

# Item 8.3

## **Attachments**

## **Ordinary Meeting**

**Thursday, 25 August 2022**



**TABLE OF CONTENTS**

ITEM	SUBJECT	PAGE NO
8.3	<b>DEVELOPMENT APPLICATION MCU22/0075 - TOURIST PARK - 185 -205 DIDDILLIBAH ROAD WOOMBYE</b>	
APPENDIX A	CONDITIONS OF APPROVAL .....	5
ATTACHMENT 1	DETAILED ASSESSMENT REPORT .....	27
ATTACHMENT 2	DEPARTMENT OF STATE DEVELOPMENT, INFRASTRUCTURE, LOCAL GOVERNMENT AND PLANNING (SARA) CHANGED REFERRAL AGENCY RESPONSE .....	91
ATTACHMENT 3	DEVELOPMENT PLANS .....	97



**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 1m<sup>2</sup>

\*(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































































































































































































































































