

Additional Information

Ordinary Meeting

Thursday, 25 August 2022

TABLE OF CONTENTS

ITEM	SUBJECT	PAGE NO
8.3	DEVELOPMENT APPLICATION MCU22/0075 - TOURIST PARK - 185 -205 DIDDILLIBAH ROAD WOOMBYE	
	ATTACHMENT 4 SUBMITTERS LIST	5
	ATTACHMENT 5 ADDITIONAL INFORMATION.....	11
8.5	INVASIVE PLANT SURVEILLANCE PROGRAM - BIOSECURITY ACT 2014	
	ATTACHMENT 1 ADDITIONAL INFORMATION.....	17
8.6	FERAL ANIMAL PREVENTION AND CONTROL PROGRAM - BIOSECURITY ACT 2014	
	ATTACHMENT 1 ADDITIONAL INFORMATION.....	19

Submitter List

Item 8.2 185-205 Diddillibah Rd WOOMBYE – Development Application for Material Change of Use of Premises to Establish a Tourist Park

Properly Made submissions received by email are shown below

Given Name	Last Name	City
Aaron & Jodi	Traynor	DIDDILLIBAH QLD 4559
Adam	Kither	WEST WOOMBYE QLD 4559
Albert	De Klerk	BUDERIM QLD 4556
Alexander	Eglen	KIELS MOUNTAIN QLD 4559
Ally	Elphinstone	SIPPY DOWNS QLD 4556
Amaar	Slatch	KIELS MOUNTAIN QLD 4559
Amander	Dyer	DIDDILLIBAH QLD 4559
Amy	Tedman	CURRIMUNDI QLD 4551
Andrew	Edwards	PALM BEACH QLD 4221
Andrew	Jackson	ASHGROVE QLD 4060
Ange	Hoppe	MOUNTAIN CREEK 4557
Anita	Beasley	WOLVI QLD 4560
Anita	Townsend	WOOMBYE QLD 4559
Ann	Maher	WOOMBYE QLD 4559
Arnold	Fourie	MINYAMA QLD 4575
Ben	Danahay	UPPER COOMERA QLD 4209
Ben	Fixter	DIDDILLIBAH QLD 4559
Ben	Wilson	MINYAMA QLD 4575
Benny	Pike	MOOLOOLABA QLD 4557
Bevan	Espag	BUDERIM QLD 4556
Blake	Gierke	MAPLETON QLD 4560
Brad	Teys	SHELLEY BEACH QLD 4551
Brett	O'Donnell	BLI BLI QLD 4560
Brett	Rogers	MAROOCHYDORE QLD 4558
Brian & Tammy	Wilson	MOOLOOLABA QLD 4557
Bronwyn	Cox	MITCHELTON QLD 4053
Bronwyn	Morgan	WOODFORD QLD 4514
Brony	Fullarton	DIDDILLIBAH QLD 4559
Brooke	Archibald	MOFFAT BEACH QLD 4551
Carl	Williams	HAYMARKET NSW 2000
Cassandra	Kelly	NAMBOUR QLD 4560
Cassie	Fitzgerald	MAROOCHYDORE QLD 4558
Catherine & Ken	Kunde	VALDORA QLD 4561
Chris	Dyer	DIDDILLIBAH QLD 4559
Chris	Shoyer	MUDJIMBA QLD 4564
Chris	Townsend	WOOMBYE QLD 4559
Chris & Pam	Dunk	BUDERIM QLD 4556
Chrissie & Peter	Norton	BELLARA QLD 4507

