8.4 G & R SIMMONDS - MATERIAL CHANGE OF USE - TOURIST PARK (SELF-CONTAINED CAMPGROUND) - LOT 201 ON SP177750 - 127 HUME ROAD, BIBOOHRA - MCU/21/0005

Date Prepared: **3 June 2021**

Author: **Planning Officer**

Attachments: **1. Site Plan - Tourist Park**

APPLICATION DETAILS

APPLICATION		PREMISES	
APPLICANT	G & R Simmonds	**ADDRESS**	127 Hume Road, Biboohra
DATE LODGED	18 March 2021	**RPD**	Lot 201 on SP177750
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park (Self-contained Campground)		
FILE NO	MCU/21/0005	**AREA**	15 hectares
LODGED BY	U&i Town Plan	**OWNER**	G & R Simmonds
PLANNING SCHEME	Mareeba Shire Council Planning Scheme 2016		
ZONE	Rural zone		
LEVEL OF ASSESSMENT	Impact Assessment		
SUBMISSIONS	No properly made submissions		

EXECUTIVE SUMMARY

Council is in receipt of an impact assessable development application described in the above application details. No properly made submissions were received during the mandatory public notification period.

The application proposes the establishment of a campground for self-contained caravans and motorhomes only. For this reason, no facilities (toilets, showers & cooking facilities) will be provided on-site. In recent years, Mareeba Shire has experienced an increase in demand for these types of facilities which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land-use conflict.

The subject site, as well as lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict. The application does not conflict with any relevant aspect of the Planning Scheme.

It is recommended that the application be approved in full, subject to conditions.

OFFICER'S RECOMMENDATION

1. That in relation to the following development application:

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APPLICATION		PREMISES	
APPLICANT	G & R Simmonds	**ADDRESS**	127 Hume Road, Biboohra
DATE LODGED	18 March 2021	**RPD**	Lot 201 on SP177750
TYPE OF APPROVAL	Development Permit		
PROPOSED DEVELOPMENT	Material Change of Use - Tourist Park (Self-contained Campground)		

and in accordance with the Planning Act 2016, the applicant be notified that the application for a development permit/preliminary approval for the development specified in (A) is:

Approved by Council in accordance with the approved plans/documents listed in (B), subject to assessment manager conditions in (C), assessment manager's advice in (D), concurrence agency conditions in (E), relevant period in (F), further permits in (G), and further approvals from Council listed in (H);

And

The assessment manager does not consider that the assessment manager's decision conflicts with a relevant instrument.

(A) APPROVED DEVELOPMENT: Development Permit for Material Change of Use - Tourist Park (Self-contained Campground)

(B) APPROVED PLANS:

Plan/Document Number	Plan/Document Title	Prepared by	Dated
-	Site Plan - Tourist Park (Self Contained Camping - up to 74 people)	U&i Town Plan	-

(C) ASSESSMENT MANAGER'S CONDITIONS (COUNCIL)

(a) <u>Development assessable against the Planning Scheme</u>

1. Development must be carried out substantially in accordance with the approved plans and the facts and circumstances of the use as submitted with the application, subject to any alterations:
   - found necessary by Council's delegated officer at the time of examination of the engineering plans or during construction of the development because of particular engineering requirements; and
   - to ensure compliance with the following conditions of approval.

2. Timing of Effect

   2.1 The conditions of the development permit must be complied with to the satisfaction of Council's delegated officer prior to the commencement of the use except where specified otherwise in these conditions of approval.

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2.2 Prior to the commencement of use, the applicant must notify Council that all the conditions of the development permit have been complied with, except where specified otherwise in these conditions of approval.

3. General

3.1 The development approval would not have been issued if not for the conditions requiring the construction of infrastructure within the conditions of approval.

3.2 The applicant/developer is responsible for the cost of necessary alterations to existing public utility mains, services or installations required by works in relation to the proposed development or any works required by condition(s) of this approval.

3.3 All payments or bonds required to be made to the Council pursuant to any condition of this approval must be made prior to commencement of the use and at the rate applicable at the time of payment.

