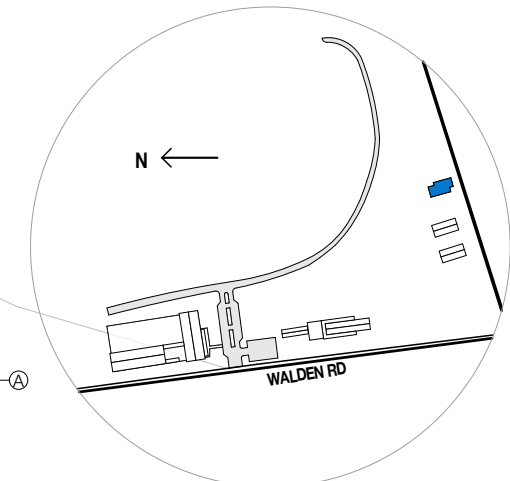
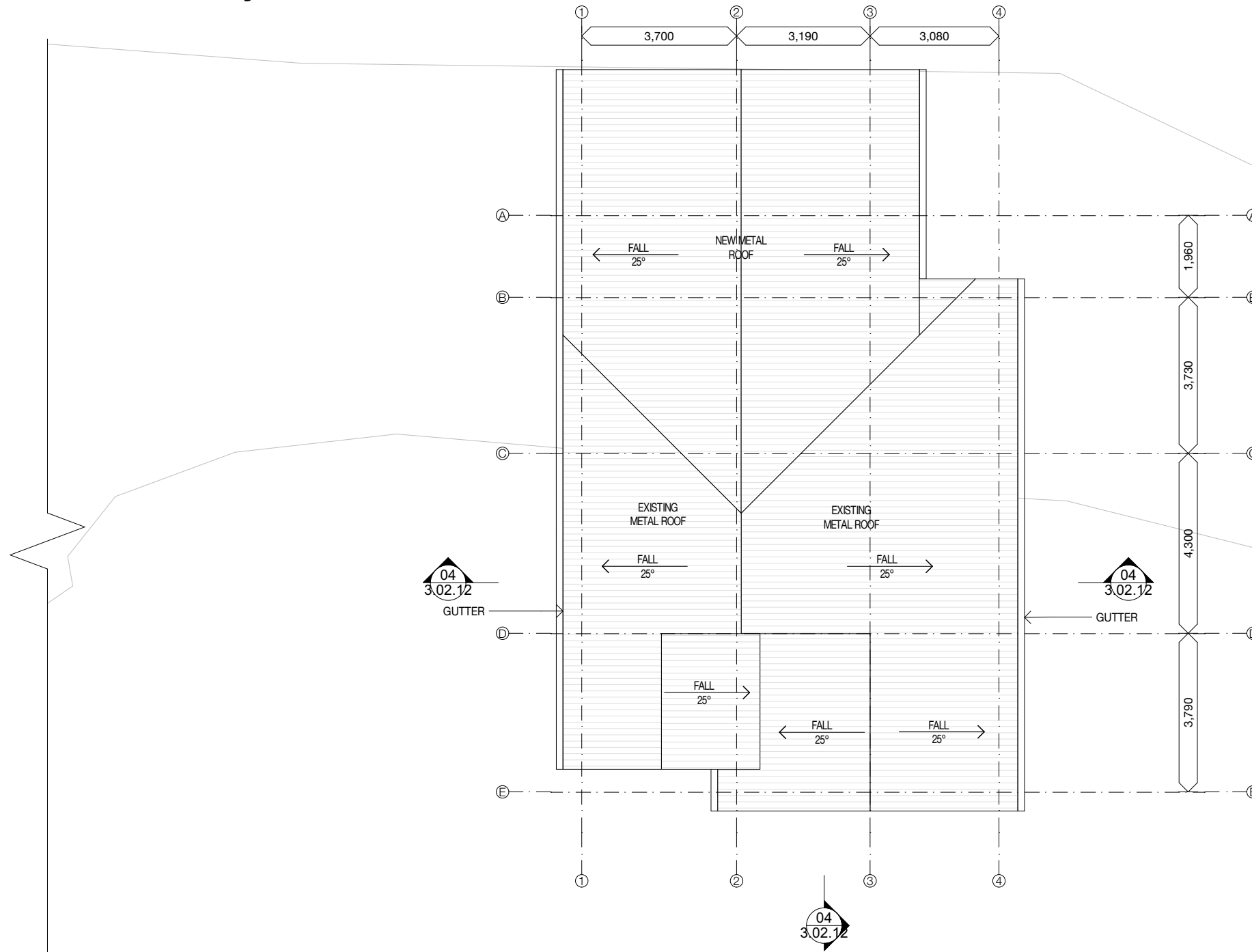
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COMMUNITY HUB

COMMUNAL FACILITY

REFER SITE PLAN

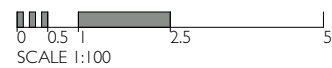


KEY PLAN

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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

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 PROPOSED - ROOF PLAN
 CLIENT
 Andrew Pitcher

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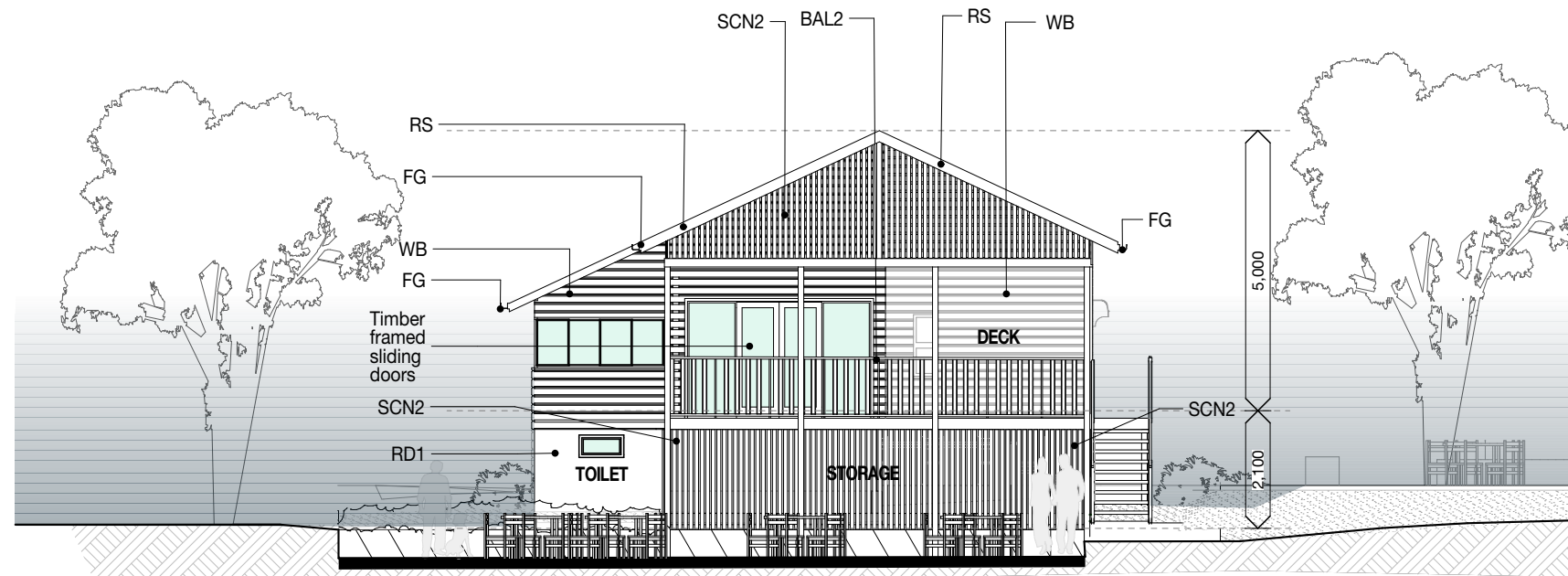
Sixty6 Acres Woombye - COUNTRY CAFE - ELEVATIONS

COUNTRY CAFE

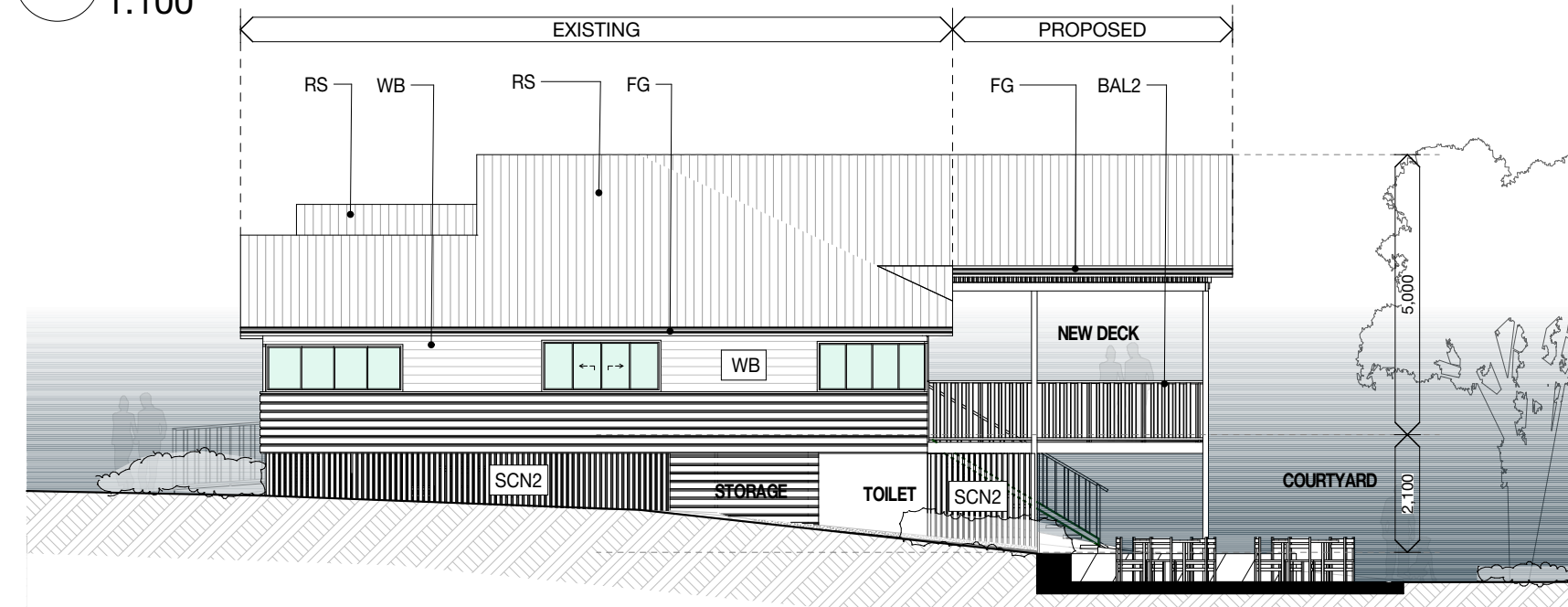
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COMMUNITY HUB

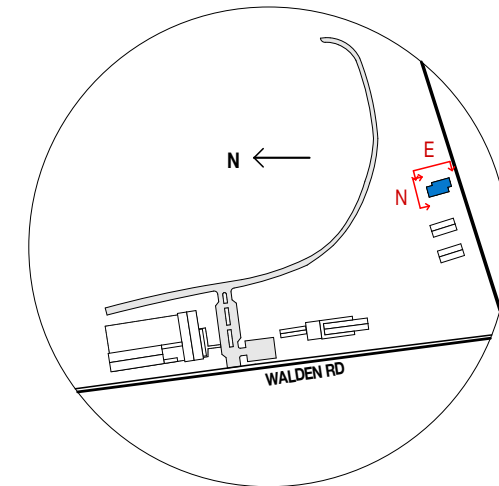
COMMUNAL FACILITY



CCE DA NORTH ELEVATION
 1:100



CCE DA EAST ELEVATION
 1:100



KEY PLAN

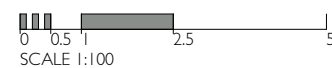
MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding - Monument
AWN1	Timber batten top hung operable screen/awning
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.
BAL2	Hardwood batten balustrade to match existing.
BLK	190 Series Blockwork
BRK	Feature brick cladding.
CONC	Concrete
CP/FL	Colorbond capping and flashing
DP	Downpipe, Painted to match adjoining wall
FN1	1200mm Timber livestock fencing to match existing.
FG	Fascia Gutter
MC	Metal custom orb wall cladding, zinalume finish.
PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.
RS	Selected Colorbond Roof sheeting
RD1	Rendered with paint finish
SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
SCN2	Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
STN	Feature stone cladding
TIM	Timber cladding, vertical expressed joints, stain finish.
CHH	Shadowclad (rough texture)
TL1	Feature tile TBC
WB	Scyon Linea Weatherboard FC Cladding
TR1	S.S Trellis wire to detail
WB	Weatherboard Cladding to match existing.
SPR	Downpipe Spreader

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PRELIMINARY
 NOT FOR CONSTRUCTION



PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COUNTRY CAFE -
 ELEVATIONS
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.02.3.1B

SCALE @ A3
 1:100, 1:5000

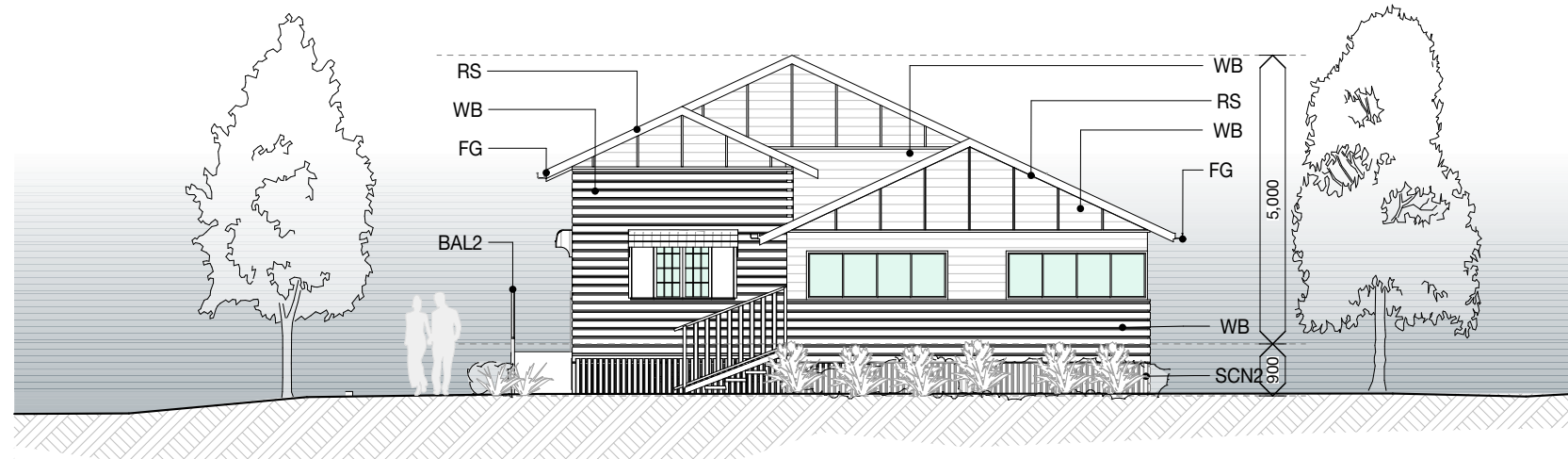
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 Reg. No. 4212 4 First Avenue, Maroochydore Q 4558 Buddina Q 4575 www.ogegroup.com.au F 5444 8887

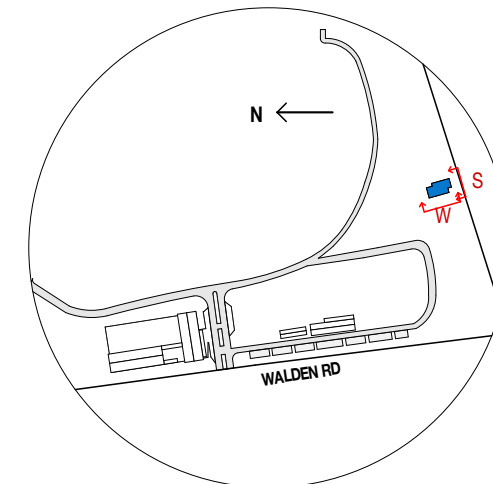


Sixty6 Acres Woombye - COUNTRY CAFE - ELEVATIONS

COUNTRY CAFE

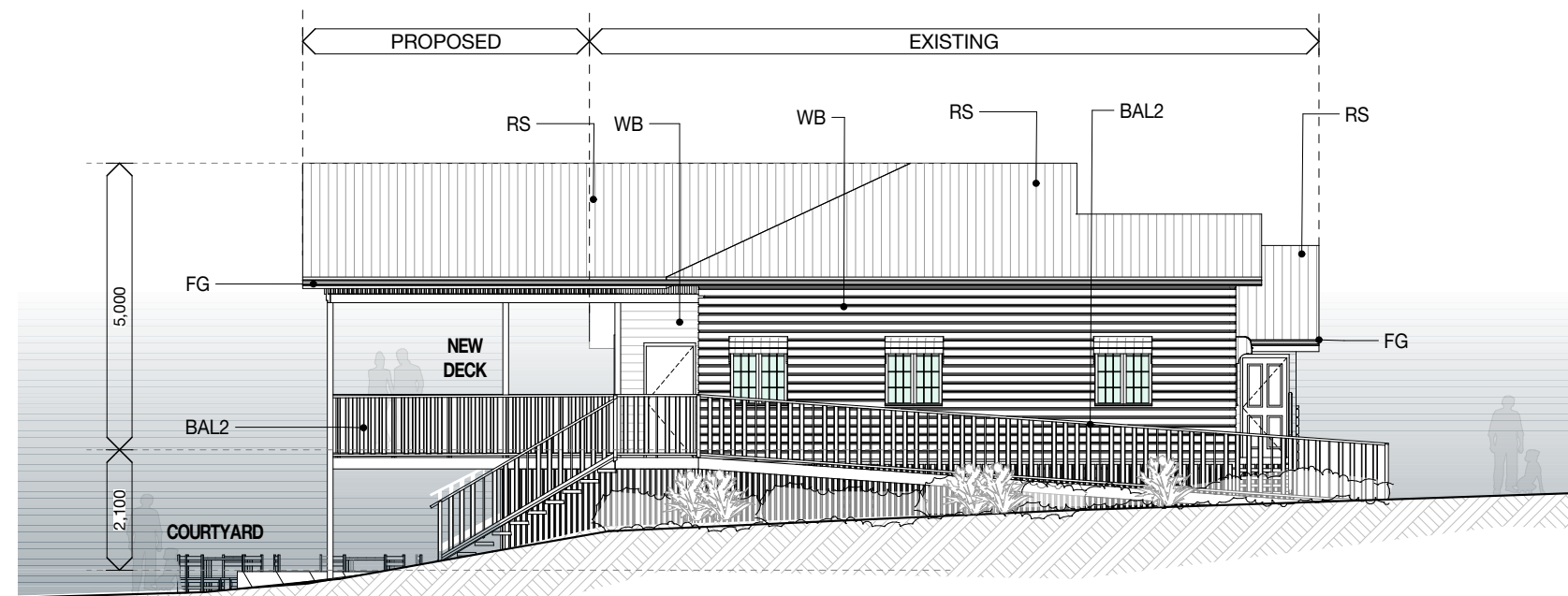


PACKING SHED



KEY PLAN

CCE DA SOUTH ELEVATION
1:100



COMMUNITY HUB

COMMUNAL FACILITY

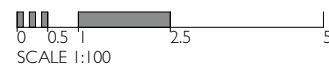
CCE DA WEST ELEVATION
1:100

MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding - Monument
AWN1	Timber batten top hung operable screen/awning
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.
BAL2	Hardwood batten balustrade to match existing.
BLK	190 Series Blockwork
BRK	Feature brick cladding.
CONC	Concrete
CP/FL	Colorbond capping and flashing
DP	Downpipe, Painted to match adjoining wall
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TR1	S.S Trellis wire to detail
WB	Weatherboard Cladding to match existing.
SPR	Downpipe Spreader

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE
ISSUE	DATE	AMENDMENT	BY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
COUNTRY CAFE -
ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
DATE
1/3/22
SCALE @ A3
1:100, 1:5000
PROJECT No.
21074
DRAWING No.
DA_3.02.3.2B
ISSUE No.