Christine	Kent	VICTORIA VIC 2073
Christine	Law	MT ISA QLD 4825
Christine & Russell	Pitcher / Sanger	MUDJIMBA QLD 4564
Clinton	Viertel	EATON HILLS QLD 4037
Colin	Tedman	WOOMBYE QLD 4559
Colin & Veronica	Tedman	WOOMBYE QLD 4559
Dan	Kunde	VALDORA QLD 4561
Dane	Louie	WOOLLOONBAGGA QLD 4102
Daniel	Bryar	WOOMBYE QLD 4559
David	Simon	NAMBOUR QLD 4560
David Francois	Strachan	WOOMBYE QLD 4559
Deirdre	Wakefield	DIDDILLIBAH QLD 4559
Demelza	Berry	DIDDILLIBAH QLD 4559
Diane	Hanson	GORDON PARK QLD 4031
Dianne	Flaskas	ALEXANDRA HEADLAND QLD 4572
Dominique	Espag	BUDERIM QLD 4556
Doug	Greenhalgh	COOPAROO QLD 4151
Elizabeth	Ruruku	CONIFER GROVE TAKANINI AK 2103
Emma	Mcvey	DIDDILLIBAH QLD 4559
Eric	Louie	DIDDILLIBAH QLD 4559
Estelle	Van Wyk	BOKARINA QLD 4575
Eudlo Creek Neighbours Inc	C/- Leslie Brammah	DIDDILLIBAH QLD 4559
Fay & Lyle	Gibson	ROSEMOUNT QLD 4560
Fiona	Louie	DIDDILLIBAH QLD 4559
Fiona	Neil	DIDDILLIBAH QLD 4559
G	Clarke	WOOMBYE QLD 4559
Gai	Mortiz	KIELS MOUNTAIN QLD 4559
Garry & Dianne	Pugh	WOOMBYE QLD 4559
Gary	De Paoli	WOOMBYE QLD 4559
Gary	Andrews	COOLOOLA COVE QLD 4580
Gary	Little	BLI BLI QLD 4560
Gavin	Cox	MITCHELTON QLD 4053
Gayle	Miller	WOOMBYE QLD 4559
Geoff & Lorraine	Currie	WOOMBYE QLD 4559
Geziena	Roos	PALMVIEW QLD 4553
Glen & Jane	Rentoul	MOOLOOLAH VALLEY QLD 4553
Graham & Dennis	Wilson	NAMBOUR QLD 4560
Grant	Palethorpe	ROSEMOUNT QLD 4560
Grant	Tonkin	DIDDILLIBAH QLD 4559
Grant	Whisker	MOOLOOLABA QLD 4557
Greta	Worner	MOOLOOLABA QLD 4557
Hayden	Kither	PALMWOODS QLD 4555
Henk	Geurtsen	WOOMBYE QLD 4559
Hylton	Gierke	PALMWOODS QLD 4555
Ian	Watson	WOOMBYE QLD 4559
Irene	Stuart	DIDDILLIBAH QLD 4559

J	Evans	DIDDILLIBAH QLD 4559
Jake	Reidy	WOOMBYE QLD 4559
James	Brownsworth	BUDERIM QLD 4556
James	Lester	MOOLOOLABA QLD 4557
Jarrod	Ryall	BIRTINTA QLD 4575
Jason	Spivey	WOOMBYE QLD 4559
Jason & Rachel	Looker	MOUNTAIN CREEK 4557
Jayne	Mann	WOOMBYE QLD 4559
Jenna	Truloff	KIELS MOUNTAIN QLD 4559
Jennifer	Donahoo	ROSEMOUNT QLD 4560
Jennifer	Leavey	ALDERLEY AVENUE QLD 4051
Jenny	Grundy	FERN TREE TAS 7054
Jeremy	Kither	PALMWOODS QLD 4555
Jess	Steinhardt	GYMPIE QLD 4570
Joanne	Gierke	CURRMUNDI QLD 4551
Joanne	Saxelby-Balisky	ILKLEY QLD 4554
Joanne	Wilson	MOOLOOLABA QLD 4557
John	Anderson	ALEXANDER HEADLAND QLD 4572
John	Moffat	MINYAMA QLD 4575
John & Loretta	Van De Pol	CORINDA QLD 4075
John & Tania	Hardiker	BUDERIM QLD 4556
John F	Wilson	ALEXANDER HEADLAND QLD 4572
Josh	Moore	MAROOCHYDORE QLD 4558
Judy & William	Lord	WOOMBYE QLD 4559
Julie	Bell	MAROOCHYDORE QLD 4558
Karen & Andrew	Moffett	EATON HILL QLD 4037
Kasey-Lee	Stevens-Byrnes	PALMWOODS QLD 4555
katelind	Jensen	MOUNTAIN CREEK 4557
Kathryn	Jarvis	WOOMBYE QLD 4559
Keith & Jenny	McKay	TOWEN MOUNTAIN QLD 4560
Kenny	Knight	MOUNTAIN CREEK QLD 4557
Kimberly	Belcher	CHURCHABLE QLD 4311
Korry	Hoogesteger	TUCHEKOI QLD 4570
Kristine	Hazelwood	DIDDILLIBAH QLD 4559
Lachlan	Moffat	MOOLOOLABA QLD 4557
Lanra	Geurtsen	WOOMBYE QLD 4559
Lauren	Smithurst	CALAMVALE QLD 4116
Lee	Hodgson	MONTVILLE QLD 4560
Leoni Nadia	Strachan	WOOMBYE QLD 4559
Leslie	Brammah	DIDDILLIBAH QLD 4559
Lewis	King	WOOMBYE QLD 4559
Liza	Gillatt	PALMVIEW QLD 4553
Liza & Aaron	Minne	WOOMBYE QLD 4559
Lize	Fourie	MINYAMA QLD 4575
Louise	Taylor	WOOMBYE QLD 4559
Luke	O'Hehir	DIDDILLIBAH QLD 4559