3.4 All works must be designed, constructed and carried out in accordance with FNQROC Development Manual requirements (as amended) and to the satisfaction of Council's delegated officer.

3.5 Noise Nuisance

Refrigeration equipment, generators, pumps, compressors and mechanical ventilation systems must be located and/or designed, installed and maintained to achieve a maximum noise level of 3dB(A) above background levels as measured from noise sensitive locations.

Campground guests are not permitted to play amplified music of any kind.

3.6 Waste Management

The applicant shall ensure there is no on site disposal of refuse associated with the approved use unless such refuse is disposed of in refuse bins provided in accordance with the following:

(i) No refuse is to be stored on site outside the refuse bins at any time.

(ii) An on-site refuse storage area for all refuse bins must be provided and be screened from view from adjoining properties and road reserve by a 1 metre wide landscaped screening buffer, 1.8m high solid fence or building.

Lids or coverings must be installed on all refuse storage bins when not in use to prevent wildlife scavenging.

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3.7 Bushfire Management

3.7.1 A Bushfire Management Plan, incorporating evacuation procedures, campfire guidelines and fire break/trail maintenance for the campground must be prepared to the satisfaction of Council's delegated officer. The approved use must comply with the requirements of the Management Plan at all times.

3.7.2 The applicant must ensure any open fires are appropriately managed and contained.

3.8 Signage

3.8.1 No more than 1 advertising sign for the approved development is permitted on the subject site.

3.8.2 The sign must not exceed a maximum sign face area of $6m^2$ and must not move, revolve, strobe or flash.

3.8.3 The sign must be kept clean, in good order and safe repair for the life of the approval.

3.8.4 The sign must be removed when no longer required.

3.8.5 The erection and use of the advertisement must comply with the Building Act and all other relevant Acts, Regulations and these approval conditions.

3.9 The campground shall not accommodate more than 74 persons at any time. Upon request, booking records must be made available to Council demonstrating compliance with this condition.

3.10 The maximum length of stay for any self-contained vehicle must not exceed five (5) consecutive days.

3.11 The motor home park must only accommodate self-contained motor homes/caravans. Self-contained motor homes/caravans must have an onboard toilet and shower, onboard water supply and wastewater holding tanks.

3.12 In lieu of providing landscape buffering along site boundaries, a notation will be placed on the rates notice of surrounding lots (Lot 200 on SP108025, Lot 202 on SP227855 and Lots 13 & 14 on SP306249) to ensure any future prospective purchaser is aware of the presence of the approved use prior to purchase.

4. Infrastructure Services and Standards

4.1 Access

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The existing access crossover servicing the site must be upgraded/constructed in accordance with the FNQROC Development Manual, to the satisfaction of Council's delegated officer.

4.2 Coyle/Hume Road Upgrade Works

4.2.1 For the purpose of minimising dust impacts on the dwelling house on Lot 299 on NR7718, a 80 metre long single coat dust seal on Coyle Road in the prevailing wind direction must be implemented within 3 years of the commencement of the use, or upon receipt of a substantiated dust complaint by any occupant of this dwelling, whichever comes first.

4.2.2 For the purpose of minimising dust impacts on the dwelling house on Lot 11 on SP306249, a 50 metre long single coat dust seal on Hume Road in the prevailing wind direction must be implemented within 3 years of the commencement of the use, or upon receipt of a substantiated dust complaint by any occupant of this dwelling, whichever comes first.

4.2.3 Within 3 years of the commencement of the use, the following works must be undertaken on Hume Road:

(i) Cross drainage infrastructure at approximate chainage 1200 (or alternate location as agreed to by Council's delegated officer) to address floodway issues across Hume Road. This cross drainage infrastructure must include, at minimum, a 10 metre long x 4 metre wide reinforced concrete inverted causeway designed for use by heavy vehicles and designed to allow surface water to flow across Hume Road at its lowest point.

(ii) The upgrade of Hume Road extending 100m north of the causeway required by (i) above, and extending south from the causeway required by (i) above to a point 10 metres past the access to the site, in accordance with FNQROC Development Manual D1.27 General, Table D1.4 Rural Road Elements (a formed gravel standard).