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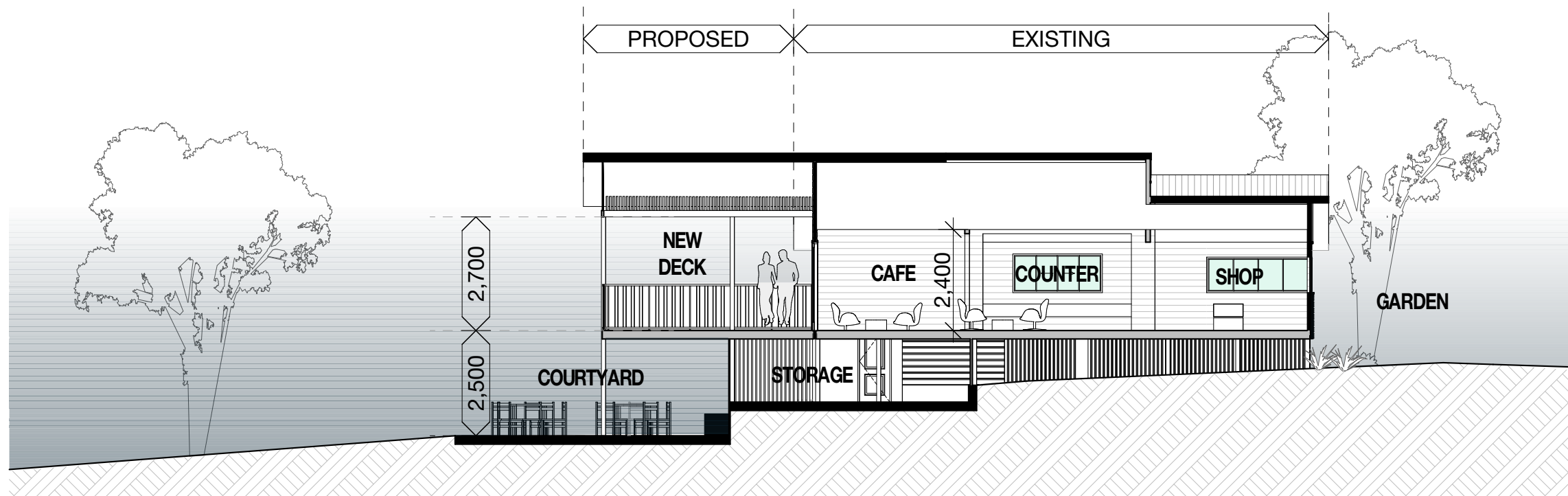
Sixty6 Acres Woombye - COUNTRY CAFE - SECTIONS

COUNTRY CAFE

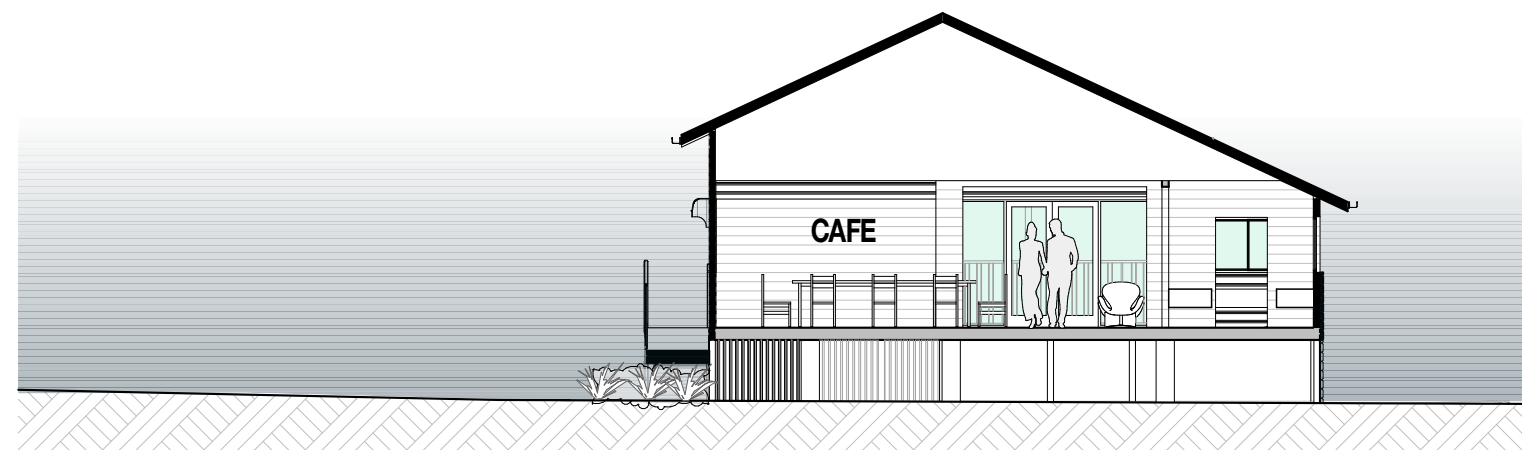
PACKING SHED

COMMUNITY HUB

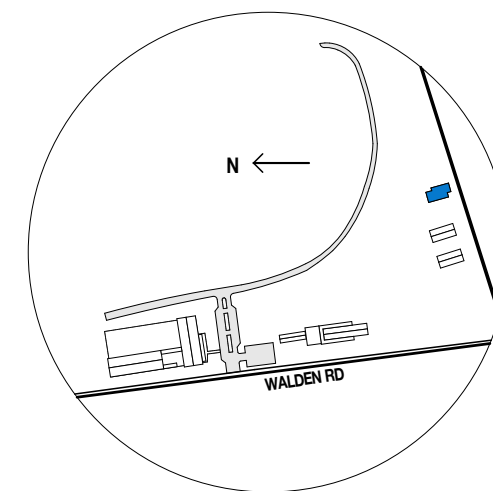
COMMUNAL FACILITY



CCS SECTION A
1:100



CCS SECTION B
1:100

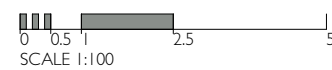


KEY PLAN

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COUNTRY CAFE - SECTIONS
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
 3.02.12

SCALE @ A3
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 www.ogegroup.com.au

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O.G.E GROUP
 ARCHITECTS

Sixty6 Acres Woombye - THE PACKING SHED

COUNTRY CAFE

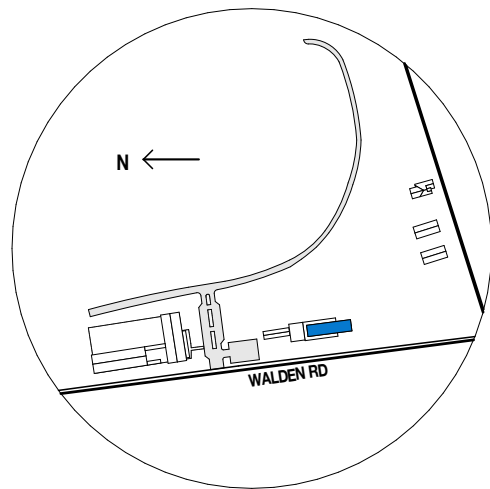
PACKING SHED

COMMUNITY HUB

COMMUNAL FACILITY

PLANNING INFORMATION

BUILDING LOCATION



KEY PLAN

AREA

GROUND FLOOR	
INTERNAL	324m ²
EXTERNAL	218.4m ²
TOTAL	542.4m²



**PRELIMINARY
 NOT FOR CONSTRUCTION**

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 THE PACKING SHED
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.03.1 B

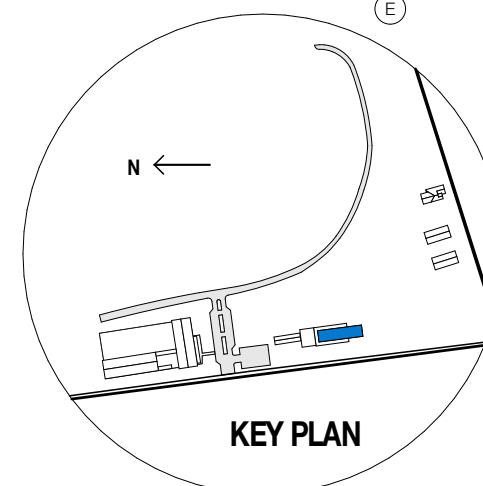
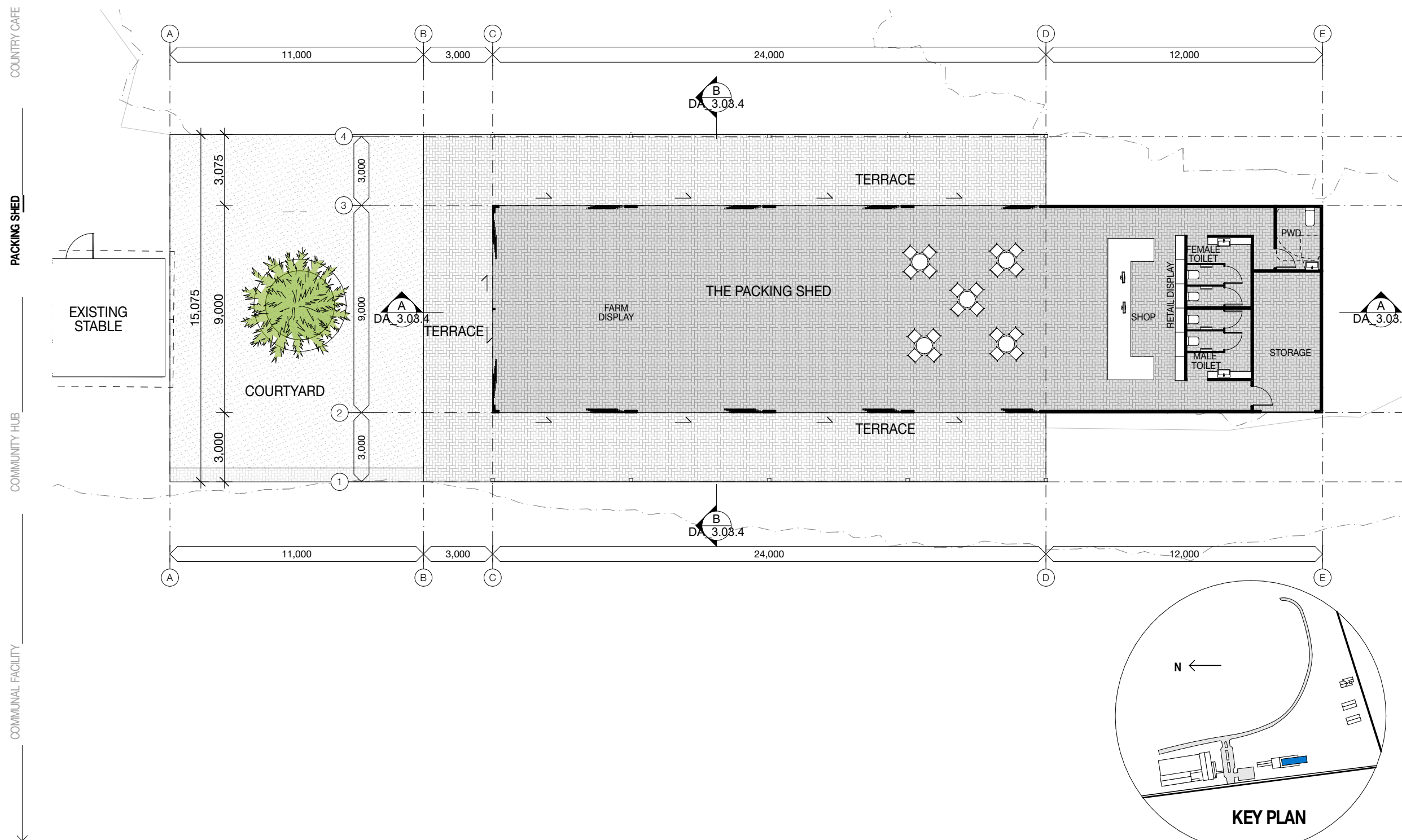
SCALE @ A3
 1:5000

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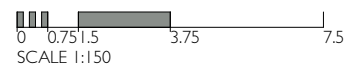
Sixty6 Acres Woombye - THE PACKING SHED - FLOOR PLAN



ISSUE	DATE	AMENDMENT	BY
C	13.04.2022	RFI RESPONSE	OGE
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PROJECT
 Sixty6 Acres Woombye
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DRAWING TITLE
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 PLAN
 CLIENT
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DRAWN
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 PROJECT No.
 21074

DATE
 13/4/22
 DRAWING No.
 DA_3.03.2.IC

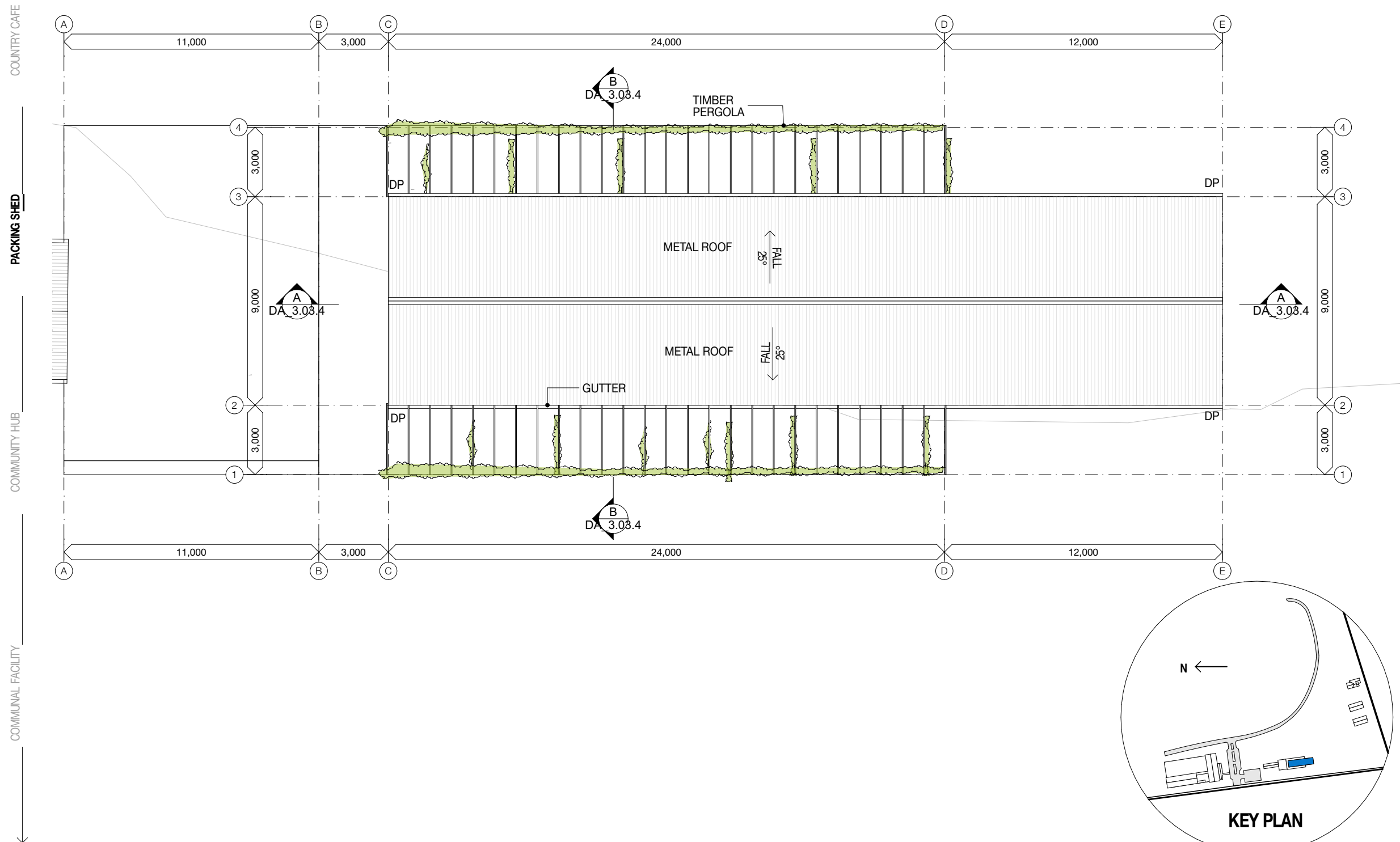
SCALE @ A3
 1:150, 1:5000
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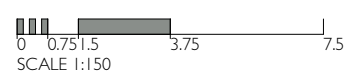
Sixty6 Acres Woombye - THE PACKING SHED - ROOF PLAN



ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 THE PACKING SHED - ROOF
 PLAN
 CLIENT
 Andrew Pitcher

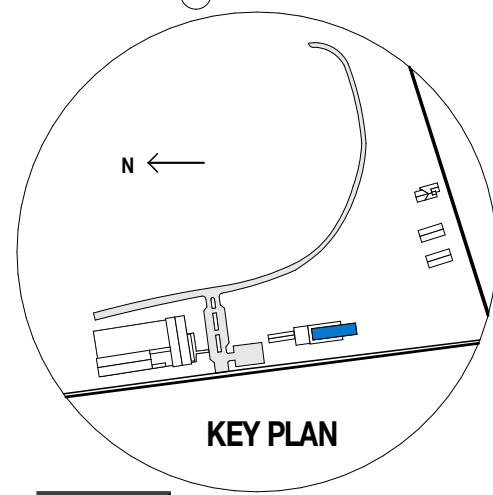
DRAWN
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 PROJECT No.
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DATE
 1/3/22
 DRAWING No.
DA_3.03.2.2B

SCALE @ A3
 1:5000, 1:150
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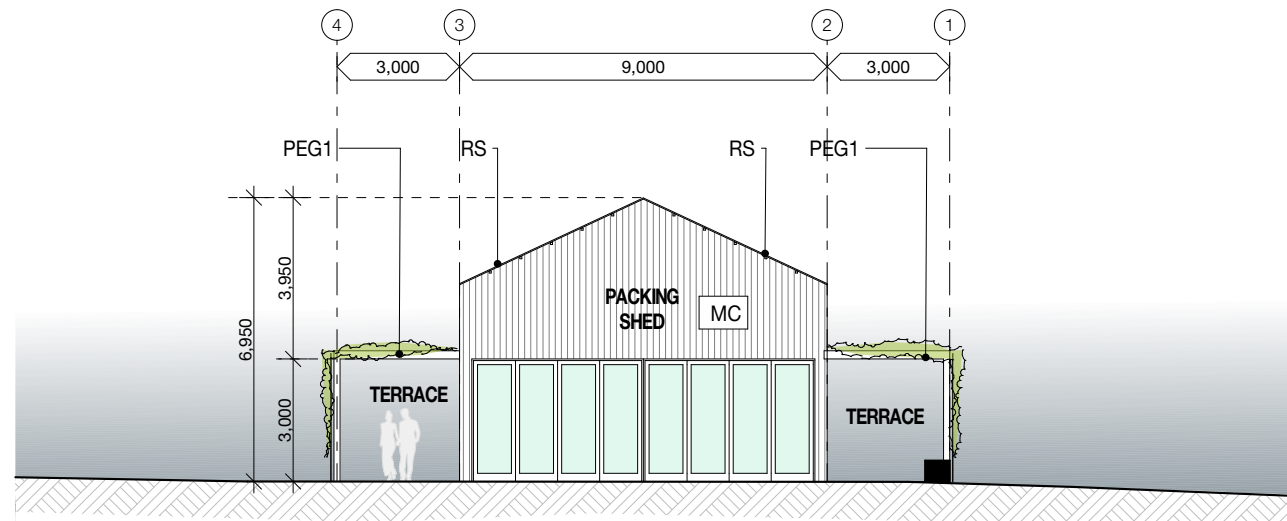
Sixty6 Acres Woombye - THE PACKING SHED - ELEVATIONS

COUNTRY CAFE

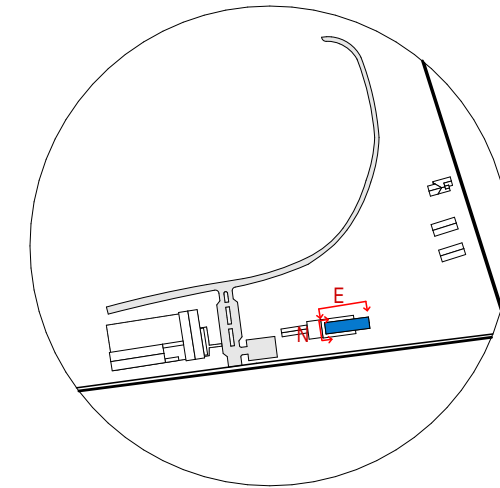
PACKING SHED

COMMUNITY HUB

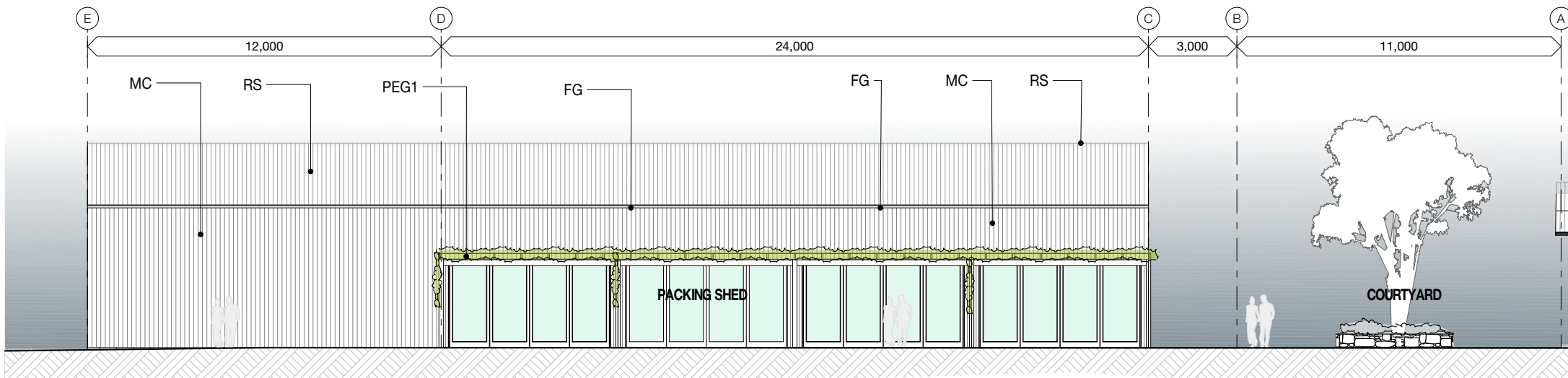
COMMUNAL FACILITY



PSE NORTH ELEVATION
1:150



KEY PLAN



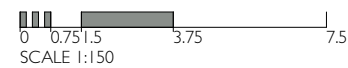
PSE EAST ELEVATION
1:150

MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding-White	DP	Downpipe, Painted to match adjoining wall	SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
AWN1	Timber batten top hung operable screen/awning	FN1	1800mm High Timber Pailing Perimeter Fencing	SCN2	Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.	FN2	1200mm Timber livestock fencing to match existing.	STN	Feature stone cladding
BAL2	Hardwood batten balustrade TBC.	FG	Fascia Gutter	TIM1	Timber cladding, vertical expressed joints, stain finish.
BLK	190 Series Blockwork	MC	Metal custom orb wall cladding, zincalume finish.	CHH	Shadowclad (rough texture)
BRK	Feature brick cladding.	PC	Polycarbonate roof/wall sheeting	TIM2	Charred EcoTimber cladding, vertical expressed joints.
CONC	Concrete	PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.	TR1	S.S Trellis wire to detail
CP/FL	Colorbond capping and flashing	RD1	Rendered block work with paint finish	WB	Weatherboard Cladding to match existing
		RS	Selected Colorbond Roof sheeting		

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE
ISSUE	DATE	AMENDMENT	BY
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PRELIMINARY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
THE PACKING SHED -
ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074
DATE
1/3/22
SCALE @ A3
1:150, 1:5000
DRAWING No.
DA_3.03.3.1B
ISSUE No.