Lynette	Dodd	WOOMBYE QLD 4559
Magda	Mongi	WOOMBYE QLD 4559
Marcus	Henderson	BUDERIM QLD 4556
Margaret	Pitcher	WOOMBYE QLD 4559
Maria	Keightley	WOOMBYE QLD 4559
Mark	Van Wyk	BOKARINA QLD 4575
Mark & Tonya	Thompson	WOOMBYE QLD 4559
Mary-Christine	Brammah	DIDDILLIBAH QLD 4559
Mathew	Niesen	MINYAMA QLD 4575
Matt	Honeyman	CURRUMBIN QLD 4223
Matt	Dillon	MCDOWALL QLD 4053
Matthew	Cook	MOOLOOLABA QLD 4557
Matthew	Orrell	DIDDILLIBAH QLD 4559
Meagan	Schofield	MOOLOOLABA QLD 4557
Megan	Colless	BUDERIM QLD 4556
Megan	Lawton	WOOMBYE QLD 4559
Melanie	Stinton	MAROOCHYDORE QLD 4558
Michael	Kowolik-Fuessel	KIELS MOUNTAIN QLD 4559
Mikail	Slatch	KIELS MOUNTAIN QLD 4559
Mirella	Prasad	ALBANY CREEK QLD 4035
Miriam	Abricossow	WARNER QLD 4500
Miroslav	Arandjelovic	KIELS MOUNTAIN QLD 4559
Monica	Verbeek	CURRUMBIN QLD 4223
Monique	Espag	BUDERIM QLD 4556
Narelle	Kither	WEST WOOMBYE QLD 4559
Natasha	Workum	MOOLOOLABA QLD 4557
Nathan	Moore	BRACKEN RIDGE QLD 4017
Nathanial	Beattie	PALMVIEW QLD 4553
Neil	Penny	WEST WOOMBYE QLD 4559
Nicholas	McKendry	DIDDILLIBAH QLD 4559
Nick	Berry	ROSEMOUNT QLD 4560
Nicole	King	HARRINGTON PARK NSW 2567
Noel & Vanessa	Wagner	BLI BLI QLD 4560
Pam	Debenham	KIELS MOUNTAIN QLD 4559
Paul	Korczynski	WOOMBYE QLD 4559
Paul	Stockman	TUCHEKOI QLD 4570
Peita & Nick	Kuyper	DIDDILLIBAH QLD 4559
Pete & Vickie	Carroll & Moran	DIDDILLIBAH QLD 4559
Peter	Darlington	NAMBOUR QLD 4560
Peter	Flaskas	ALEXANDRA HEADLAND QLD 4572
Peter & Elaine	Desbrow	COTTON TREE QLD 4558
Phil	Perren	MOOLOOLABA QLD 4557
Piers	Kennealy	HILLSIDE VIC 3037
Priscilla & Wayne	Waho	MOUNTAIN CREEK QLD 4557
Rebecca	Marshall	PALMWOODS QLD 4555
Regina	Andrews	COOLOOLA COVE QLD 4580

Renee	Kirchner	KIRRAWEE NSW 2232
Resi	Fuessel	KIELS MOUNTAIN QLD 4559
Richard	Bambling	PALMWOODS QLD 4555
Robert Jhn	Walden	WOOMBYE QLD 4559
Robyn	Bell	NOOSA HEADS QLD 4567
Rodney	Banks	ULVERSTONE TAS 7315
Rodney	Davidson	BURNSIDE QLD 4560
Roopa	Slatch	KIELS MOUNTAIN QLD 4559
Ross	Atkinson	DIDDILLIBAH QLD 4559
Ross & Tessa	Carruthers	TIN CAN BAY QLD 4580
Samantha	McVey	DIDDILLIBAH QLD 4559
Sandie	Wallace	BUDERIM QLD 4556
Sandra	Pitcher	WOOMBYE QLD 4559
Sara & Lyndon	Haykamp	BUDERIM QLD 4556
Scott	Jeffcott	CHURCHABLE QLD 4311
Scott	Murchie	BLI BLI QLD 4560
Simon	Best	MOOLOOLABA QLD 4557
Sophia G	Keily	PADDINGTON QLD 4064
Stephen	Hood	PEACHESTER QLD 4519
Steven	Pitcher	KUREELPA QLD 4560
Suzanne	Ekers	NAMBOUR QLD 4560
Tammy	O'Donnell	BLI BLI QLD 4560
Tammy	Weir	DEEBING HEIGHTS QLD 4306
Tanika	Fourie	NEW FARM QLD 4005
Tanya	Haines	TALLEGALLA QLD 4340
Tegan & Kristian	Pearson	MOOLOOLABA QLD 4557
Tim & Steph	Keily	BRISBANE CITY 4000
Todd & Megan	Drew / Collins	DIDDILLIBAH QLD 4559
Tony	Brown	PEREGIAN BEACH QLD 4573
Tony	Shelley	MAROOCHYDORE QLD 4558
Tracey	Beard	FLAXTON QLD 4560
Trent	Mengel	WOOMBYE QLD 4559
Trevor & Karen	Weeks	CHILDERS QLD 4660
Veronica	Tedman	WOOMBYE QLD 4559
Virginia	Koch	WOOMBYE QLD 4559
Vivien	Timperley	DIDDILLIBAH QLD 4559
Wayne	Hanson	GORDON PARK QLD 4031
Wendy	Hodge	VALDORA QLD 4561
Woombye Rural Supplies	All Staff	WOOMBYE QLD 4559
Zara	Slatch	KIELS MOUNTAIN QLD 4559