Plans for works required by Conditions 4.2.1, 4.2.2 & 4.2.3 must be submitted to Council as part of a subsequent application for operation works.

4.3 Stormwater Drainage/Water Quality

4.3.1 The applicant/developer must take all necessary steps to ensure a non-worsening effect on surrounding land as a consequence of the development.

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4.3.2 Prior to the development commencing, the applicant must develop a Stormwater Quality Management Plan, including an Erosion and Sediment Control Plan. The plan must detail what measures will be implemented to prevent erosion in the event the surface of the campground area deteriorates due to wet weather and/or high traffic.

4.3.3 The applicant/developer must ensure that the Stormwater Quality Management Plan is complied with for the life of the development.

4.4 Car Parking/Internal Driveways

4.4.1 All car parking associated with the campground must be accommodated within the identified camping area.

4.4.2 Any internal access road shown on the approved plan must be constructed to an all weather compacted gravel standard, prior to the commencement of the use.

The internal access road must be maintained at this standard for the life of the development.

4.5 Lighting

4.5.1 Where outdoor lighting is required the developer shall locate, design and install lighting to operate from dusk to dawn within all areas where the public will be given access, which prevents the potential for light spillage to cause nuisance to neighbours and must be provided in accordance with Australian Standard 1158.1 – Lighting for Roads and Public Spaces.

4.5.2 Illumination resulting from direct, reflected or other incidental light emanating from the subject land does not exceed 8 lux when measured at any point 1.5m outside the property boundary of the subject site. The lighting fixtures installed on site must meet appropriate lux levels as documented within Australian Standard 4282 – Control of the Obtrusive Effects of Outdoor Lighting.

4.6 Non-Reticulated Water Supply

All non-potable water supplied to campground visitors must be clearly labelled at each tap - Non Potable Water - not safe for Human Consumption.

In the event that the campground is provided with a potable water supply, it must be treated so as to be potable (safe for drinking in accordance with National Health Medical Research Guidelines).

4.7 On-Site Wastewater Management

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4.7.1 No black or grey water from any campground guest is to be discharged on site.

4.7.2 Any accidental discharge of black or grey water on site must be reported to Council immediately.

5. Additional Payment Condition

5.1 The additional payment condition has been imposed as the development will create additional demand on trunk infrastructure which will create additional trunk infrastructure costs for council.

5.2 The developer must pay $1,300.00 toward trunk infrastructure with the amount of the contribution increased on 1 July each year in accordance with the increase for the PPI index for the period starting on the day the development approval takes effect, adjusted by reference to the 3-yearly PPI index average to the date of payment.

5.3 The trunk infrastructure for which the payment is required is:

- The trunk transport infrastructure servicing the land

5.4 The developer may elect to provide part of the trunk infrastructure instead of making the payment.

5.5 If the developer elects to provide part of the trunk infrastructure the developer must:

- Discuss with Council's delegated officer the part of the works to be undertaken;
- Obtain the necessary approvals for the part of the works;
- Indemnify the Council in relation to any actions, suits or demands relating to or arising from the works;
- Take out joint insurance in the name of the Council and the developer in the sum of $20,000,000 in relation to the undertaking of the works;
- Comply with the reasonable direction of Council officers in relation to the completion of the works;
- Complete the works to the standards required by the Council; and
- Complete the works prior to commencement of the use.

(D) ASSESSMENT MANAGER'S ADVICE

(a) A number of other charges or payments may be payable as conditions of approval. The applicable fee is set out in Council's Fees & Charges Schedule for each respective financial year.

(b) Compliance with applicable codes/policies

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The development must be carried out to ensure compliance with the provisions of Council's Local Laws, Planning Scheme Policies, Planning Scheme and Planning Scheme Codes to the extent they have not been varied by a condition of this approval.

(c) Environmental Protection and Biodiversity Conservation Act 1999

The applicant is advised that referral may be required under the *Environmental Protection and Biodiversity Conservation Act 1999* if the proposed activities are likely to have a significant impact on a matter of national environmental significance. Further information on these matters can be obtained from www.environment.gov.au.