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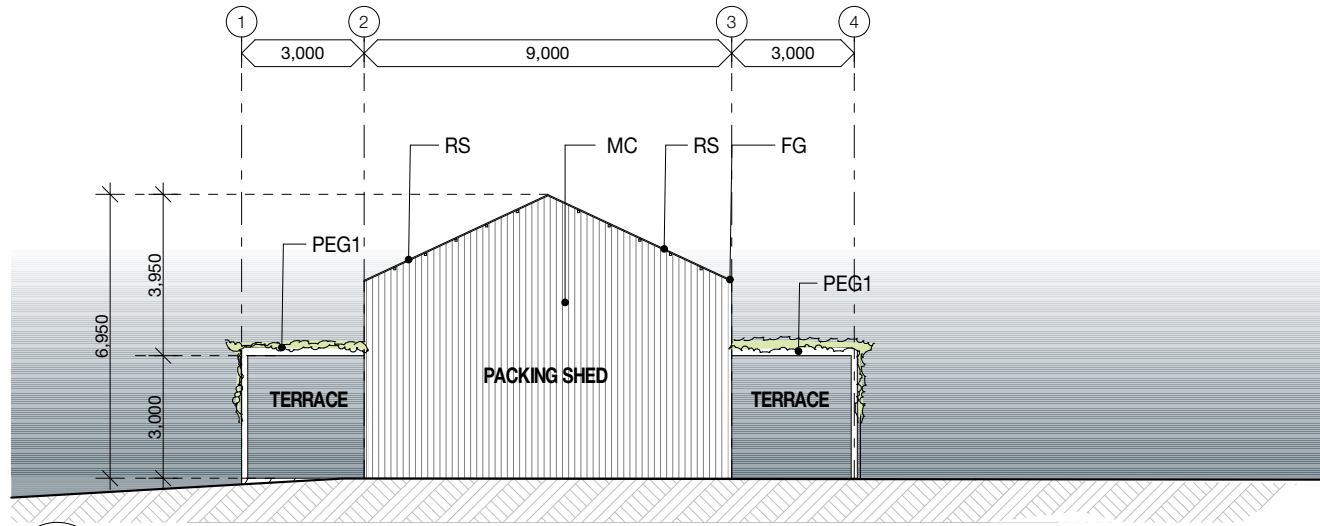
Sixty6 Acres Woombye - THE PACKING SHED - ELEVATIONS

COUNTRY CAFE

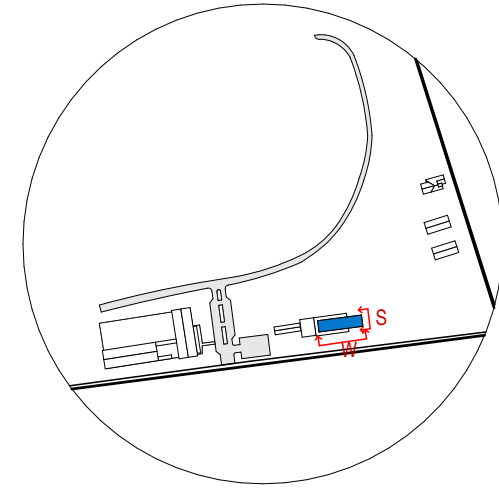
PACKING SHED

COMMUNITY HUB

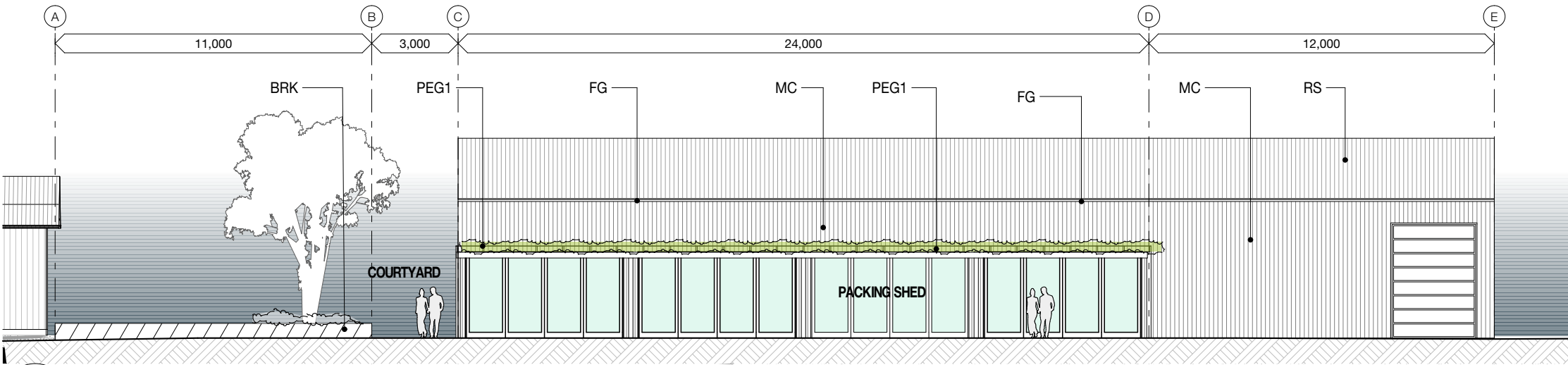
COMMUNAL FACILITY



PSE SOUTH ELEVATION
1:150



KEY PLAN



PSE WEST ELEVATION
1:150

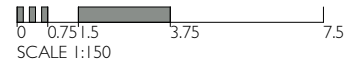
MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding-White	DP	Downpipe, Painted to match adjoining wall	SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
AWN1	Timber batten top hung operable screen/awning	FN1	1800mm High Timber Pailing Perimeter Fencing	SCN2	Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
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CP/FL	Colorbond capping and flashing	RD1	Rendered block work with paint finish		
		RS	Selected Colorbond Roof sheeting		

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A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
THE PACKING SHED -
ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074
DATE
1/3/22
SCALE @ A3
1:150, 1:5000
DRAWING No.
DA_3.03.3.2B
ISSUE No.

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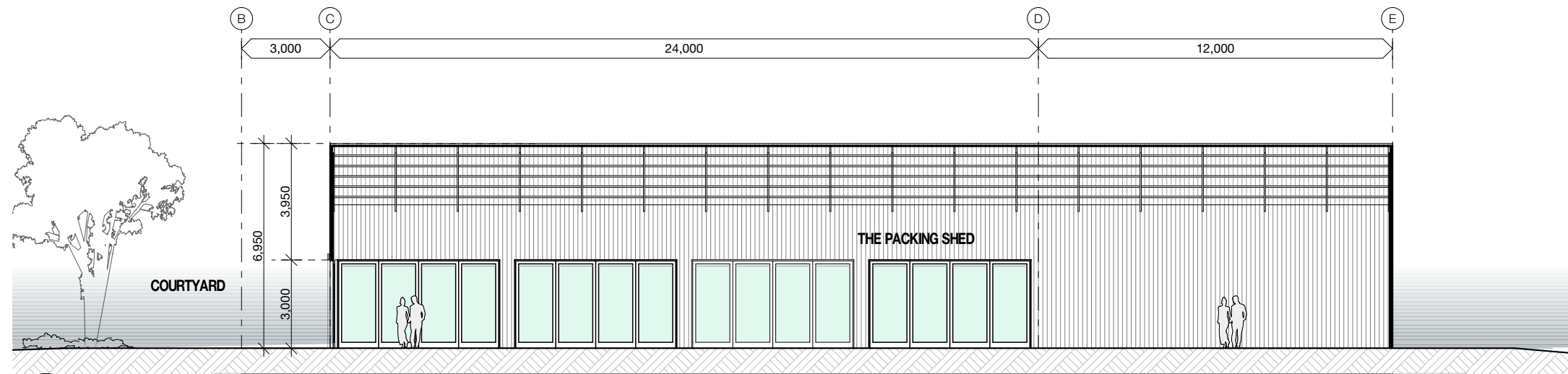
Sixty6 Acres Woombye - THE PACKING SHED - SECTIONS

COUNTRY CAFE

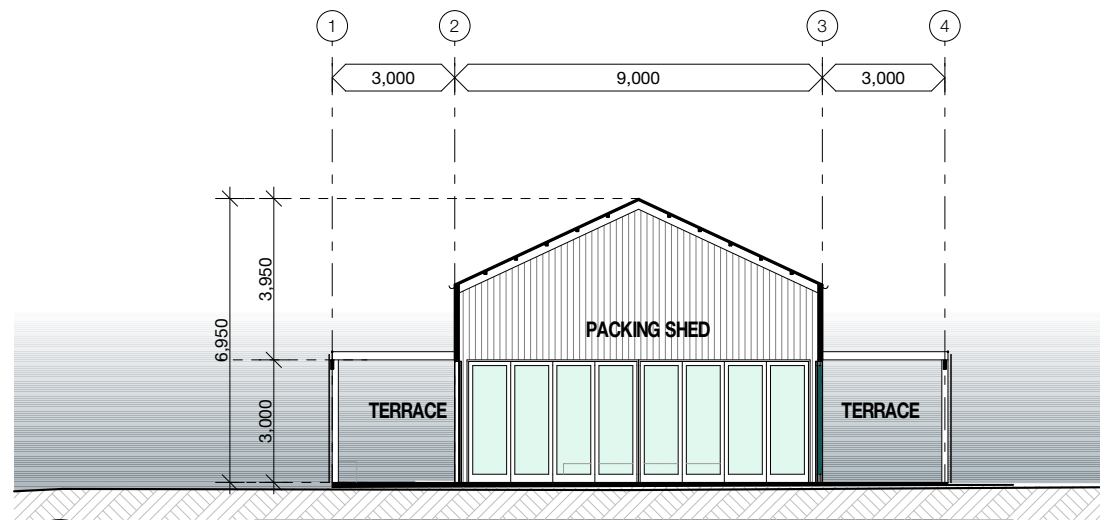
PACKING SHED

COMMUNITY HUB

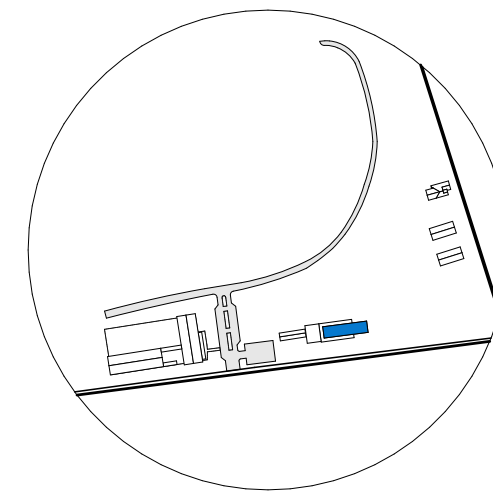
COMMUNAL FACILITY



PSE SECTION A
1:150



PSE SECTION B
1:150

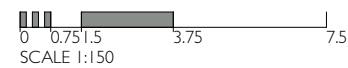


KEY PLAN

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
THE PACKING SHED -
SECTIONS
DESIGNER
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074

DATE
1/3/22
DRAWING No.
DA_3.03.4 B

SCALE @ A3
1:150, 1:5000
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4 First Avenue, Maroochydore Q 4558

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Buddina Q 4575

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O.G.E GROUP
ARCHITECTS

Sixty6 Acres Woombye - COMMUNITY HUB

COUNTRY CAFE

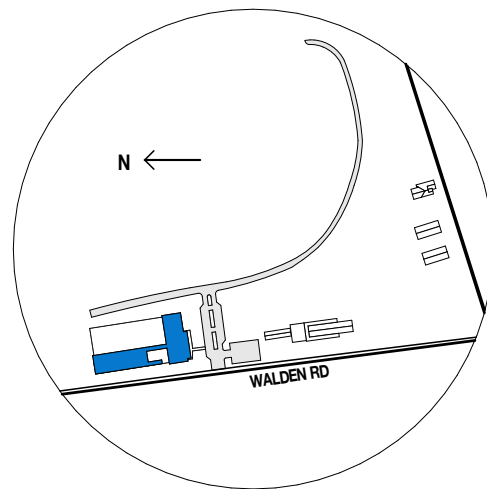
PACKING SHED

COMMUNITY HUB

COMMUNAL FACILITY

PLANNING INFORMATION

BUILDING LOCATION



KEY PLAN

AREA

GROUND FLOOR

INTERNAL	526.5m ²
EXTERNAL	
DECKING	981m ²
POOL+COURTYARD	785m ²

TOTAL 2292.5m²



PRELIMINARY
 NOT FOR CONSTRUCTION

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COMMUNITY HUB
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
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 DRAWING No.
DA_2.05.1 A

SCALE @ A3
 1:457.58, 1:5000
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O.G.E Group Pty Ltd.
 Reg. No. 4212

Level 1 "The Old Courthouse"
 4 First Avenue, Maroochydore Q 4558

PO Box 1687
 Buddina Q 4575

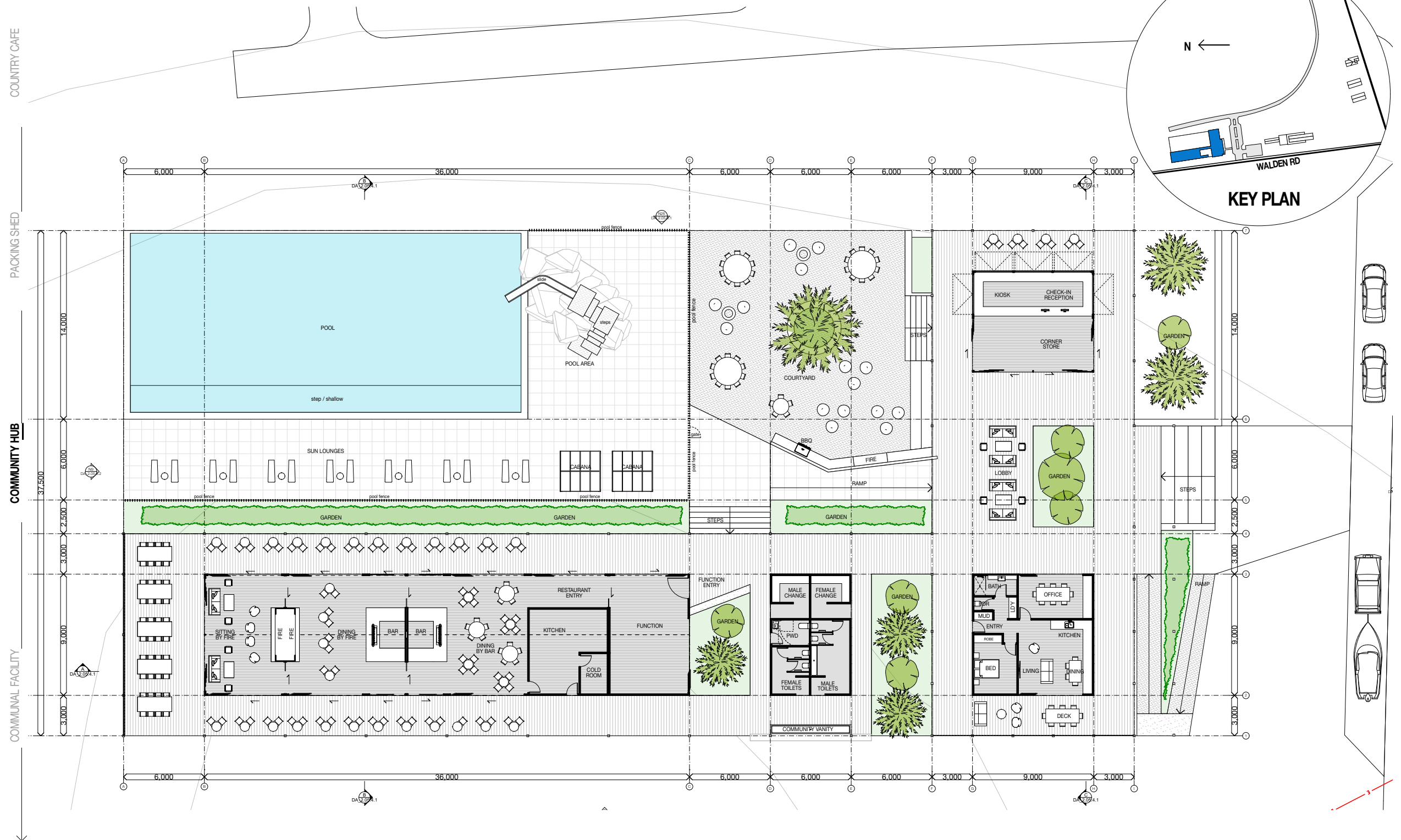
design@ogegroup.com.au
 www.ogegroup.com.au

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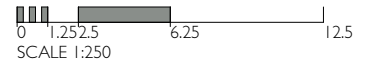
Sixty6 Acres Woombye - COMMUNITY HUB - FLOOR PLAN



ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

NOTE: Figure dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PRELIMINARY
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COMMUNITY HUB - FLOOR
 PLAN
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.