Properly Made submissions received by post are shown below

Given Name	Last Name	City
Alexander	Eglen	WOOMBYE QLD 4559
Alexander Wayne	Dwyer	MAROOCHYDORE QLD 4558
Allison	Johnstone	SUNRISE BEACH QLD 4567
Arnold	Brierley	DIDDILLIBAH QLD 4559
Blake & Erin	Bell	SUNRISE BEACH QLD 4567
Bob	Everitt	DIDDILLIBAH QLD 4559
Calum	Jones	BUDERIM QLD 4556
Claudia	Korac	MAROOCHYDORE QLD 4558
Cornelia	Bongertman	WOOMBYE QLD 4559
David	Bood	WOOMBYE QLD 4559
George Henry	Korac	BUDERIM QLD 4556
Greg	Rampton	WOOMBYE QLD 4559
Ian William	Howell	WOOMBYE QLD 4559
Janet	Rampton	WOOMBYE QLD 4559
Janette	Brierley	DIDDILLIBAH QLD 4559
Joan	Currie	DIDDILLIBAH QLD 4559
Johan	Bongertman	WOOMBYE QLD 4559
Judith	Watson	WOOMBYE QLD 4559
Kiriana	Namlin	PEREGIAN SPRINGS 4573
Kristine	Guse	DIDDILLIBAH QLD 4559
Lisa	Sweetman	WOOMBYE QLD 4559
Lucille	Everitt	DIDDILLIBAH QLD 4559
Maddison	Korac - Davis	MAROOCHYDORE QLD 4558
Natalie	Korac	MAROOCHYDORE QLD 4558
Reuben	Park	MOUNTAIN CREEK QLD 4557
Russell & Ann	Maher	WOOMBYE QLD 4559
Sandra Jane	Korac	BUDERIM QLD 4556
Sarah	Mabb	MAROOCHYDORE QLD 4558
Sinclair	Currie	DIDDILLIBAH QLD 4559
Timothy	Harrison	DIDDILLIBAH QLD 4559
Victor	Guse	DIDDILLIBAH QLD 4559

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	25 August 2022
Requesting Councillor:	Various – see individual questions below		
Item:	8.3 – Development Application MCU22/0075 – Tourist Park – 185 – 205 Diddillibah Road Woombye		
Circulation	19 August 2022		
Officer (title):	Principal Development Planner	Approving GE (title):	Group Executive, Customer & Planning Services (Acting)

In response to the following questions raised by various Councillors, please note the following additional information for your consideration.

Question (Cr Johnston): How will the site deal with town water and sewerage?

Response:

Water will be provided through rainwater tanks and potable water will be brought onto the site. Effluent disposal will occur on site. It is noted that a subsequent approval will need to be obtained from Council for a plumbing and drainage work application and a separate licence from the State Government will be required for an Environmentally Relevant Activity 63 (onsite waste management).

Question (Cr Cox): Can we get a comparison from other tourism parks on the Sunshine Coast that offer glamping and similar sites? I would like to understand occupancy - peaks and troughs.

Response:

It is expected that the occupancy of tourist parks varies throughout the year with peaks being experienced on weekends and school holidays. It is difficult to provide specific details around this for the tourist parks operating within the region at short notice. Rivershore Resort at Bli Bli is the most directly comparable accommodation facility and they have advised that they are currently operating at above 80% occupancy through to the end of the year.

Council's Holiday Parks over the past 12-18 months have performed significantly better than industry statistics, with average occupancy sitting around 80-85%. During school holidays, occupancy grows to 95-100%.

Question (Cr Cox): Regarding Camping and RV sites - are the sites proposed to be powered?

Response:

The applicant advises that all Caravan/RV sites, Cabins, Glamping Tents, Camp Kitchens, Amenities and approximately 50% of the tent camping sites will all be powered.