(d) Cultural Heritage

In carrying out the activity the applicant must take all reasonable and practicable measures to ensure that no harm is done to Aboriginal cultural heritage (the "cultural heritage duty of care"). The applicant will comply with the cultural heritage duty of care if the applicant acts in accordance with gazetted cultural heritage duty of care guidelines. An assessment of the proposed activity against the duty of care guidelines will determine whether or to what extent Aboriginal cultural heritage may be harmed by the activity. Further information on cultural heritage, together with a copy of the duty of care guidelines and cultural heritage search forms, may be obtained from www.datsip.qld.gov.au.

(e) Motor Home Park/Caravan Park/Camping Ground

The applicant is advised that an application to Council for approval to operate under Council *Local Law No 1 (Administration) 2011* is required prior to the commencement of the self-contained campground use.

(f) Transportation of Soil

All soil transported to or from the site must be covered to prevent dust or spillage during transport. If soil is tracked or spilt onto the road pavements as a result of works on the subject site, it must be removed prior to the end of the working day and within four (4) hours of a request from a Council Officer.

(E) RELEVANT PERIOD

When approval lapses if development not started (s.85)

- Material Change of Use – six (6) years (starting the day the approval takes effect);

(F) OTHER NECESSARY DEVELOPMENT PERMITS AND/OR COMPLIANCE PERMITS

- Development Permit for Operational Works

(G) OTHER APPROVALS REQUIRED FROM COUNCIL

- Access approval arising from condition number 4.1 (can be done as part of operational works application)

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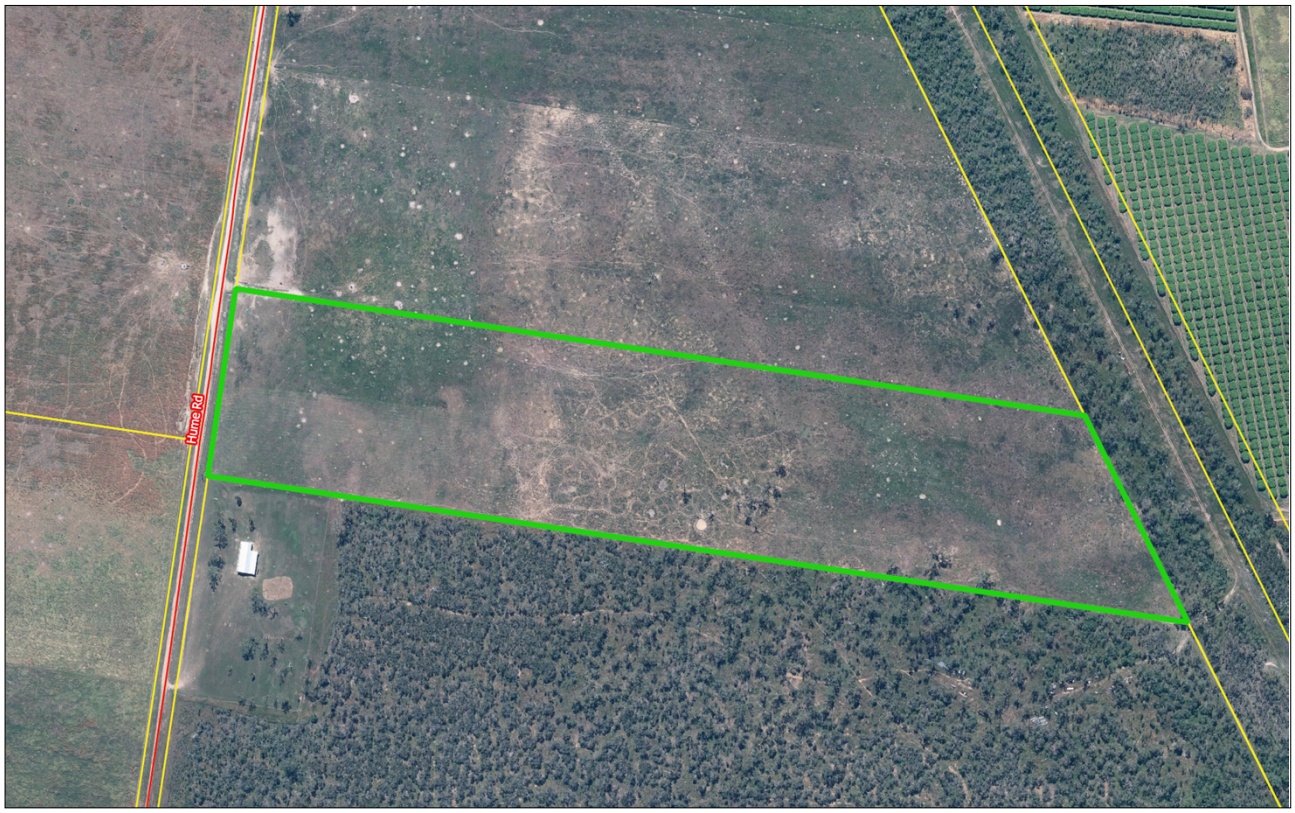
THE SITE