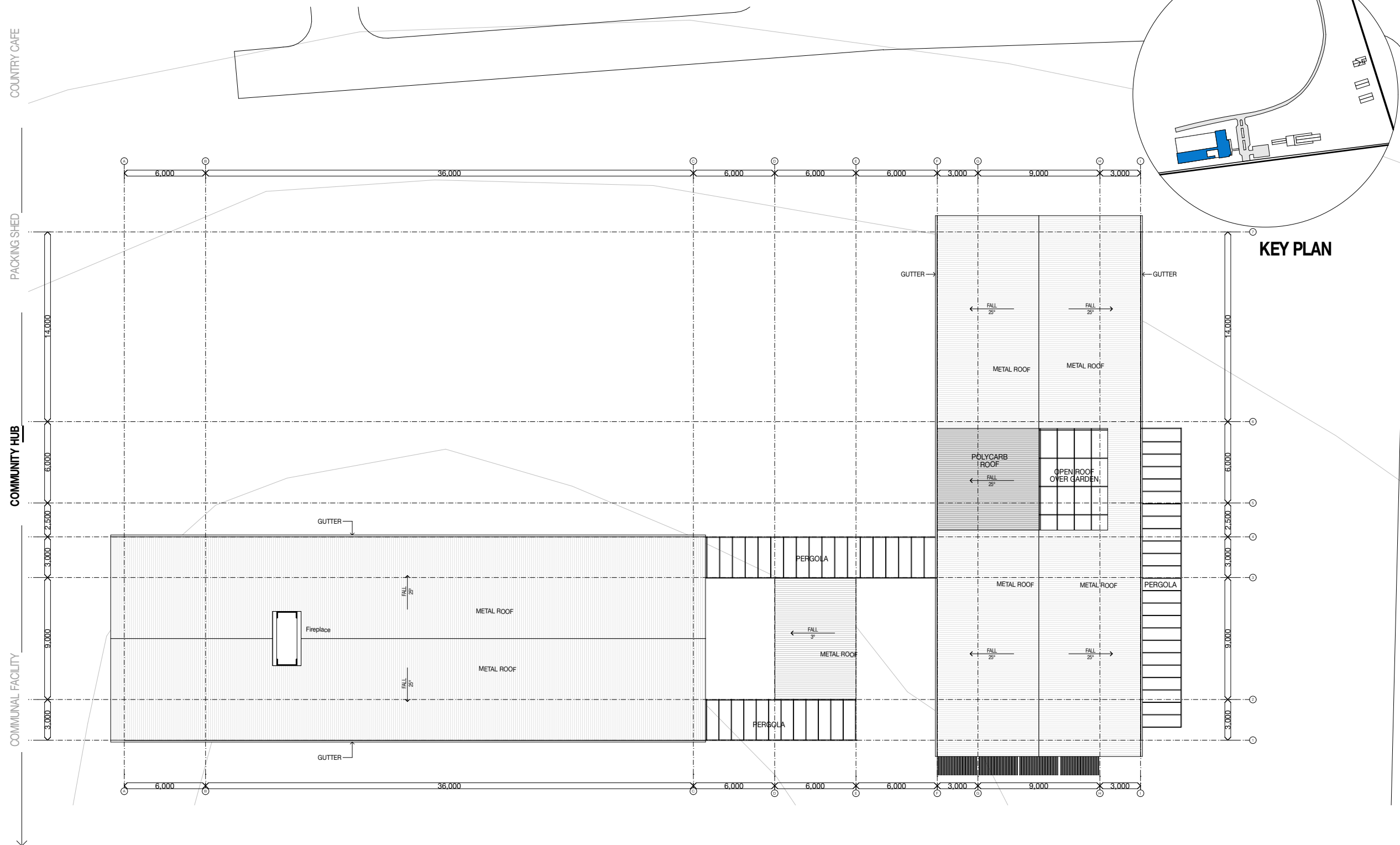
SCALE @ A3
 1:250, 1:5000
 ISSUE No.
A

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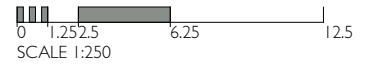
Sixty6 Acres Woombye - COMMUNITY HUB - ROOF PLAN



ISSUE	DATE	AMENDMENT	BY
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A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
 NOT FOR CONSTRUCTION



PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COMMUNITY HUB - ROOF
 PLAN
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_2.05.2.2A

SCALE @ A3
 1:250, 1:5000
 ISSUE No.

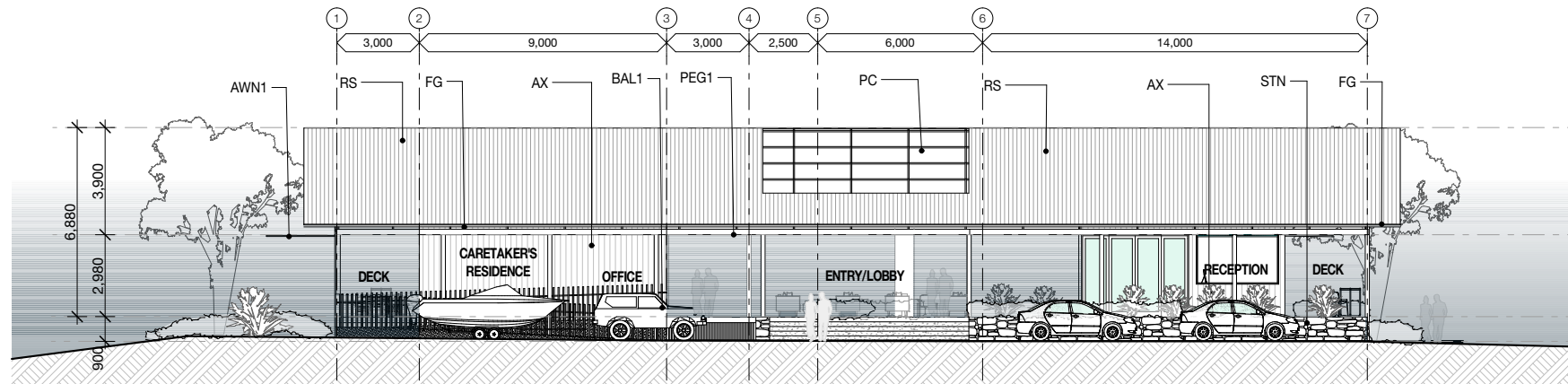
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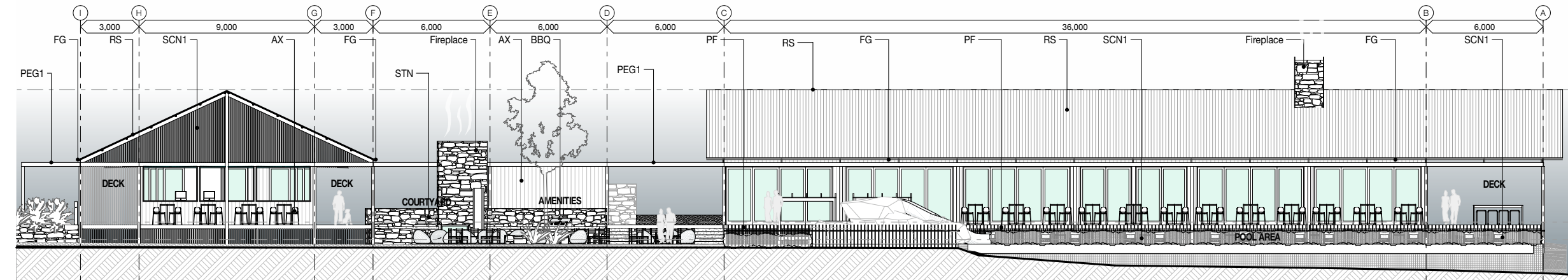
Sixty6 Acres Woombye - COMMUNITY HUB - ELEVATIONS

COUNTRY CAFE
 PACKING SHED



CHE SOUTH ELEVATION
 1:200

COMMUNITY HUB



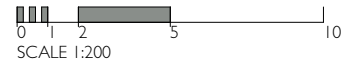
CHE EAST ELEVATION
 1:200

MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding-White	DP	Downpipe, Painted to match adjoining wall	SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
AWN1	Timber batten top hung operable screen/awning	FN1	1800mm High Timber Pailing Perimeter Fencing	SCN2	Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.	FN2	1200mm Timber livestock fencing to match existing.	STN	Feature stone cladding
BAL2	Hardwood batten balustrade TBC.	FG	Fascia Gutter	TIM1	Timber cladding, vertical expressed joints, stain finish.
BLK	190 Series Blockwork	MC	Metal custom orb wall cladding, zincalume finish.	CHH	Shadowclad (rough texture)
BRK	Feature brick cladding.	PC	Polycarbonate roof/wall sheeting	TIM2	Charred EcoTimber cladding, vertical expressed joints.
CONC	Concrete	PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.	TR1	S.S Trellis wire to detail
CP/FL	Colorbond capping and flashing	RD1	Rendered block work with paint finish	WB	Weatherboard Cladding to match existing
		RS	Selected Colorbond Roof sheeting		

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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ISSUE	DATE	AMENDMENT	BY
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PRELIMINARY
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 COMMUNITY HUB -
 ELEVATIONS
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_2.05.3.1A

SCALE @ A3
 1:150, 1:5000, 1:2000

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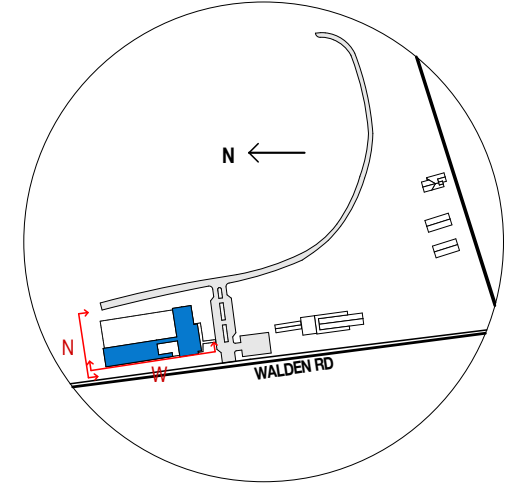
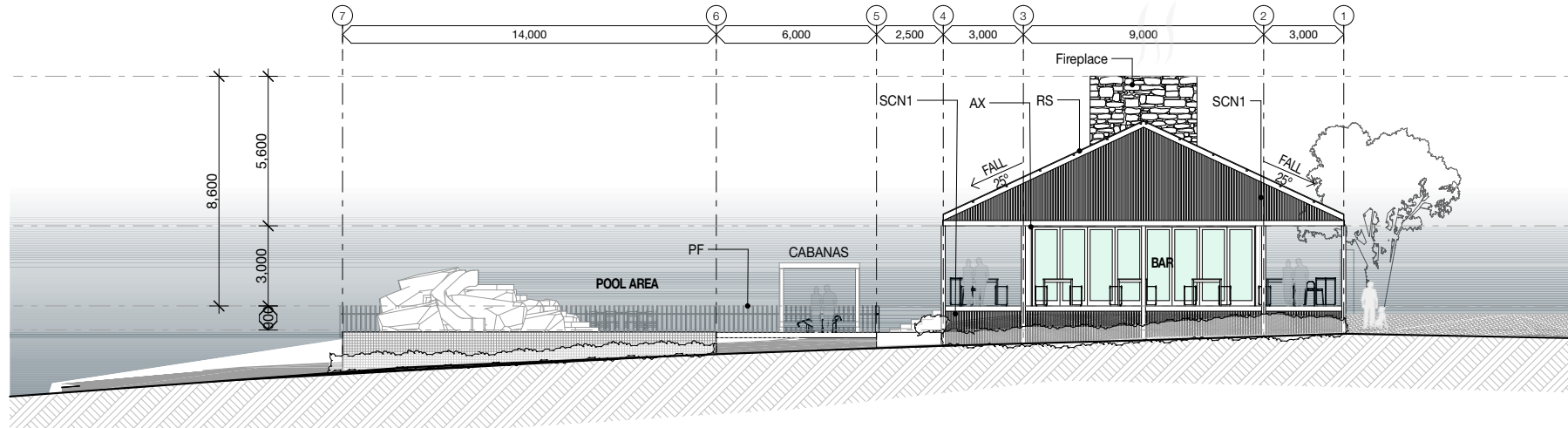
Sixty6 Acres Woombye - COMMUNITY HUB - ELEVATIONS

COUNTRY CAFE

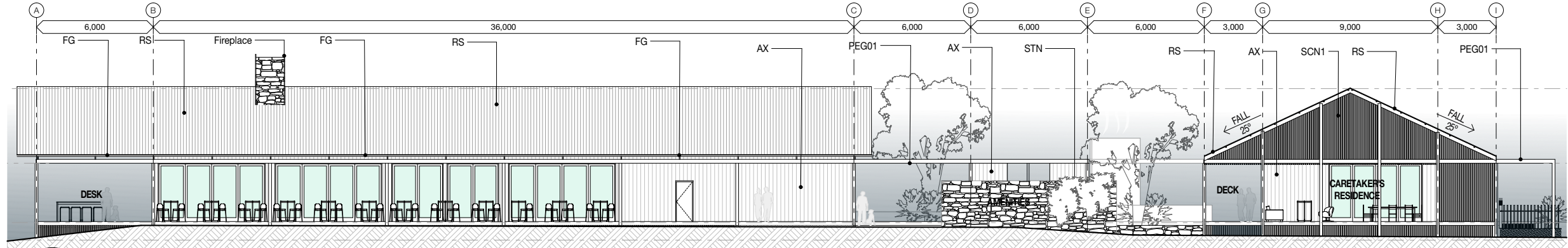
PACKING SHED

COMMUNITY HUB

COMMUNAL FACILITY



CHE NORTH ELEVATION
1:200



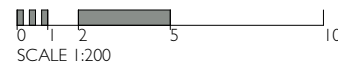
CHE WEST ELEVATION
1:200

MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding-White	DP	Downpipe, Painted to match adjoining wall	SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
AWN1	Timber batten top hung operable screen/awning	FN1	1800mm High Timber Pailing Perimeter Fencing	SCN2	SCN2 Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.	FN2	1200mm Timber livestock fencing to match existing.	STN	Feature stone cladding
BAL2	Hardwood batten balustrade TBC.	FG	Fascia Gutter	TIM1	Timber cladding, vertical expressed joints, stain finish. CHH Shadowclad (rough texture)
BLK	190 Series Blockwork	MC	Metal custom orb wall cladding, zincalume finish.	TIM2	Charred EcoTimber cladding, vertical expressed joints.
BRK	Feature brick cladding.	PC	Polycarbonate roof/wall sheeting	TR1	S.S Trellis wire to detail
CONC	Concrete	PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.	WB	Weatherboard Cladding to match existing
CP/FL	Colorbond capping and flashing	RD1	Rendered block work with paint finish		
		RS	Selected Colorbond Roof sheeting		

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE
ISSUE	DATE	AMENDMENT	BY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
COMMUNITY HUB -
ELEVATIONS
CLIENT
Andrew Pitcher

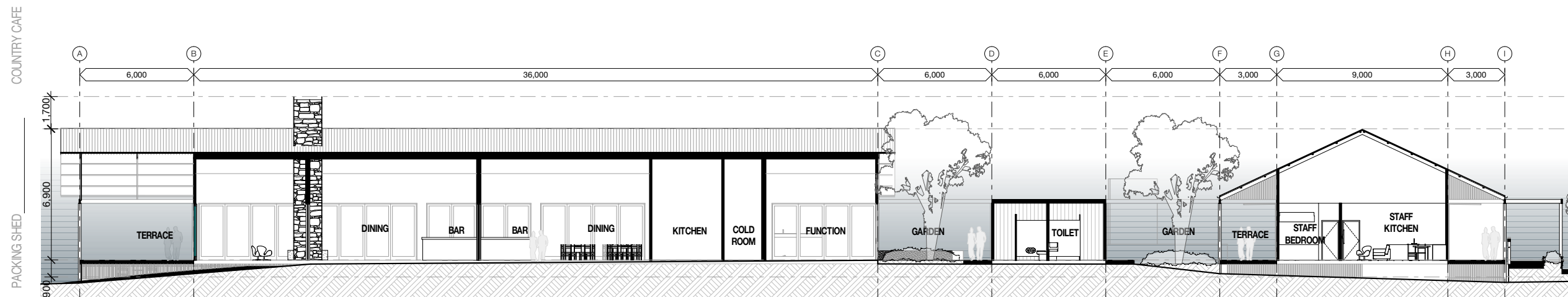
DRAWN
OGE
DATE
1/3/22
SCALE @ A3
1:150, 1:5000, 1:2000
PROJECT No.
21074
DRAWING No.
DA_2.05.3.2A
ISSUE No.

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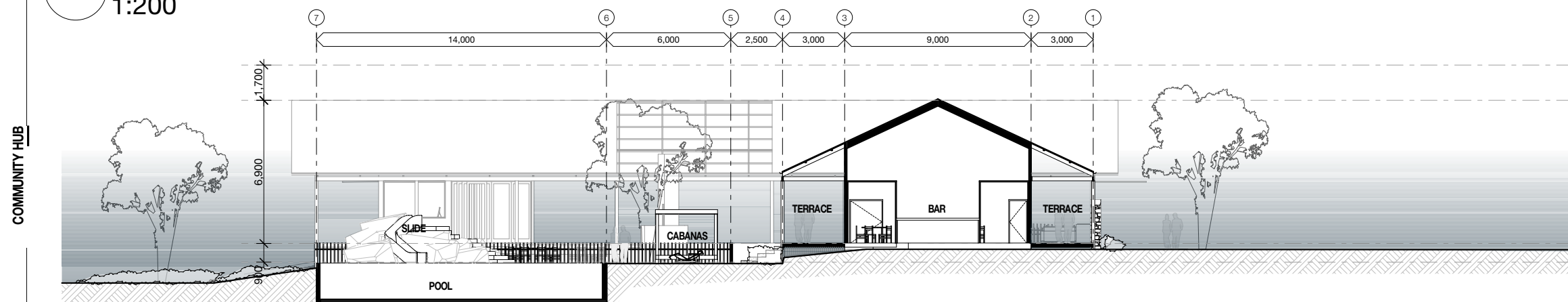
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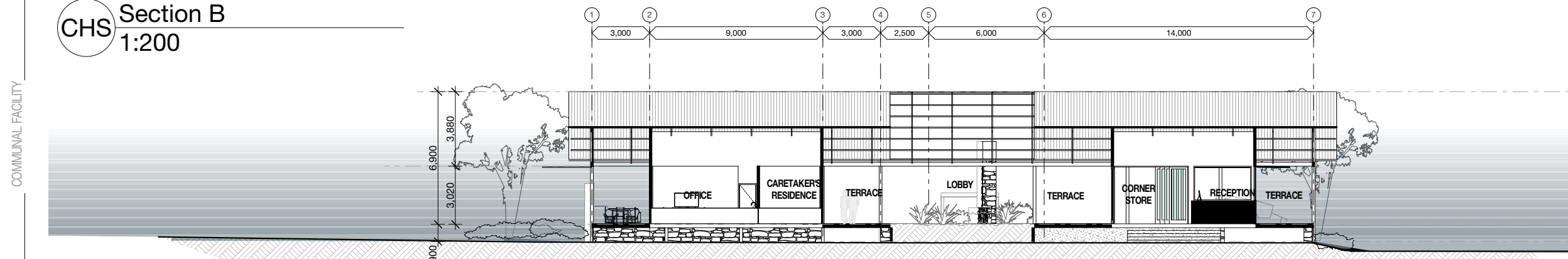
Sixty6 Acres Woombye - COMMUNITY HUB - SECTIONS



CHS Section A
1:200



CHS Section B
1:200

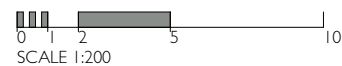


CHS Section C
1:200

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
COMMUNITY HUB -
SECTIONS
DESIGN
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074

DATE
1/3/22
DRAWING No.
DA_2.05.4.1A

SCALE @ A3
1:200, 1:1721.60
ISSUE No.