Question (Cr Suarez): There is a lot of detail regarding the economic need for this facility - can we have detail around what sort of choice accommodation is available in the area?

Response:

Economic Development has supplied the following information regarding existing tourist parks operating in the region.

Assessment of Commercial holiday parks							
Name of property	Location	Operator/Brand	Powered Sites	Unpowered Sites	Cabins	Glamping Tents	Permanent Sites
Rovershore Resprt	Diddillibah	Ingenia Holidays	80	-	-	15	-
Caloundra Waterfront Holiday park	Caloundra	Big 4	57	-	28	3	-
Maroochy River Park	Maroochydore	Big 4	26	-	10	-	-
Cotton Tree Holiday Park	Maroochydore	Family Parks	372	29	9	-	-
Maroochydore Beach Holiday park	Maroochydore	Family Parks	112	-	6	-	-
Dicky beach Holiday Park	Dicky Beach	Family Parks	236	20	12	-	-
Mudjimba Beach Holiday Park	Mudjimba	Family Parks	198	29	3	-	-
Coolum Beach Holiday Park	Coolum	Family Parks	237	1	5	-	-
Mooloolaba Beach Holiday Park	Mooloolaba	Family Parks	60	-	-	-	-
Alex Beach Cabins and Tourist Park	Alexandra Headlands	Top parks	46	-	78	-	-
Bli Bli Riverside Caravan Park	Bli Bli	Independent	33	-	18	-	-
Military Jetty Caravan Park	Caloundra	Independent	9	-	-	-	-
Golden Beach Holiday Park	Caloundra	Independent	64	-	14	-	-
Landsborough Pines Caravan Park	Landsborough	Top parks	24	8	4	-	66
Ocean View Tourist Park	Landsborough	Kul parks	34	-	19	-	-
Nambour Rainforest Holiday Village	Woombye	Independent	n/a	-	-	-	-
Nambour Caravan park	Nambour	Independent	18	-	22	-	-
Kookaburra Park	Camboorn	Independent	28	37	3	2	-
Lilyponds Holiday Park	Mapleton	Independent	11	-	7	-	48
Mapleton Cabins and Caravan Park	Mapleton	Independent	n/a	-	12	-	-
Glasshouse Mountains Tourist Parks	Glasshouse Mts	Independent	n/a	-	-	-	-
Beerwah Caravan Park	Beerwah	Independent	56	-	-	-	-
Yandina Caravan Park	Yandina	Independent	69	-	14	-	-
Total			1770	124	264	20	114

Additionally, below is a list of tourist parks that have been approved under the Sunshine Coast Planning Scheme but have not yet been developed:

Application ID	Stage/Decision	Date Decision Made	Full Details
MCU17/2064	DevPermit	12/12/2019 12:00:00 AM	6,43,55,63,76, 79, 84,85,91 & 104 Nambour Connection Rd, 77,83,87,91 & 105 Aird Lane & 52 Garrad Rd WOOMBYE - Preliminary Approval for Material Change of Use of Premises (Variation Request) to vary the effect of the Sunshine Coast Planning Scheme 2014 (Integrated Tourist Facility) Big Pineapple Corp Pty Ltd - Place Design Group
MCU19/0050	DevPermit	4/11/2020 12:00:00 AM	23 Parkyn Rd and 110 Sippy Creek Rd TANAWHA - Tourist Park - Riversleigh Super Pty Ltd and Habania Pty Limited - Project Urban
MCU20/0177	DevPermit	16/11/2020 12:00:00 AM	127 Esplanade GOLDEN BEACH - Extension to Existing Tourist Park - Trista Property Investments Pty Ltd - JFP Urban Consultants

Question (Cr Baberowski): Is the applicant an experienced operator in this space, and is the scale of the park sufficient to support the proposed food and beverage services?

Response:

In relation to financial considerations, the applicant provides the following key points:

1. The size of the property and scale of the guest numbers allow us to provide more facilities than most other farm stays in Qld.
2. Recreation/common facilities will be delivered in a staged approach, expanding with guest numbers, and estimated to be completed when guest numbers are at 2/3rd to 3/4qtr of the total capacity.
3. The Country Café is essentially already built, so is a simple conversion/renovation to provide morning-based coffees and snacks. This will be the first common facility brought online.
4. The Packing Shed is mostly an agricultural shed, so not expensive to construct. It is not a first-order component of the park.