The subject site is situated at 127 Hume Road, Biboohra and is described as Lot 201 on SP177750. The site is regular in shape with an area of 15 hectares and is zoned Rural under the Mareeba Shire Council Planning Scheme 2016. The site contains approximately 177 metres of frontage to Hume Road, which is constructed to a formed gravel standard, for the most part. However, some sections of the road have been subject to waterlogging due to the low lying nature of the surrounding land and are not formed to a gravel standard. The site is accessed from Hume Road via a crossover in the northwest corner.

The site remains unimproved and is currently used for livestock grazing as are most adjoining properties. The high water table makes the land in the surrounding area generally unsuitable for cropping. Some mature trees remain along the southern boundary of the site.

All surrounding lots are zoned Rural. The closest and only dwelling in the immediate area is situated on the northern adjoining lot, approximately 370m to the north of the site.



Map Disclaimer:
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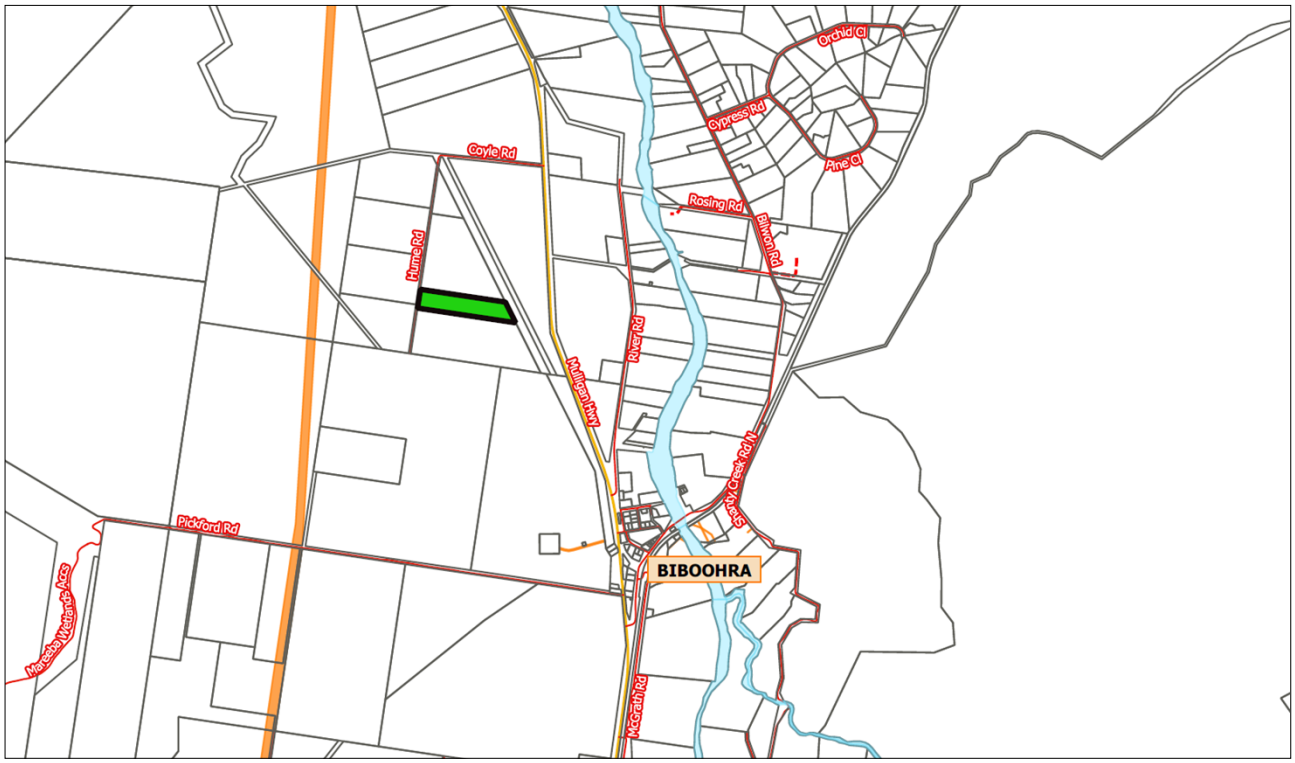