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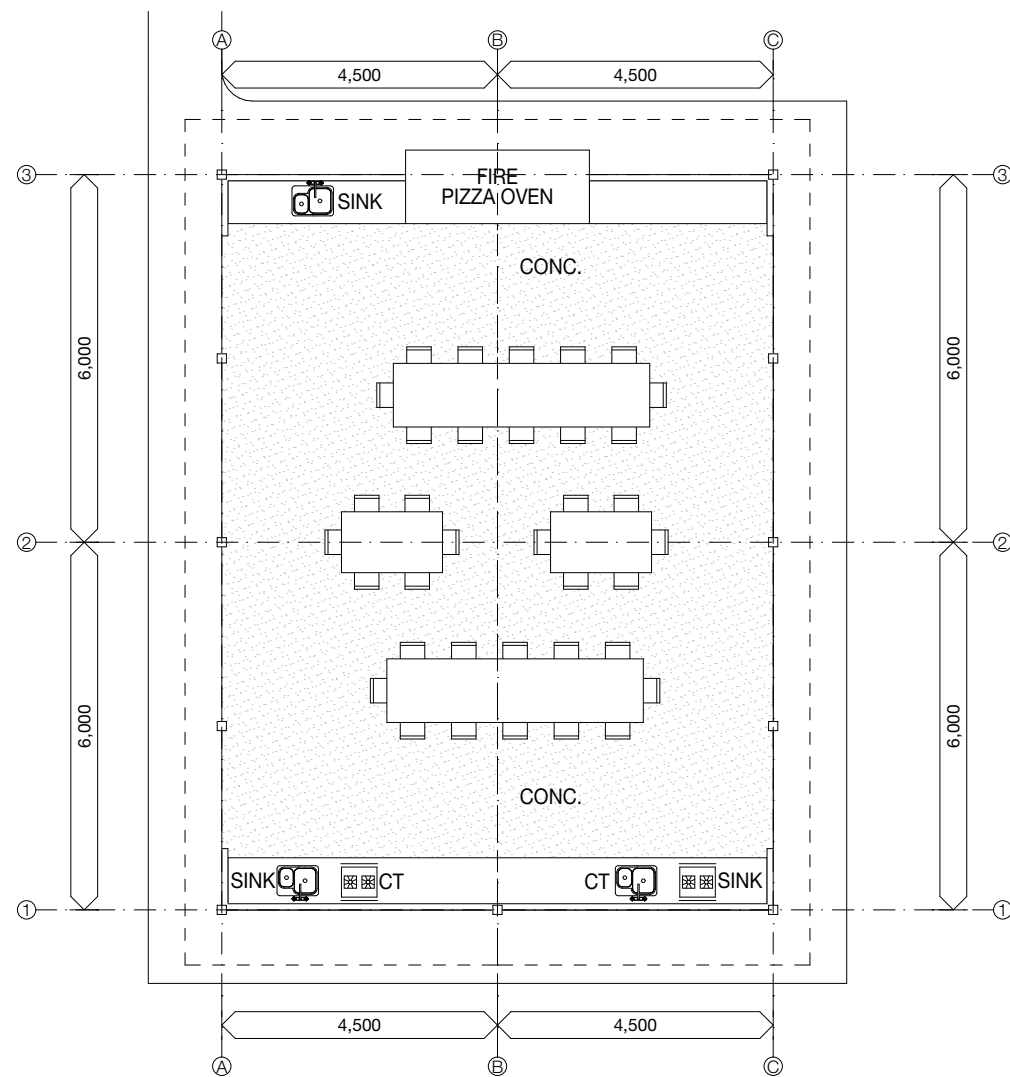
Sixty6 Acres Woombye - CAMP KITCHEN - PLAN

NOTE: REFER TO MASTER PLAN FOR LOCATION ON SITE

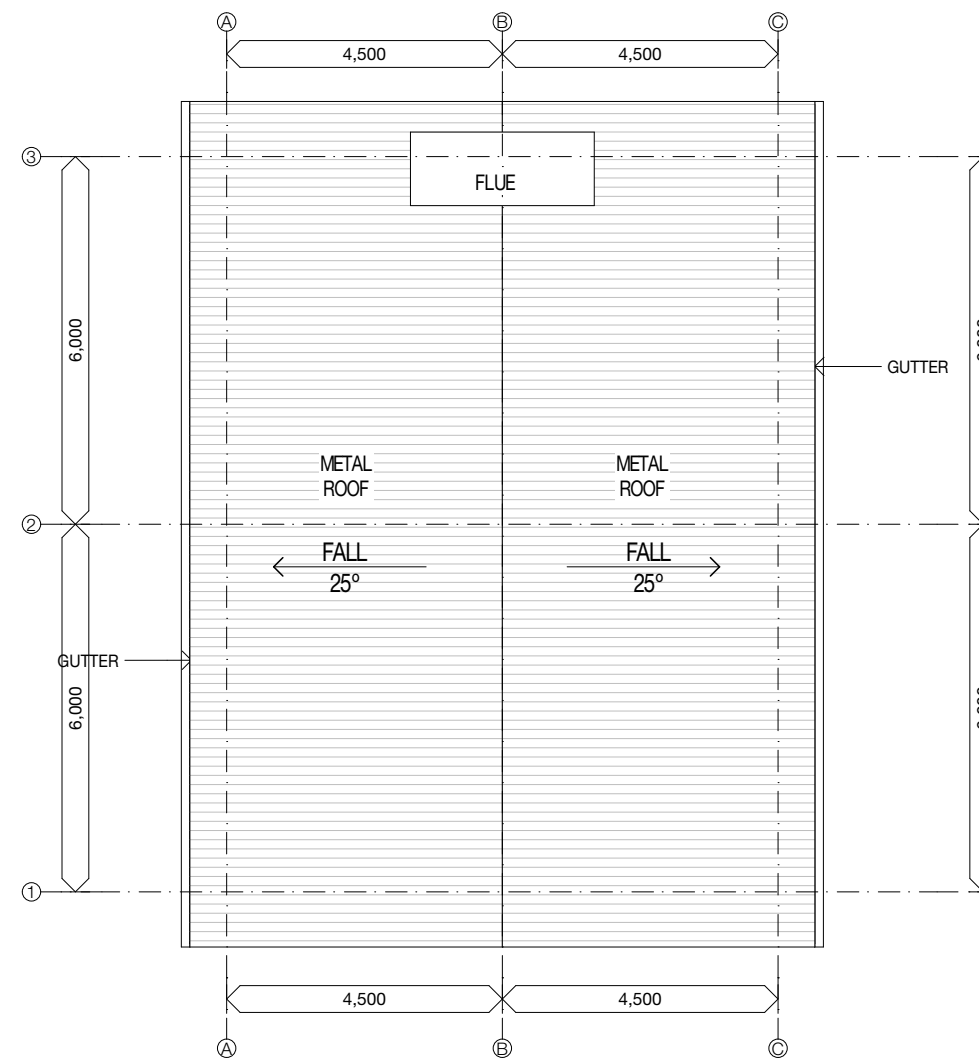
AREA

GROUND FLOOR	
INTERNAL	108m ²
EXTERNAL	N/A

COUNTRY CAFE
 PACKING SHED
 PACKING HUB
 COMMUNAL FACILITY

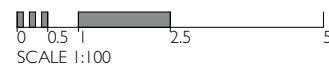


FLOOR PLAN
 1:100



ROOF PLAN
 1:100

PRELIMINARY
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B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE
ISSUE	DATE	AMENDMENT	BY
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 CAMP KITCHEN - PLAN
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
 DA_3.05.1.1A

SCALE @ A3
 1:100
 ISSUE No.

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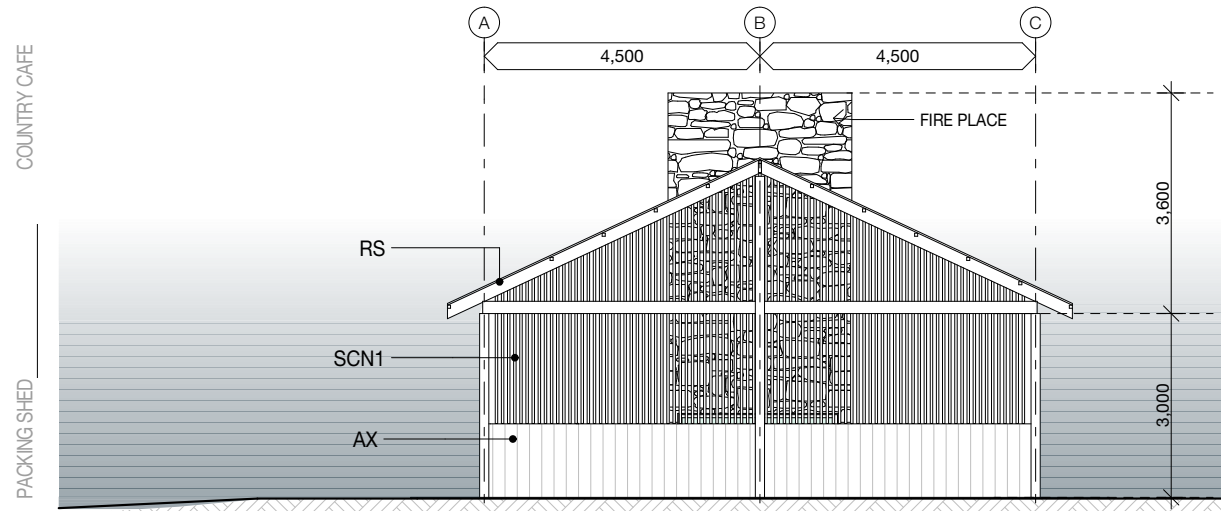
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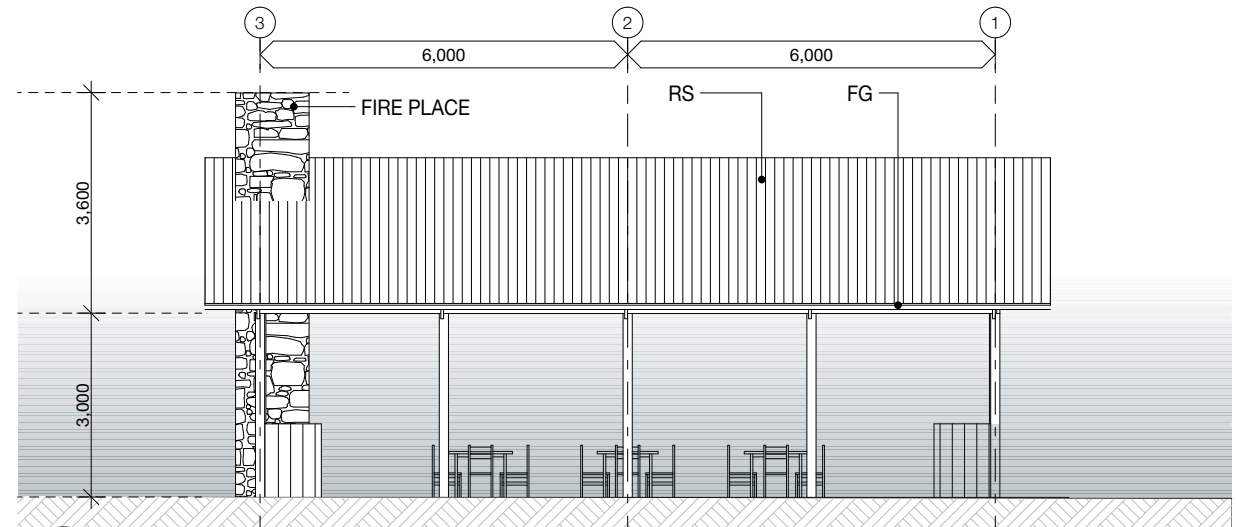
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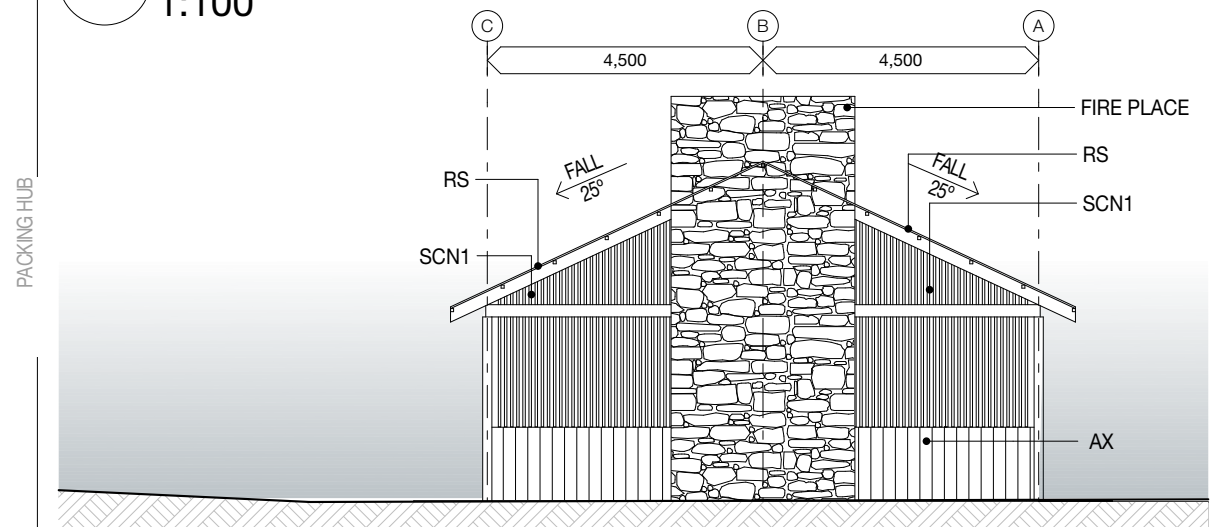
Sixty6 Acres Woombye - CAMP KITCHEN - ELEVATIONS



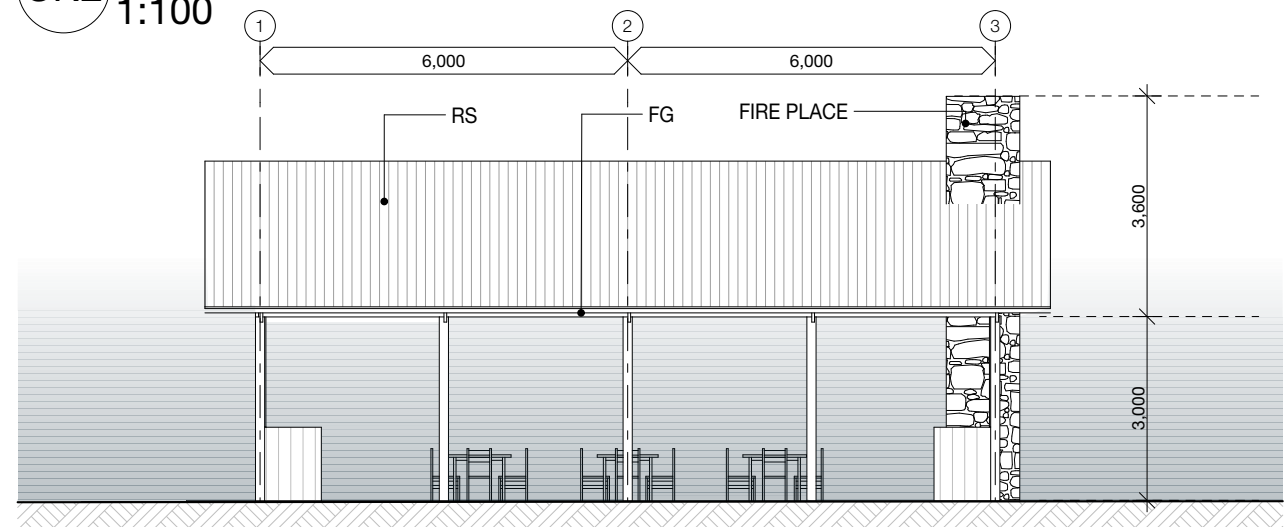
CKE SIDE 1 ELEVATION
1:100



CKE FRONT ELEVATION
1:100



CKE SIDE 2 ELEVATION
1:100

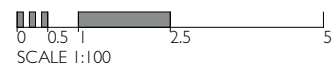


CKE REAR ELEVATION
1:100

MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding-White	DP	Downpipe, Painted to match adjoining wall	SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
AWN1	Timber batten top hung operable screen/awning	FN1	1800mm High Timber Pailing Perimeter Fencing	SCN2	SCN2 Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.	FN2	1200mm Timber livestock fencing to match existing.	STN	Feature stone cladding
BAL2	Hardwood batten balustrade TBC.	FG	Fascia Gutter	TIM1	Timber cladding, vertical expressed joints, stain finish.
BLK	190 Series Blockwork	MC	Metal custom orb wall cladding, zincalume finish.	CHH	Shadowclad (rough texture)
BRK	Feature brick cladding.	PC	Polycarbonate roof/wall sheeting	TIM2	Charred EcoTimber cladding, vertical expressed joints.
CONC	Concrete	PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.	TR1	S.S Trellis wire to detail
CP/FL	Colorbond capping and flashing	RD1	Rendered block work with paint finish	WB	Weatherboard Cladding to match existing
		RS	Selected Colorbond Roof sheeting		

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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
CAMP KITCHEN -
ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074

DATE
1/3/22
DRAWING No.
DA_3.05.1.2A
ISSUE No.

SCALE @ A3
1:100

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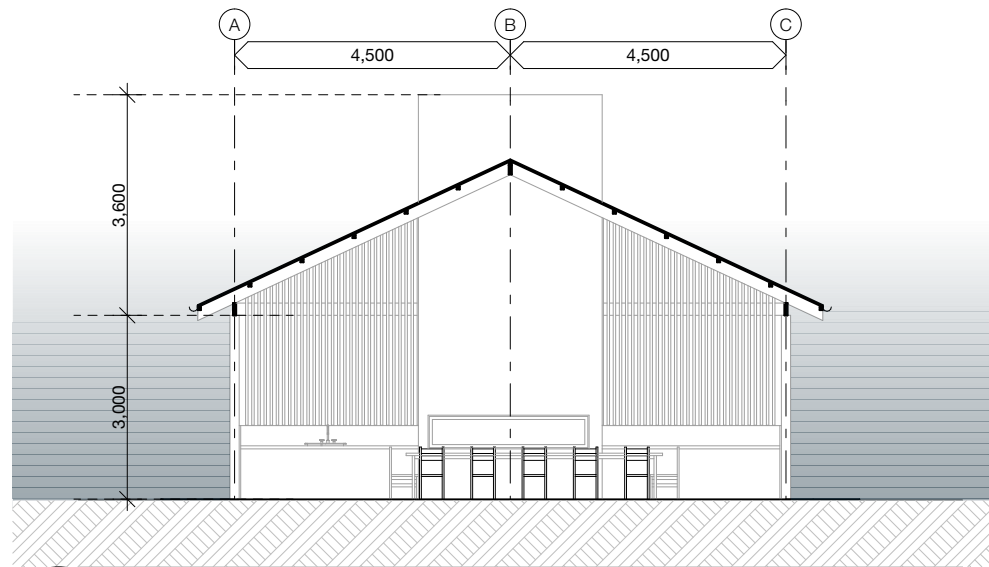
Sixty6 Acres Woombye - CAMP KITCHEN - SECTIONS

COUNTRY CAFE

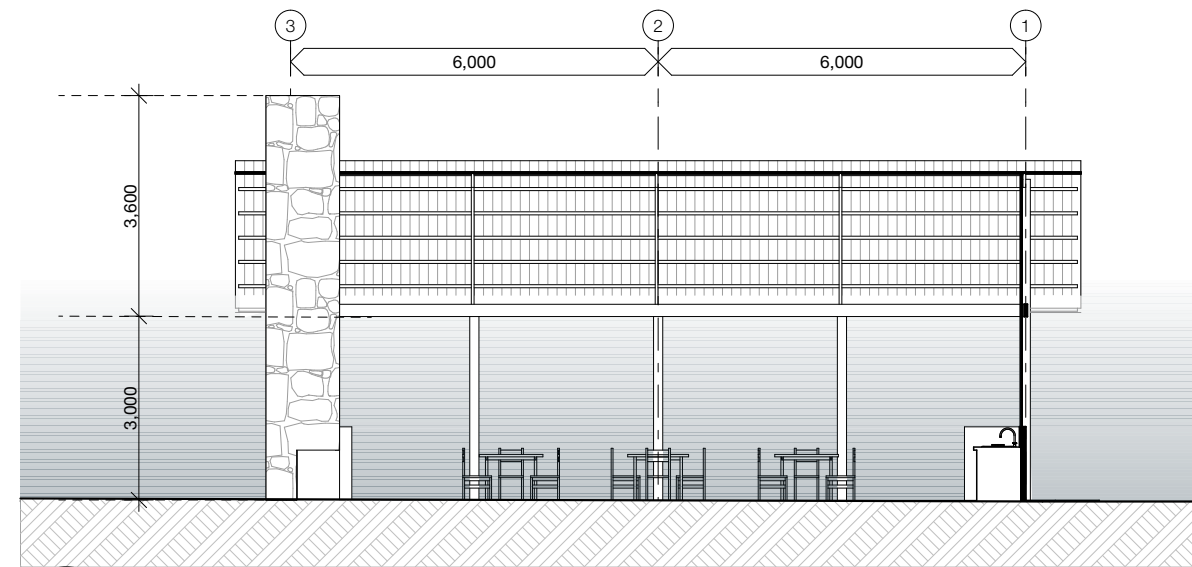
PACKING SHED

PACKING HUB

COMMUNAL FACILITY



CKS SECTION B
1:100

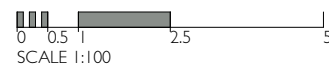


CKS SECTION A
1:100

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 CAMP KITCHEN - SECTIONS
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.05.1.3A