5. The Recreation Centre is viable because:
 - a. It enhances the guest experience, which will lead to higher occupancy rates.
 - b. It provides a second revenue source – we expect revenue to generate 60% from accommodation and 40% hospitality. We are aiming to secure more of the tourist 'share of wallet'.
 - c. By providing an alternative to self-catering, we hope guests 'come and stay put' for 3-7 day holidays as everything they require is onsite, rather than having to go in and out several times.
6. It is worth noting that the majority of other on-site attractions (animal farm, bushwalking, mountain biking, lake, etc) either already exist or are relatively simple to construct/implement given the progress made as part of the approved 8 cabin development (under construction).
7. The applicant has successfully completed a substantial number of projects on the Sunshine Coast (detailed below) and have literally lived and breathed this project for the last twelve months spending almost every day on-site this year. As per the drone aerial image attached, the 8 cabins, accessways, central feature dam, animal farm and perimeter landscaping are well progressed which provides the bones for the Tourist Park facility.
8. Whilst financial considerations are irrelevant to the planning assessment framework, we advise that Andrew and Jo Pitcher are seasoned business people and they have provided the following personal viewpoints:

"We have operated for ourselves, and for others, businesses of a much larger scale than what we are proposing here."

"We use very low gearing on our projects. We would expect, once fully developed, to have a debt of no more than 30% of the value of the property."

"The facilities included in the application will be implemented strategically and in a staged format. We are confident in the profitability as each stage of the project rolls out thereby producing an overall positive outcome for guests and for tourism in our region."

"I must repeat that the 'all-in-one' nature of the park is the differentiator. We expect to gain a high proportion of the 'share of wallet' of our guests, through the provision of world class facilities. Share of wallet will come from:

- Accommodation revenue
- Food and beverage revenue
- Potential 'add on's' for guests such as bike hire, immersive farm experiences and the like."

Professional Experience (Details provided by Andrew and Jo Pitcher):

9. Andrew and Jo Pitcher both completed secondary school at Nambour State High, finishing in 1988. From there they both completed Bachelor of International Business degrees at Griffith University from 1989-91. Jo followed this with a Graduate Diploma in Communications from QUT in 1993.

Andrew's 30-year commercial experience includes:

- 5 years with NAB as a consumer and commercial banker in Australia.
- 17 years as a management consultant with Accenture in Australia, Singapore and the UK. Staff under supervision in these roles ranged from 10-250 FTE at any one time.
- 2 years with SAP as a Snr Vice President running a large part of the Asian business (turnover of \$400m pa).
- Within the above roles, Andrew had several sub-roles including:
 - Chief Technology Officer (CTO) of the ANZ Banking Group.
 - GM Technology ANZ Asia Pacific.
 - Chief Information Officer (CIO) and Chief Operating Officer (COO) Bank of Queensland.
- 8 years in residential property development (self-employed) – see below.



Jo's 20-year commercial experience includes:

- 3 years as Copywriter at Jacaranda Wylie Australia.
- 2 years as Design Manager at Sabey and Associates Melbourne.
- 7 years as a senior executive role at SpyDesign in London.
- 8 years in residential property development (self-employed) – see below.

Property Development Business (Details provided by Andrew and Jo Pitcher):

10. Since returning to the Sunshine Coast in 2014, the couple has created a successful property development business that has delivered 150 residential lots (under 'The Grove Residential' brand). Annual turnover of the business averages \$4m and \$6m. Profitability is strong. Developments have included:

- 5 rural lots in Buderim.
- 15 low density lots in Little Mountain.
- 13 medium density lots in Alexandra Headland.
- 58 low density lots in Mooloolah Valley.
- 58 low density lots in Nambour / Burnside.
- Construction of a block of residential units and several dwelling houses / duplexes for investment purposes.

We are 'hands on' and manage all aspects of the business ourselves, from financials, planning, project management and sales.

We have a small pipeline of residential developments on our books at the moment, in Woombye, Mooloolah Valley and Ipswich.

Sixty6 Acres Woombye – current status and staffing (Details provided by Andrew and Jo Pitcher):

11. Extensive research over many years has been conducted locally and internationally to come up with this concept.

The first phase of the project is under construction, with the lake, eight cabins and the intersection upgrade being required. This stage will cost around \$2.4m and will be complete by Christmas 2022, with guest operations opening very soon thereafter.

With our broad and deep experience in business we are very comfortable with the task to construct and operate the park over time. The project requires skills in the following areas (our own experience is in brackets):

- General / financial management. (See professional experience).
- Property development. (See above).
- Hospitality / tourism. (Both applicants spent their formative years working in retail and tourism on the Sunshine Coast, including at Hyatt, Twin Waters and the Ginger Factory, as well as in several hospitality venues. We will also recruit into key roles).
- Agriculture / Grounds management. (The Pitcher family heritage is farming, so the plan is clear. We will recruit a key leader in this area to supplement our skills).