SCALE @ A3
 1:100
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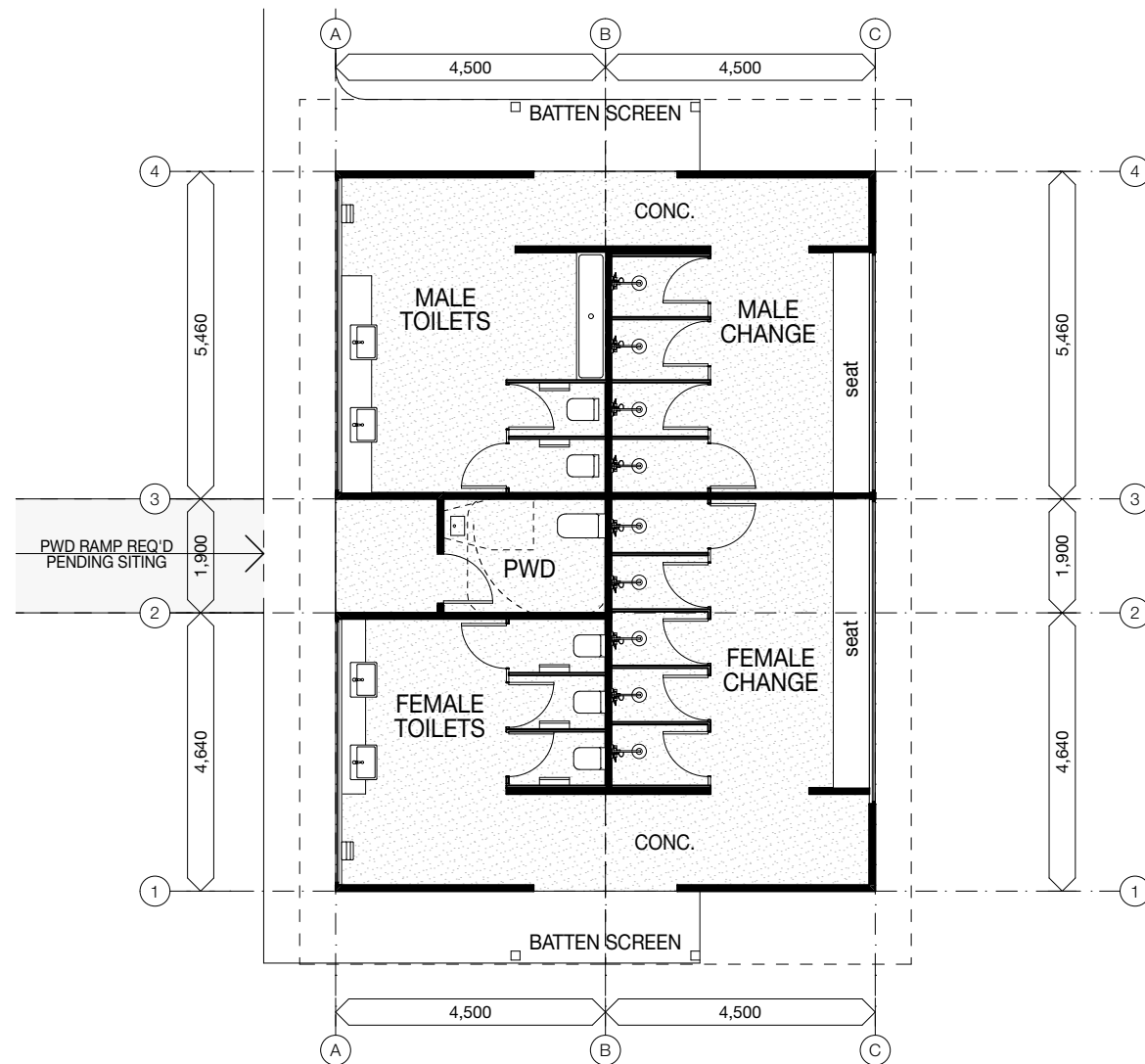


Sixty6 Acres Woombye - TOILET+ SHOWER BLOCK - PLAN

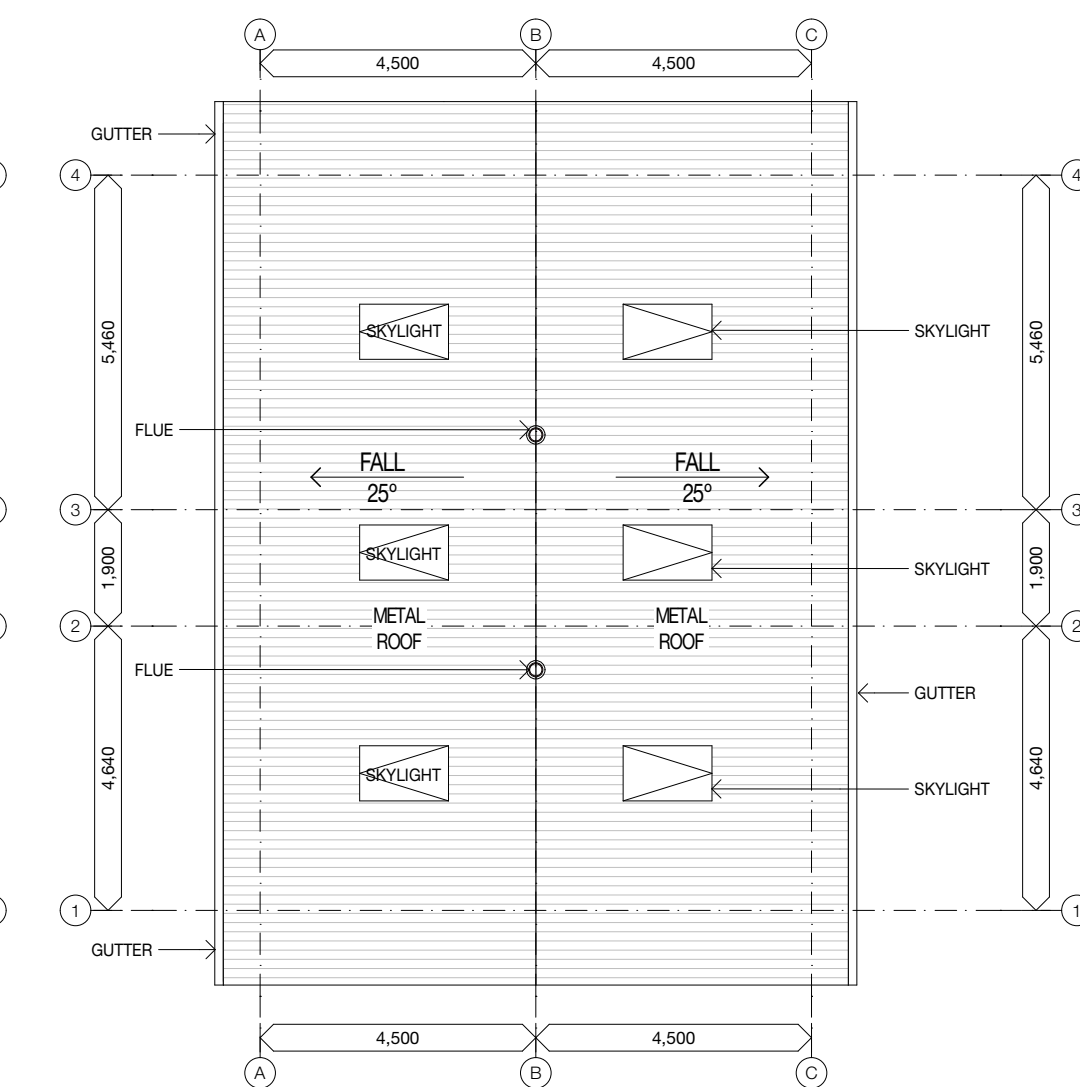
NOTE: REFER TO MASTER PLAN FOR LOCATION ON SITE

COUNTRY CAFE
 PACKING SHED
 PACKING HUB
 COMMUNAL FACILITY

AREA	
GROUND FLOOR	
INTERNAL	108m ²
EXTERNAL	N/A



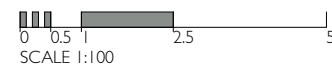
FLOOR PLAN
 1:100



ROOF PLAN
 1:100

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

PRELIMINARY
 NOT FOR CONSTRUCTION



PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 TOILET+ SHOWER BLOCK -
 PLAN
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.05.2.1A

SCALE @ A3
 1:100

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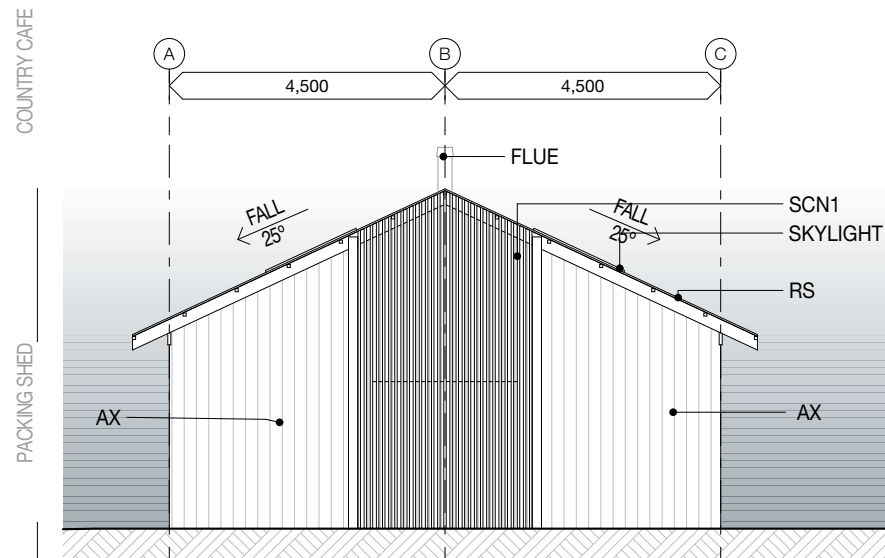
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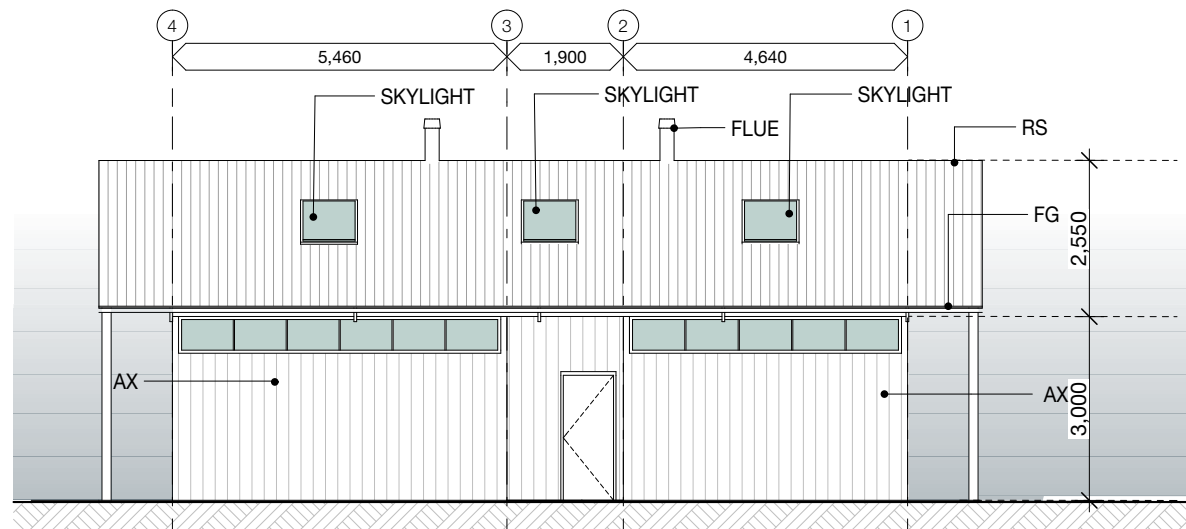
T 5444 8883
 F 5444 8887



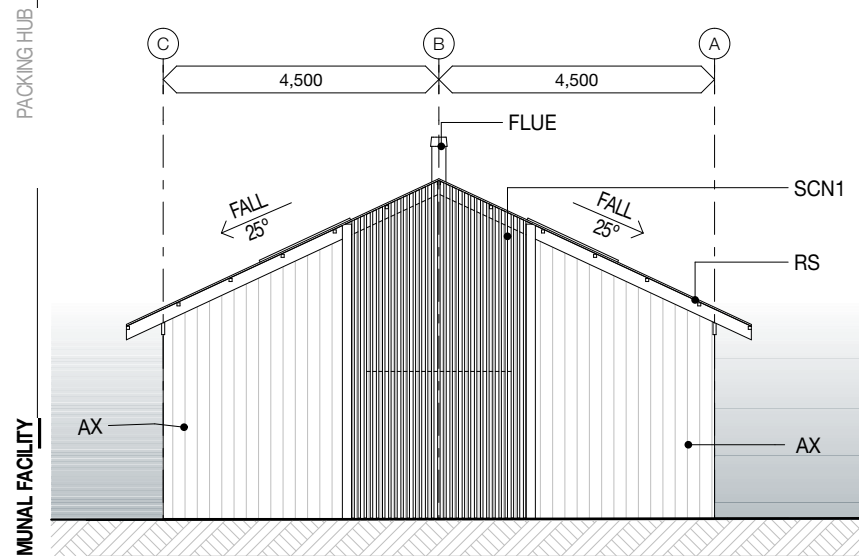
Sixty6 Acres Woombye - TOILET+ SHOWER BLOCK - ELEVATIONS



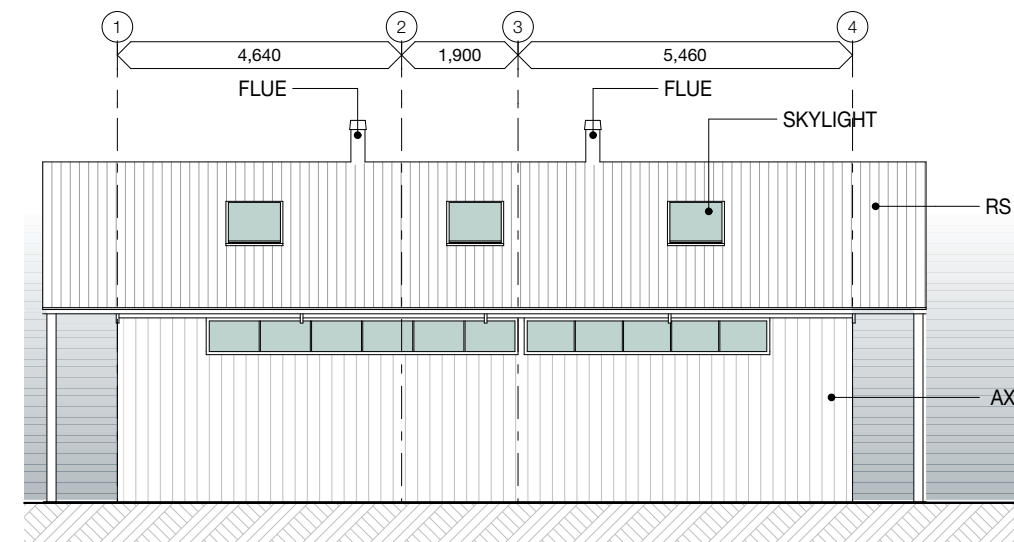
SBE SIDE 1 ELEVATION
1:100



SBE FRONT ELEVATION
1:100



SBE SIDE 2 ELEVATION
1:100



SBE REAR ELEVATION
1:100

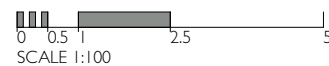
MATERIALS & COLOUR LEGEND

AX	Hardies Axon FC Cladding - Monument
AWN1	Timber batten top hung operable screen/awning
BAL1	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.
BAL2	Hardwood batten balustrade to match existing.
BLK	190 Series Blockwork
BRK	Feature brick cladding.
CONC	Concrete
CP/FL	Colorbond capping and flashing
DP	Downpipe, Painted to match adjoining wall
FN1	1200mm Timber livestock fencing to match existing.
FG	Fascia Gutter
MC	Metal custom orb wall cladding, zincalume finish.
PF	Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.
RS	Selected Colorbond Roof sheeting
RD1	Rendered with paint finish
SCN1	Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
SCN2	Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
STN	Feature stone cladding
TIM	Timber cladding, vertical expressed joints, stain finish.
CHH	Shadowclad (rough texture)
TL1	Feature tile TBC
WB	Scyon Linea Weatherboard FC Cladding
TR1	S.S Trellis wire to detail
WB	Weatherboard Cladding to match existing.
SPR	Downpipe Spreader

B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE
ISSUE	DATE	AMENDMENT	BY

NOTE: Figured dimensions to be taken in preference to scaled. Verify all dimensions on site before commencing work or making shop drawings. When printing from electronic files it is the responsibility of the operator to ensure the required scale is achieved.

PRELIMINARY
NOT FOR CONSTRUCTION



PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
TOILET+ SHOWER BLOCK -
ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074
DATE
1/3/22
DRAWING No.
DA_3.05.2.2A
SCALE @ A3
1:100
ISSUE No.

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Reg. No. 4212 4 First Avenue, Maroochydore Q 4558 Buddina Q 4575 www.ogegroup.com.au F 5444 8887



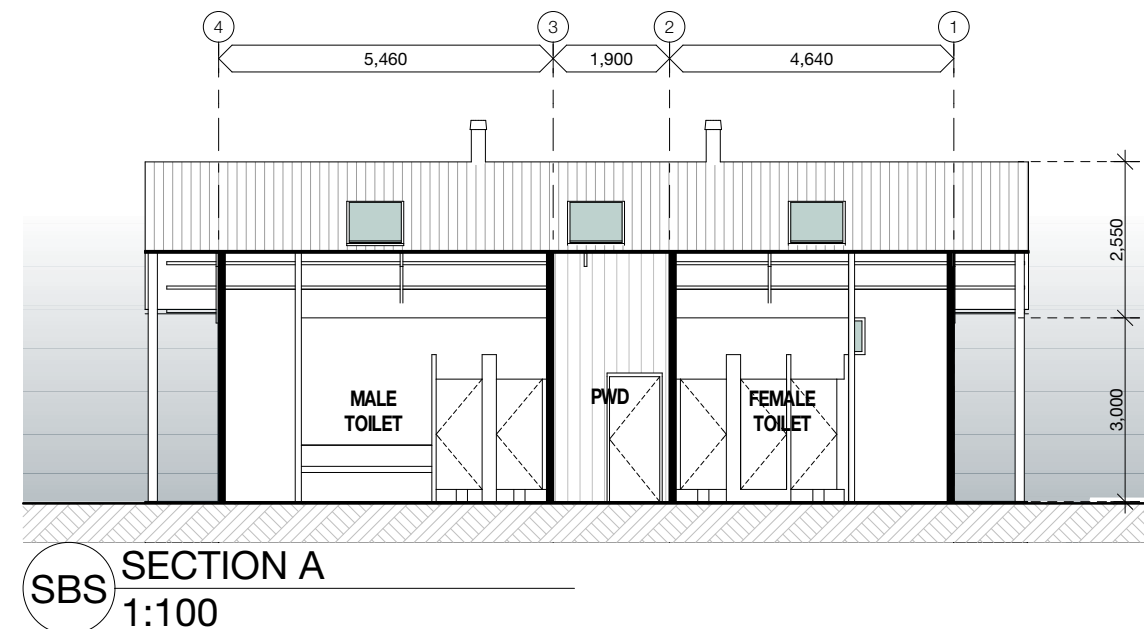
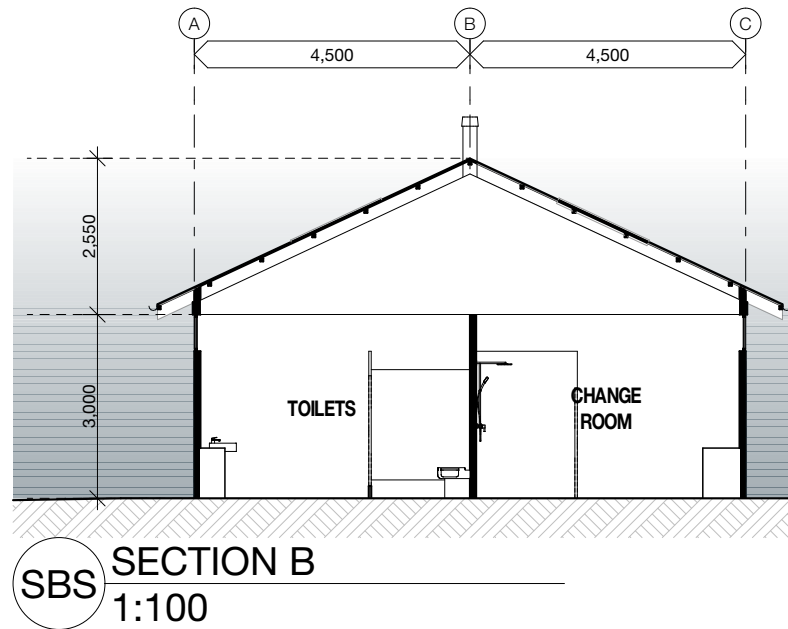
Sixty6 Acres Woombye - TOILET+ SHOWER BLOCK - SECTIONS

COUNTRY CAFE

PACKING SHED

PACKING HUB

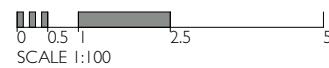
COMMUNAL FACILITY



ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
A	22.12.2021	CONCEPT PACKAGE	OGE

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PRELIMINARY
 NOT FOR CONSTRUCTION



PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 TOILET+ SHOWER BLOCK -
 SECTIONS
 DESIGNER
 Andrew Pitcher

DRAWN
 OGE

DATE
 1/3/22

SCALE @ A3
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PROJECT No.
 21074

DRAWING No.
DA_3.05.2.3A

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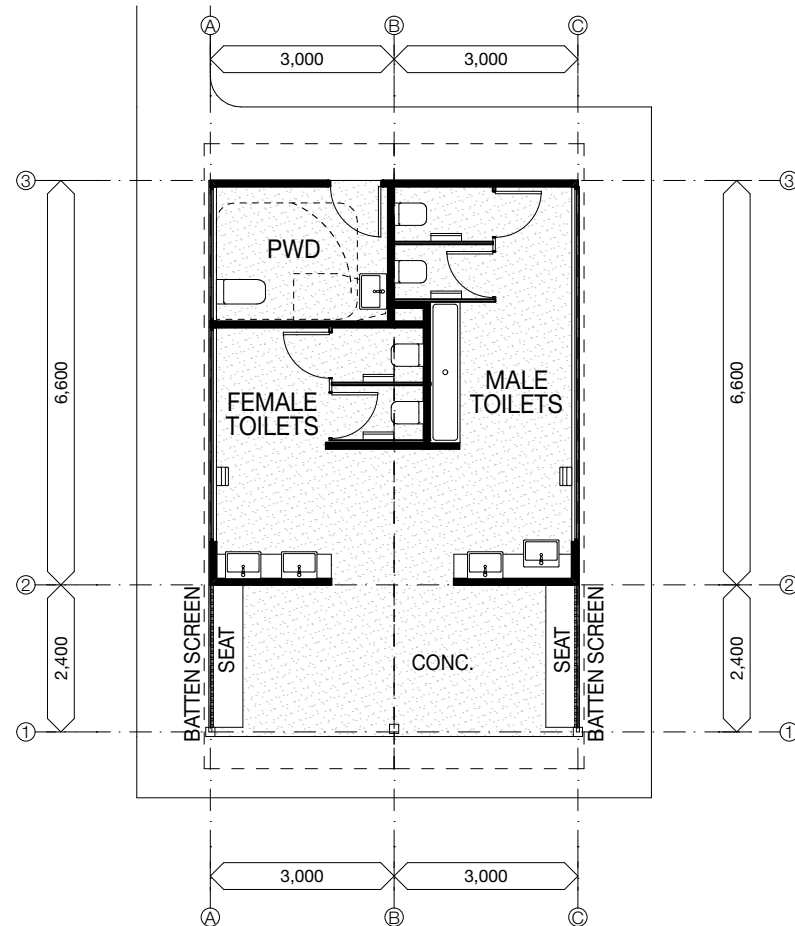


Sixty6 Acres Woombye - TOILET POD - PLAN

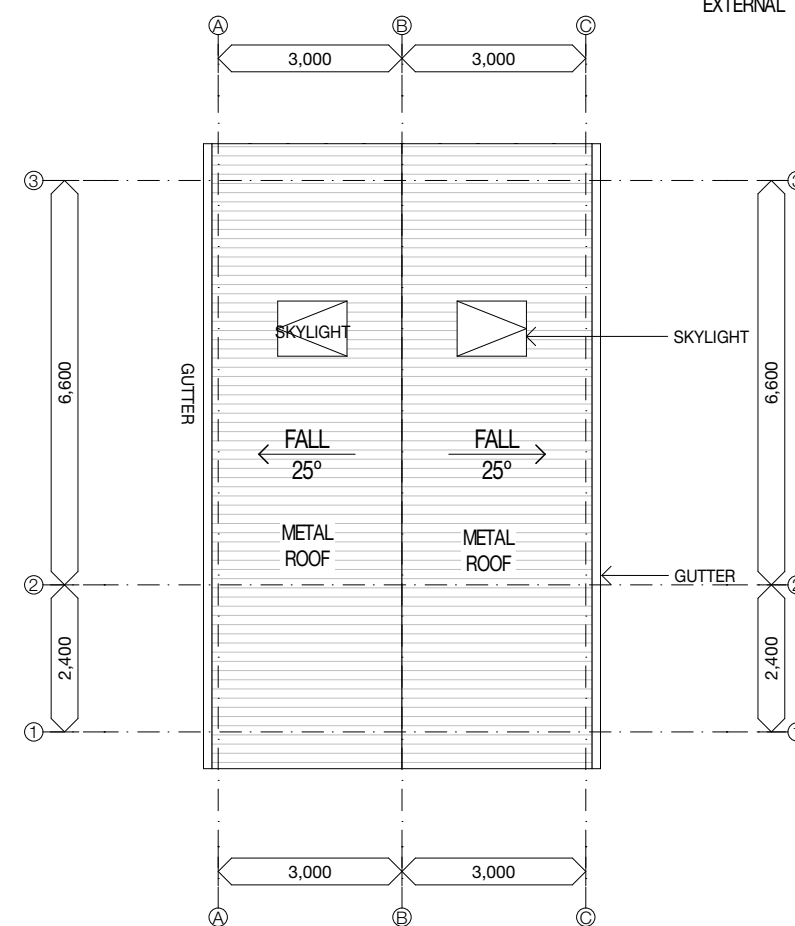
NOTE: REFER TO MASTER PLAN FOR LOCATION ON SITE

AREA	
GROUND FLOOR	
INTERNAL	39.6m ²
EXTERNAL	14.4m ²

COUNTRY CAFE
 PACKING SHED
 PACKING HUB
 COMMUNAL FACILITY



FLOOR PLAN
 1:100

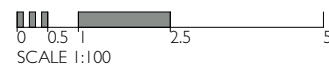


ROOF PLAN
 1:100

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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PRELIMINARY
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 TOILET POD - PLAN
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.05.3.1A

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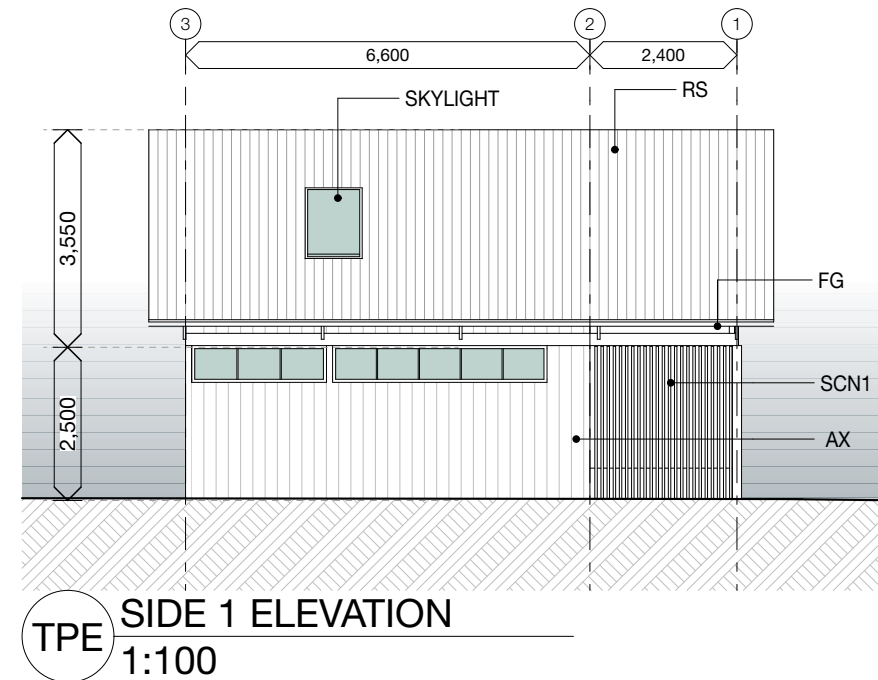
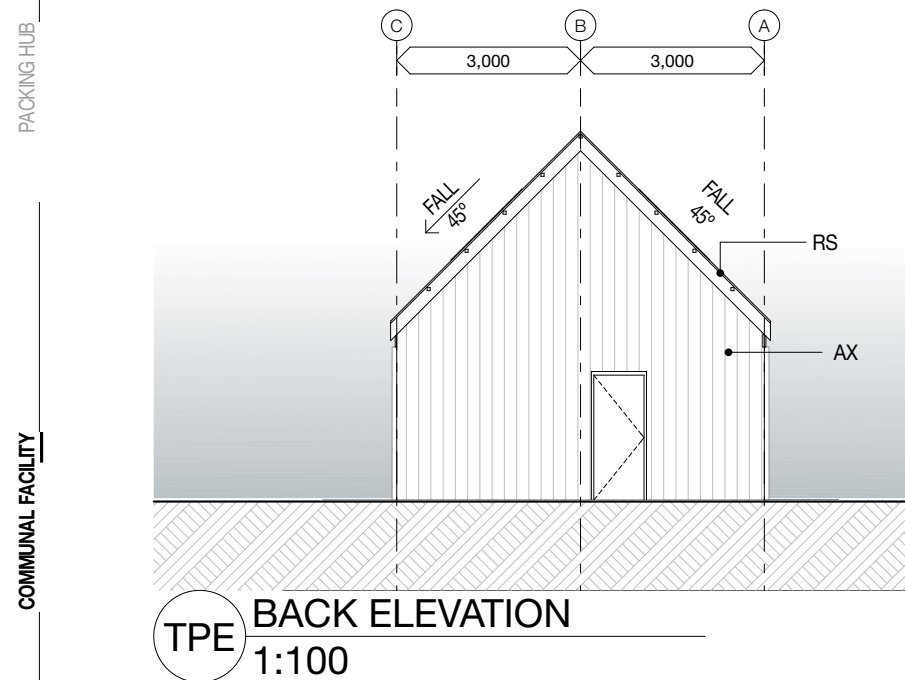
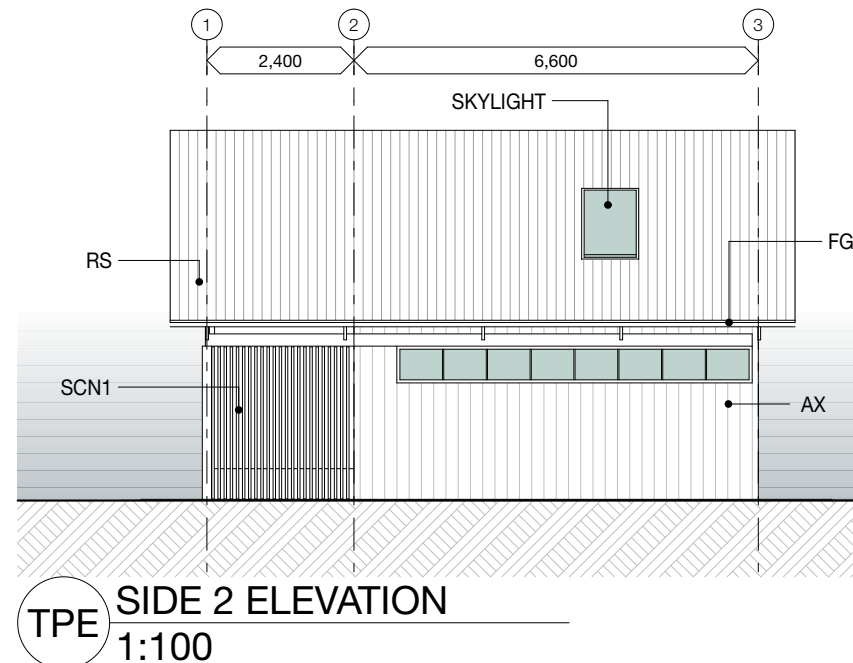
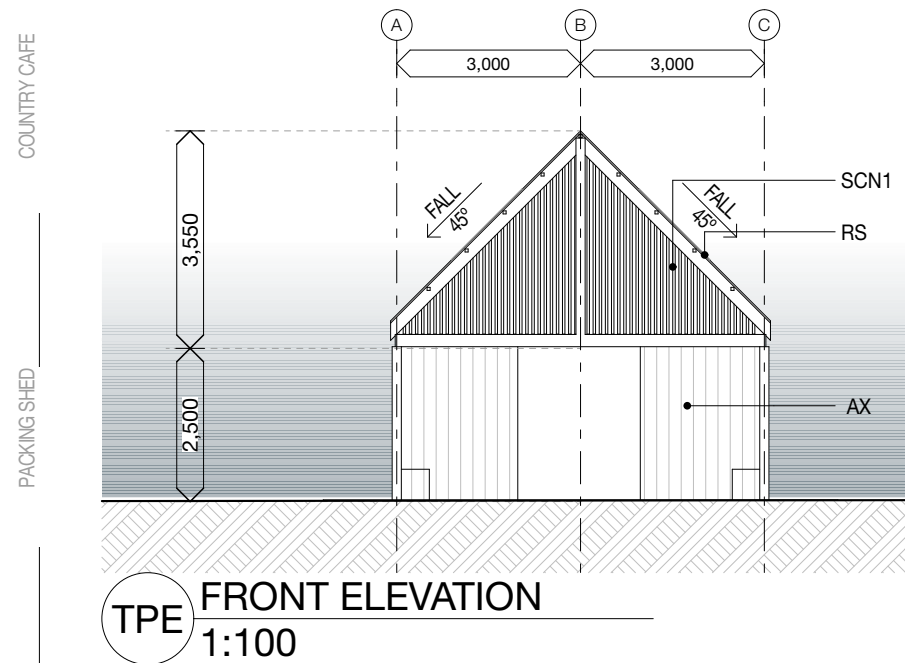
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Sixty6 Acres Woombye - TOILET POD - ELEVATIONS



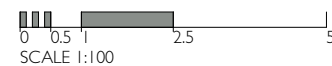
MATERIALS & COLOUR LEGEND

- AX Hardies Axon FC Cladding - Monument
- AWN1 Timber batten top hung operable screen/awning
- BAL1 Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1m high.
- BAL2 Hardwood batten balustrade to match existing.
- BLK 190 Series Blockwork
- BRK Feature brick cladding.
- CONC Concrete
- CP/FL Colorbond capping and flashing
- DP Downpipe, Painted to match adjoining wall
- FN1 1200mm Timber livestock fencing to match existing.
- FG Fascia Gutter
- MC Metal custom orb wall cladding, zincalume finish.
- PF Hardwood DAR feature battens iron thread ex 150 x 50mm - clear finish. 1.2m high.
- RS Selected Colorbond Roof sheeting
- RD1 Rendered with paint finish
- SCN1 Hardwood DAR feature battens ex 42 x 42mm @ 80mm centers - clear finish.
- SCN2 Hardwood DAR feature battens ex 70 x 30mm @ 100mm centers - paint finish - white.
- STN Feature stone cladding
- TIM Timber cladding, vertical expressed joints, stain finish.
- CHH Shadowclad (rough texture)
- TL1 Feature tile TBC
- WB Scyon Linea Weatherboard FC Cladding
- TR1 S.S Trellis wire to detail
- WB Weatherboard Cladding to match existing.
- SPR Downpipe Spreader

ISSUE	DATE	AMENDMENT	BY
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**PRELIMINARY
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PROJECT
Sixty6 Acres Woombye
185-205 Diddillibah Rd
Woombye, QLD

DRAWING TITLE
TOILET POD - ELEVATIONS
CLIENT
Andrew Pitcher

DRAWN
OGE
PROJECT No.
21074

DATE
1/3/22
DRAWING No.
DA_3.05.3.2A
ISSUE No.

SCALE @ A3
1:100

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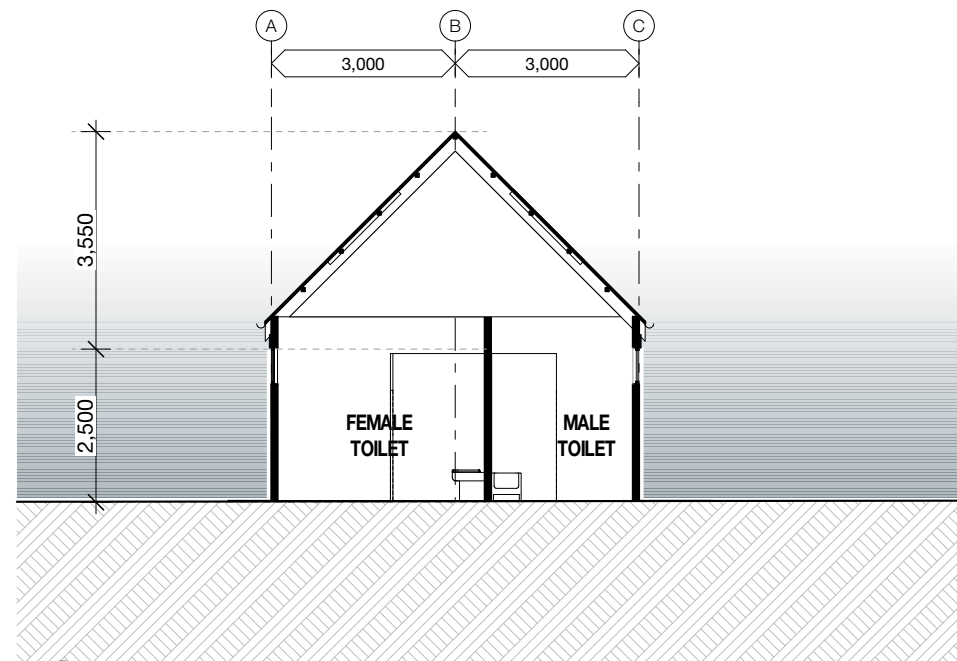
Sixty6 Acres Woombye - TOILET POD - SECTIONS

COUNTRY CAFE

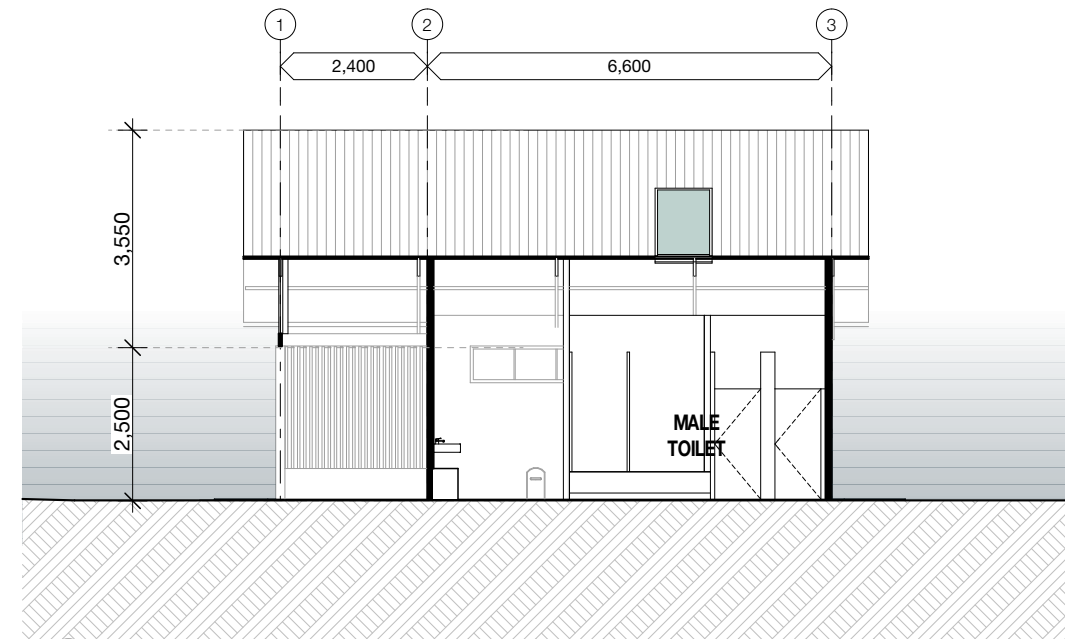
PACKING SHED

PACKING HUB

COMMUNAL FACILITY



TPS SECTION B
1:100



TPS SECTION A
1:100

PRELIMINARY
 NOT FOR CONSTRUCTION

ISSUE	DATE	AMENDMENT	BY
B	25.02.2022	DEVELOPMENT APPROVAL	OGE
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PROJECT
 Sixty6 Acres Woombye
 185-205 Diddillibah Rd
 Woombye, QLD

DRAWING TITLE
 TOILET POD - SECTIONS
 CLIENT
 Andrew Pitcher

DRAWN
 OGE
 PROJECT No.
 21074

DATE
 1/3/22
 DRAWING No.
DA_3.05.3.3A
 ISSUE No.