Question (Cr Baberowski): Request an independent assessor/economic development to assess the proposal regarding the café/restaurant

Response:

The applicant has provided specific details around why they believe that the café/restaurant and other on-site attractions will be able to operate viably as part of the overall accommodation offering while only catering for guests (see above).

Economic Development has advised that they would not normally provide assessments on the commercial viability of operations within a business. However, Economic Development have noted



that based upon a desktop analysis, in most cases where there is a restaurant/café provided on site within a tourist park, the hours are sporadic/limited in order to match the on-site demand.

Question (Cr Suarez): Will the maintenance shed be regulated with hours of operation to ensure trucks are not starting up outside of normal operating hours, creating noise issues?

Response:

In order to address this issue specifically, recommended condition 25 could be amended as follows to cover this (additional words provided in **bold font**): -

25. *Site maintenance **including the use of any machinery** must only be carried out between the hours of 7:00am to 7:00pm daily.*

Please note, if this condition is to be amended, then an alternative resolution will need to be moved from the floor of Council.

Question (Cr Suarez): Can you please comment on how the onsite septic will be handled with caravans and RVs using dump points?

Response:

Council's Environmental Health Officer has advised that the standard/historical approach in design is to position dump points as 1 point per 2 or 4 sites and of a design standard (plans and drawings) that will accord with a subsequent plumbing and drainage work approval. Also, parks may have a stand-alone dump point/s (e.g., near amenities block where wastewater may be dumped at the time of entry or exit from the park. The specifics though will be subject to the future submission of a plumbing and drainage work application.

Council's Plumbing Inspector has advised that dump points are not typically discharged into the on-site sewage treatment plant, rather they are pumped out and the wastewater removed from the site by a separate contractor. This is to avoid contamination of the sewage treatment plant occurring from chemicals used in the dump point.

Question (Cr Suarez): Drainage - formal discharge to Paynters Creek? Why would Council put the original condition to discharge to the road?

Response: The development site discharges directly to Paynters Creek which is a waterway under the [Water Act 2000](#) and represents the lawful point of discharge for the development. In the event of any approval, the application would be required to provide drainage easements 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. This is a standard requirement of the [Stormwater management code](#).

Question (Cr Suarez): Noting that the floodplain storage capacity is maintained; what areas is the applicant planning to fill?

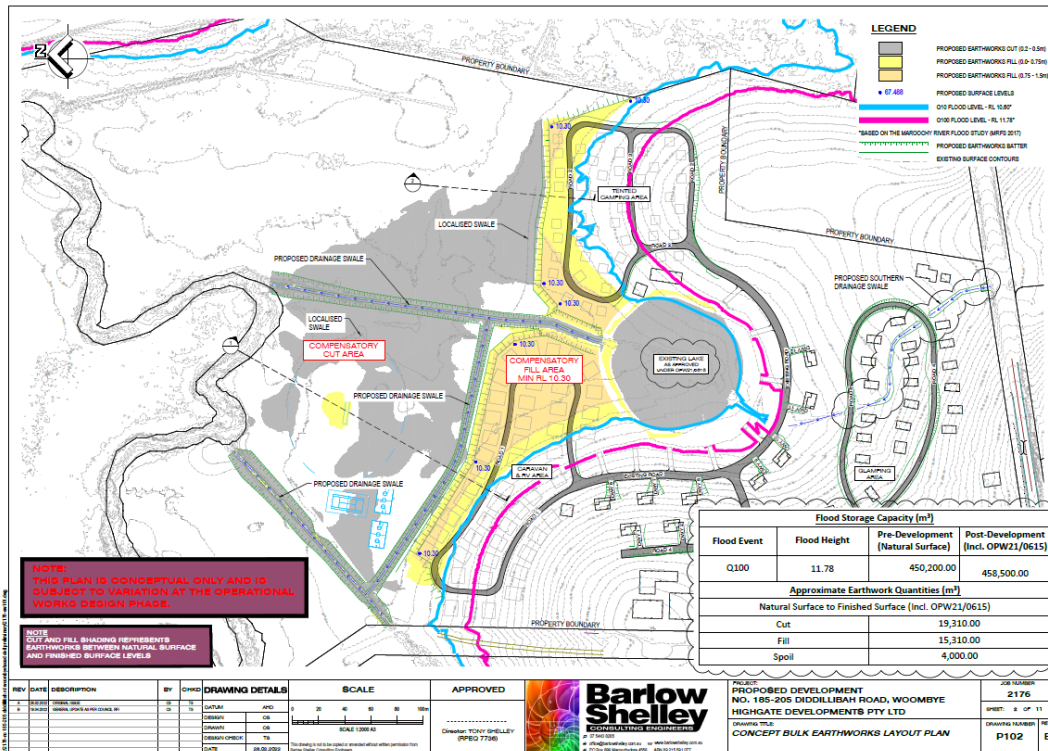
Response: Floodplain storage capacity is proposed to be maintained. Filling is proposed within the floodplain to increase the flood immunity of the proposed tent camping area and the caravan & RV area. In very general terms, the [Flood hazard overlay code](#) does not prohibit filling in the floodplain provided that no offsite impacts result and provided that floodplain storage is maintained. In this particular case, the floodplain is not proposed to be altered in any significant way and the works proposed are considered to be fairly minor in nature. The proposal is considered to suitably respond to the flooding constraints of the site and meets the outcomes of the [Flood hazard overlay code](#).