SCALE @ A3
 1:100

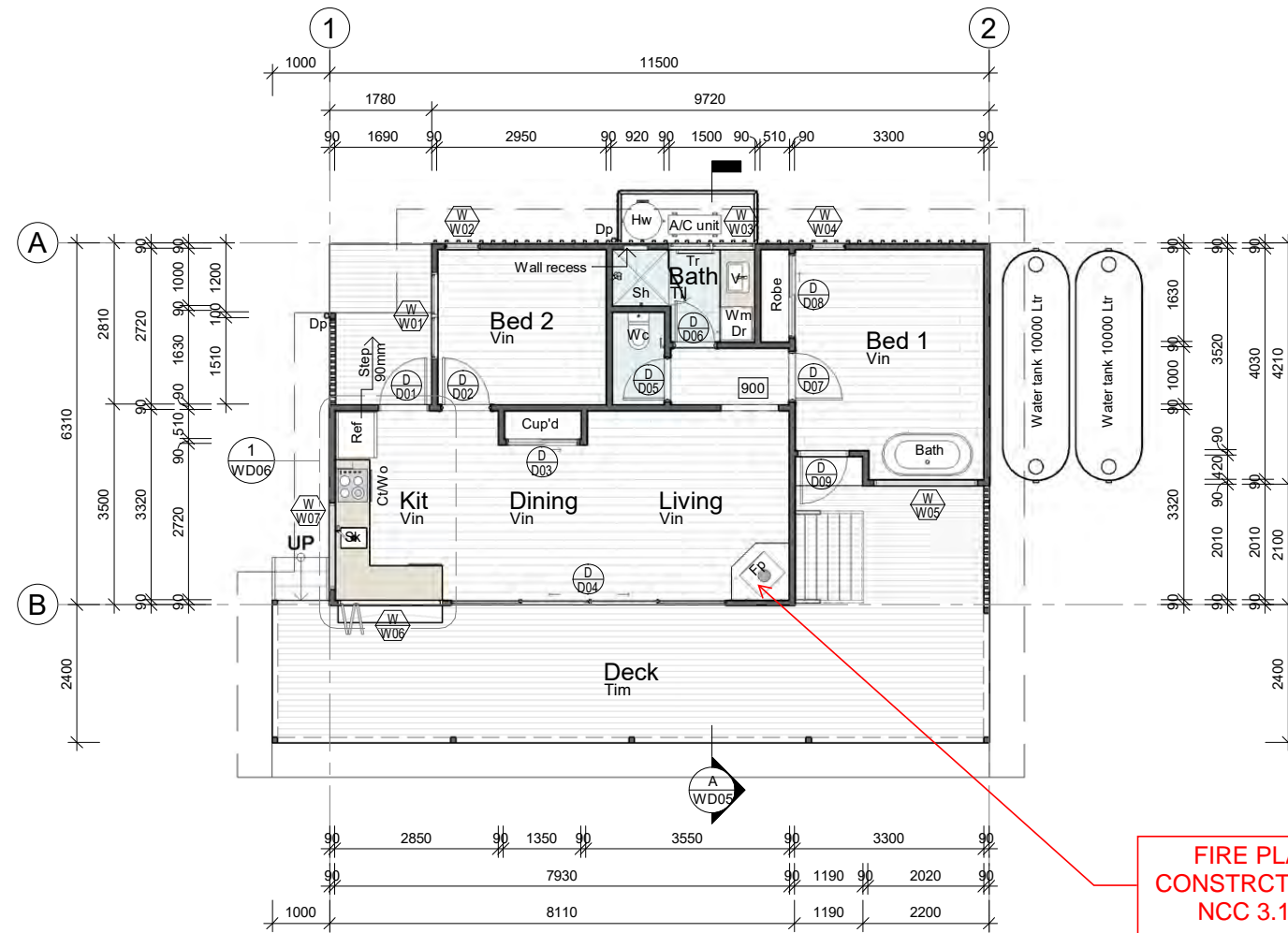
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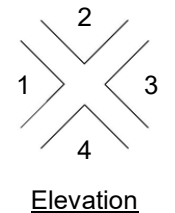


ADDITIONAL INFORMATION
 Approved documents to accompany the Decision Notice
 & Approved Building Works Documents
PERMIT No. 35507
DATE 08/02/2022
ISSUED BY COASTAL BUILDING
CERTIFICATIONS PTY LTD

Rev	Description	Date
1	Client Review	08/09/21
2	For Approval	15/10/21
3	Windows revised, RCP added	16/11/21



1 Floor Plan
 Scale 1 : 100



FIRE PLACE CONSTRUCTION TO NCC 3.10.7.

MINIMUM FLOOR LEVEL TO ALL CABINS IS TO BE NOT LESS THAN R.L. 12.07m A.H.D.

Door Schedule

No.	H	W	Remarks	Type
D01	2040	820	HD / SC / CG / TIM	Hume Door - XN1
D02	2040	820	HD / HC / TIM	Hume Door - HAM1
D03	2100	1200	ROBE	Bradnams Essential
D04	2400	4800	SD / CG / PC / IS	Bradnams Commercial
D05	2040	720	HD / HC / TIM	Hume Door - HAM1
D06	2040	720	HD / HC / TIM	Hume Door - HAM1
D07	2040	820	HD / HC / TIM	Hume Door - HAM1
D08	2100	1400	ROBE	Bradnams Essential
D09	2040	820	HD / SC / CG / TIM	Hume Door - XN1

Door Legend

- HD Hinged Door
- SD Sliding Door
- SC Solid Core Door
- HC Hollow Core Door
- CG Clear Glass
- ROBE Robe Sliding Door Set
- TIM Timber Softwood Jambes & Head
- PC Powder Coated Aluminium
- IS Insect Screen

Window Schedule

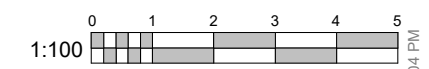
No.	Ht	W	Sill	Remarks
W01	600	1510	2100	AW / CG / PC / IS
W02	1800	610	2100	DH / CG / PC / IS
W03	600	1510	2100	AW / CG / PC / IS
W04	1800	610	2100	DH / CG / PC / IS
W05	1500	1810	600	FG / CG / PC
W06	1500	1810	900	BF / CG / PC
W07	600	1510	950	FG / CG / PC

Window Legend

- AL Adjustable Louvres
- BF Bi-Fold Window
- FG Fixed Glass
- CG Clear Glass
- PC Powder Coated / Alum. Frame
- IS Insect Screen

Cabin Area

Name	Area
Living	59.8 m ²
Deck	37.8 m ²
Entry	5.0 m ²
Total	102.7 m²



call 07 5450 7762
 email tysonag@bigpond.net.au
 post box 5337 maroochydore qld
 qbcc lic. 1070982
 abn 33 080 662 473

Project
Proposed Holiday Cabins
 Address
 185 Diddillibah Rd, Woombye, Qld.

Title
Floor Plan
 Client
 A & J Pitcher

Drawn GT
 Approved AGT
 Date Sep 2021
 Scale (at A3) As indicated

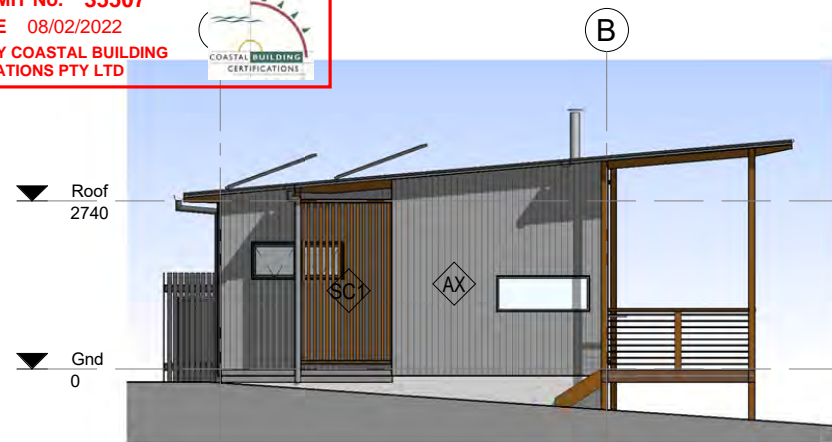
Dwg No.
1499 -WD02

16/11/2021 1:04:04 PM

Do not scale drawings. Use written dimensions only. Contractor to verify all dimensions & levels on site prior to commencing any work or making any shop drawings

ADDITIONAL INFORMATION
 Approved documents to accompany the Decision Notice
 & Approved Building Works Documents
PERMIT No. 35507
DATE 08/02/2022
ISSUED BY COASTAL BUILDING
CERTIFICATIONS PTY LTD

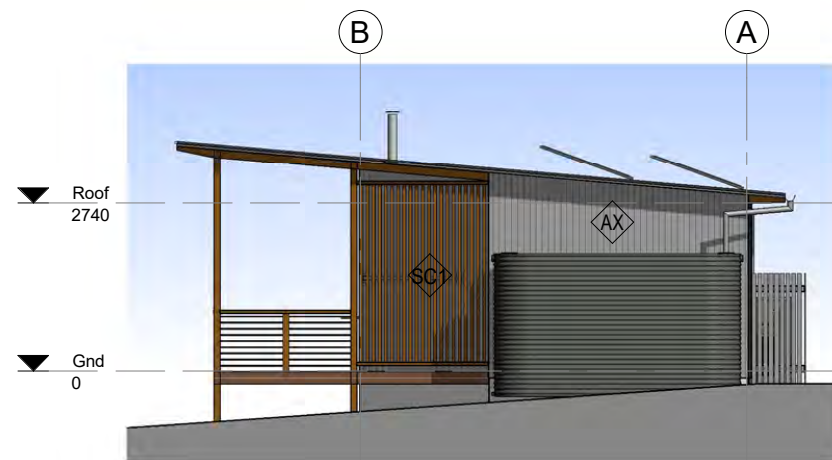
Rev	Description	Date
1	Client Review	08/09/21
2	For Approval	15/10/21
3	Windows revised, RCP added	16/11/21



1 Elevation 1
 Scale 1 : 100



2 Elevation 2
 Scale 1 : 100



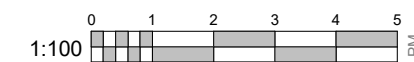
3 Elevation 3
 Scale 1 : 100



4 Elevation 4
 Scale 1 : 100

Wall Finishes

- FC** James Hardie 6.0mm HardieFlex cladding installed to manufactures specification with 40x40 battens at 200crs. Paint Finish
- AX** James Hardie Scyon 'Axon' Cladding installed to manufactures specification. Paint Finish
- CO** Custom Orb 0.42mm BMT roof sheeting installed to manufactures specification. Colorbond finish
- SC** 90x45 DAR hwd @ 100crs vertical batten screen



call 07 5450 7762
 email tysonag@bigpond.net.au
 post box 5337 maroochydore qld
 qbcc lic. 1070982
 abn 33 080 662 473

Project
Proposed Holiday Cabins
 Address
 185 Dillillibah Rd, Woombye, Qld.

Title
Elevations 1, 2, 3, 4
 Client
 A & J Pitcher

Drawn GT
 Approved AGT
 Date Sep 2021
 Scale (at A3) 1 : 100

Dwg No.
1499 -WD04

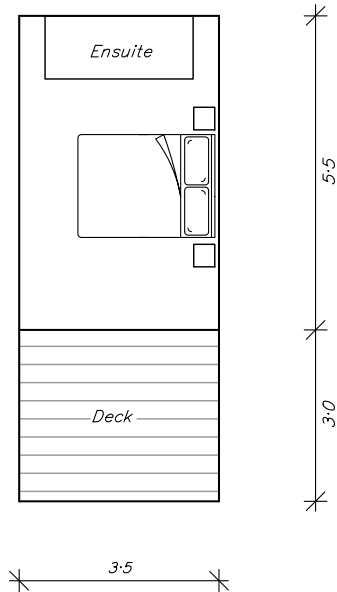
16/11/2021 1:04:06 PM

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GLAMPING TENT DESIGN

Floor Plan

Scale 1:100



Example Elevation



Source: Eco Tents Australia

Scale 1:100 – Lengths are in metres.



**MURRAY &
 ASSOCIATES**



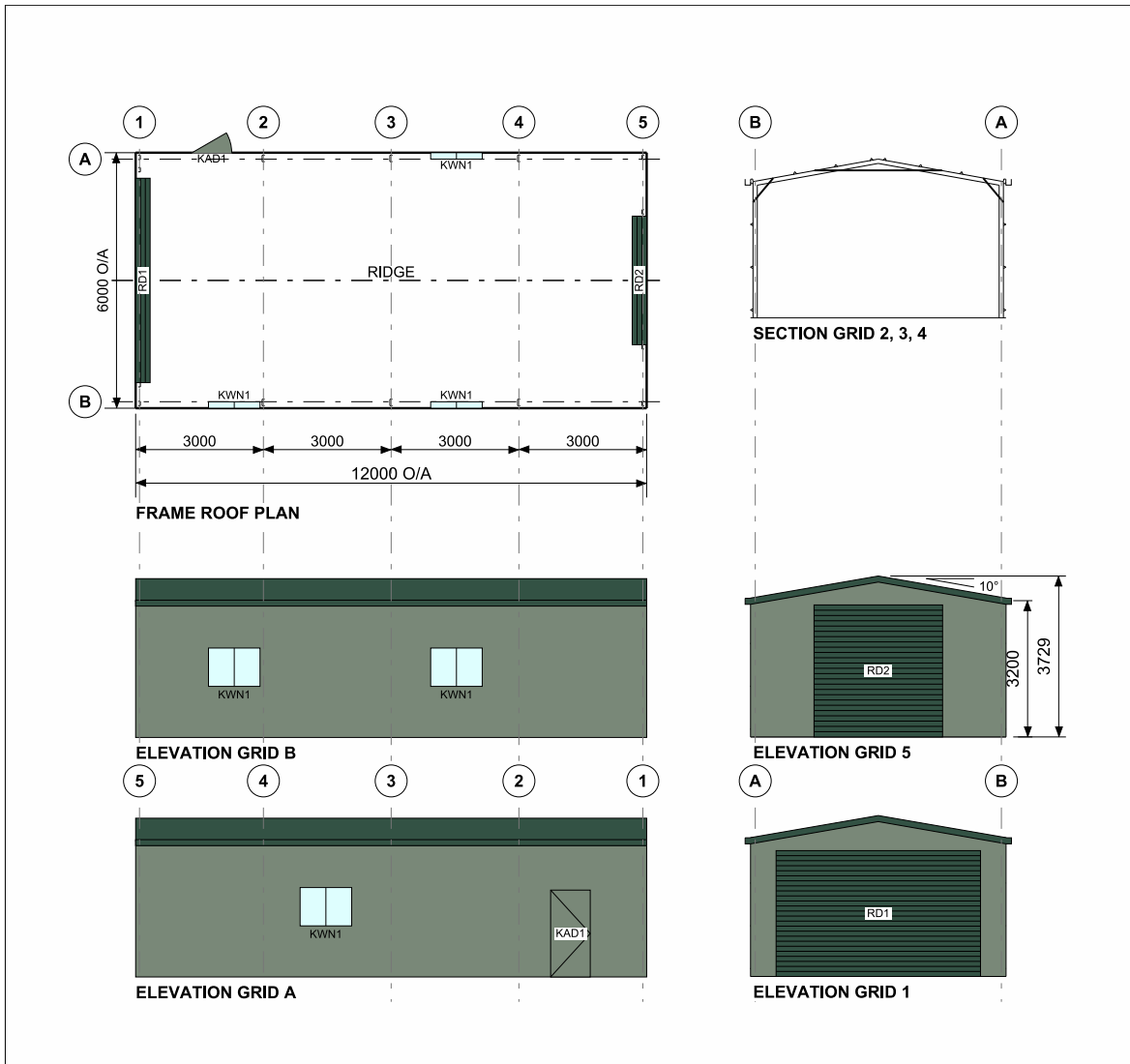
SURVEYORS & TOWN PLANNERS
 ACN 075 543 154
 Murray Building, 15-17 Currie St. Nambour Ph.(07)5441 2188 P.O. Box 246
 Branch Offices at Caboolture Chinchilla Roma Gympie & Emerald

PROJECT

Glamping Tent Design

DATE	DRAWN	CHECK	SCALE
3/03/2022	Lf	BWB	1:100

COMP. FILE Glamping Tent.dwg



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 Lysaght Building Solutions Pty Ltd trading as RANBUILD

CLADDING			
ITEM	PROFILE (min)	FINISH	COLOUR
ROOF	CUSTOM ORB 0.42 BMT	CB	CN
WALLS	MULTICLAD 0.35 BMT	CB	PE
CORNERS	-	CB	PE
BARGE	-	CB	CN
GUTTER	EMLINE	CB	CN
DOWNPIPE	90x90	PV	WT

0.35bmt=0.40tct; 0.42bmt=0.47tct; 0.48bmt=0.53tct

ACCESSORY SCHEDULE & LEGEND		
QTY	MARK	DESCRIPTION
1	RD1	Firmador, R.D, W/LOCK "R3F", 2880 high x 4800 wide Clear Opening C/B
1	RD2	B&D, Firmador, R.D, "R1F-W/Lock-Drive Through", 3000H x 3020W Clr Open C/
1	KAD1	Premium (TA650DO) Access Door Kit, C/B (S) (Not Available in WA)
3	KWN1	GJames Window Kit, 900H x 1210W (N3) Window P/ Coated, (S)

ARCHITECTURAL DRAWING ONLY, NOT FOR CONSTRUCTION USE

WIND DESIGN			
IMPORTANCE LEVEL	REGION	TERRAIN	Ms
2	B	2	1.0

CLIENT
Andrew Pitcher

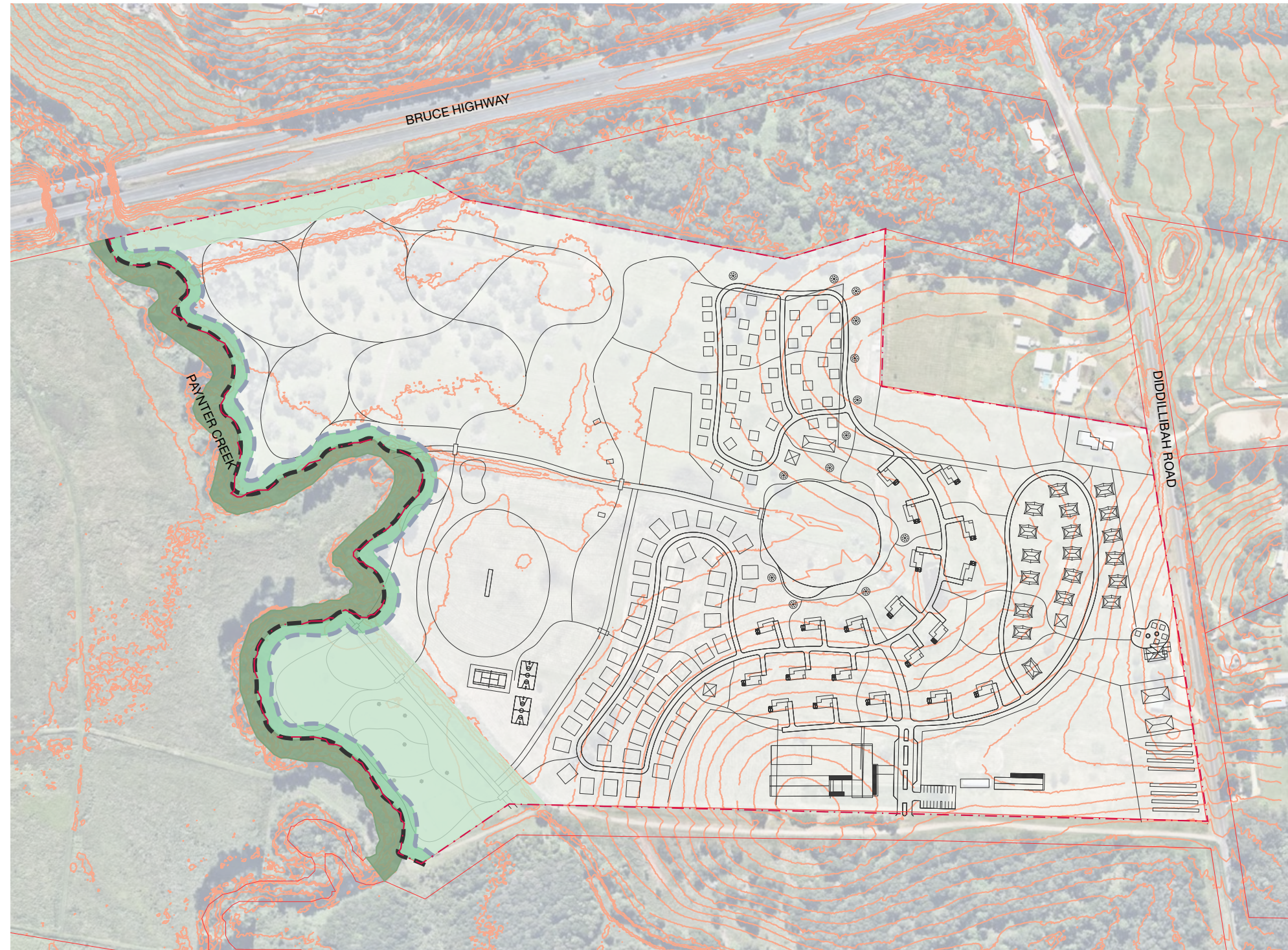
SITE
**185 Diddillibah Road
 DIDDILLIBAH QLD 4559**

BUILDING
**SUNDOWN SUPER
 6000 SPAN x 3200 EAVE x 12000 LONG**
Machinery shed plan

TITLE
GENERAL ARRANGEMENT

SCALE A4 SHEET 1:125	DRAWING NUMBER CLOU01-3472	REV A	PAGE 1/1
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Landscape Design
2.5 Rehabilitation Strategy



Legend

-  Top of bank line
-  10m offset from the top of bank line
-  Riparian Buffer Rehabilitation Zone
-  Habitat Revegetation Zone
(Re-establishing canopy and understorey consistency)
-  Waterway Rehabilitation Zone

23 Jun 2022 DA05 220207 North  Scale 1:3000 @ A3



Sixty6 Acres Woombye, Woombye Form Landscape Architects Page 12