The Concept Bulk Earthworks Layout Plan (below) shows the following:

- A dam (grey) is shown, and this is already approved and under construction.



- Filling is proposed within the proposed tent camping area and the caravan & RV area (yellow and orange) to increase the flood immunity within these areas to result in no more than 0.3m deep floodwaters during the 10% AEP flood event.
- The concept cut and fill plan shows that floodplain storage capacity is being maintained with compensatory floodplain storage provided above the standing water level over the dam and within the floodplain to the north of the proposed camping areas (grey).



Question (Cr Dickson): Are we allowing filling in the flood plain?

Response: See details above.

Question (Cr Johnston): Were any concerns raised by the Department of Transport and Main Roads (TMR) about the intersection between Nambour Connection and Diddillibah Road?

Response: According to the traffic surveys produced by TMR the existing levels on the Nambour Connection Road are 20,290 vehicles per day. The development traffic is estimated to generate 53 vehicle trips during the peak hour with 90% of trips travelling to Nambour Connection Road. Compared to existing levels the trips generated from the site to the external road network are below 5% for each direction. Therefore, the increase in development generated traffic will be less than 5% of existing levels and the impact is considered insignificant.

In summary the traffic volumes generated by the proposed development will not adversely impact on the operational performance of the external network. As such, it would not be reasonable to condition any upgrades.

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	15 August 2022
Requesting Councillor:	Councillor W Johnston		
Item:	8.5 – Invasive Plant Surveillance Program – Biosecurity Act 2014		
Circulation	19 August 2022		
Officer (title):	Team Leader Vector and Pest Plant Education	Approving GE (title):	Acting Group Executive Customer and Planning Services

In response to a question raised by Councillor Johnston, please note the following additional information for your consideration.

Question: Is the gall-fly biocontrol still available for distribution to help reduce Groundsel bush infestations?

Response:

- More than 35 different insects have been tested since 1967, with 6 now considered to be permanently established in Queensland:
 - stem borer (*Megacyllene mellyi*)
 - plume moth (*Hellinsia balanotes*)
 - gall-fly (*Rhopalomyia californica*)
 - groundsel bush leaf beetle (*Trirhabda bacharidis*)
 - leaf skeletoniser (*Aristotelia ivae*)
 - leaf miner (*Bucculatrix ivella*)
- The gall-fly biocontrol was released locally by Council officers in 1983-1987 with great success. The Department of Agriculture & Fisheries (DAF) was responsible for this program and considered it successful. The gall-fly biocontrol program has not been repeated by a State Department since the late 1980's.
- The gall-fly is still present in local populations of the woody weed Groundsel bush and continues in assisting with reducing the growth rates of the weed.
- The effects are seasonal however the success of the initial roll out has resulted in a significant reduction in plant size. Where plants with stems as large as 30cm were identified, now the largest plants identified in controls areas have stems measuring 5cm.
- Similar programs using biocontrol's for other higher priority weed species are currently being supported by Sunshine Coast Council with similar successes. For example, Council employs the use of weevils to treat Salvinia, Cats claw creeper and Madeira vine

Related Report / Additional Information Request

Meeting:	Ordinary Meeting	Date:	17 August 2022
Requesting Councillor:	Councillor W Johnston		
Item:	8.6 – Feral Animal Prevention and Control Program – Biosecurity Act 2014		
Circulation	19 August 2022		
Officer (title):	Coordinator Healthy Places	Approving GE (title):	Acting Group Executive Customer and Planning Services

In response to a question raised by Councillor Johnston, please note the following additional information for your consideration.

Question: Have we had a reoccurrence of the rabbits in Conondale?

Response:

- The Feral Animal Education and Control Team have successfully undertaken rabbit control on 3 properties in the Conondale area since 2020. These properties are located on either Aherns Road or Maleny-Kenilworth Road, Conondale.
- Two of the properties have been contacted during August 2022. Both landholders have advised that they have not seen or noted any evidence of rabbits on their properties since the last control in June 2022.
- Council will be contacting landholders and residents in the neighbouring properties encouraging them to being vigilant about rabbits and to report sightings to Council.