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BACKGROUND AND CONTEXT

Nil

PREVIOUS APPLICATIONS & APPROVALS

Nil

DESCRIPTION OF PROPOSED DEVELOPMENT

The development application seeks a Development Permit for Material Change of Use - Tourist Park (Self-contained Campground) in accordance with the plans shown in **Attachment 1**.

The application includes the following commentary with respect to the proposed use:

> *"This development application is seeking a development permit for a Material Change of Use under the Planning Act 2016 at 127 Hume Road, Biboohra to establish a Tourist Park operation on the property for up to 74 people. The subject site is formally described as Lot 201 on SP177750 and is located 2.1km from the Mulligan Highway. As such, the proposed campground facility is suitably located within close proximity to the Mulligan Highway and provides a great outback camping experience for the self-contained travellers to stay when visiting the region.*
>
> *It is proposed to utilize the cleared areas located outside the mapped regulated vegetation to accommodate motor homes and caravans alike for short terms stays. The proposed location is*

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positioned within a picturesque country outback setting looking over the mountains to the west and cattle grazing in the properties surrounding the campground.

The tourist park is proposed to cater for up to 74 people, operating from 1st May through to the 31st December weather permitting corresponding with the peak drive tourism season. It is expected that the tourist park would typically operate at 55% of its maximum capacity, based on the national average for occupancy rates for caravan parks.

The facility is proposed in response to the increasing demand from self-sufficient travelers, and the increasing demand from domestic tourism as a consequence of the covid 19 pandemic. Both of which are looking for alternative parking at cheaper rates than you traditionally find in a caravan park. The cheaper fees are achievable as a consequence of the tourist park not requiring costly amenities, due to the self-sufficient nature of the vehicles that will utilise the park.

The Tourist Park will be operated in line with the 'Leave no Trace' principles which encourages users to leave the site in the same or better condition than when arriving, leaving no evidence that they had ever been there. One or more refuse bin/s (wheelie bin) will be provided in a screened enclosure in proximity to Hume Road frontage of the site adjacent to the entry into the Tourist Park.

Access will be via the existing property access point off Hume Road, and once in the property an all-weather internal driveway that will be approximately 5m wide by 285m long will provide a clear point of access into the site, where they can then go an find a camp spot wherever they please within the fenced designated area. No formal parking arrangement will be provided, instead allowing users to choose their own preferred camp location.
Overnight park fees will be collected on-site by the park manager every afternoon at 5pm. Each visitor will have to register as part of their stay and provide details on the number of guests and vehicle registration to ensure a log is recorded. This will assist in monitoring and controlling the number of guests on-site to ensure that the number of visitors never exceeds 74 people at any given time. The system may evolve to an online registration and payment system (similar to covid registration systems) which keeps a tally of numbers and doesn't allow bookings to be processed over 74 people."

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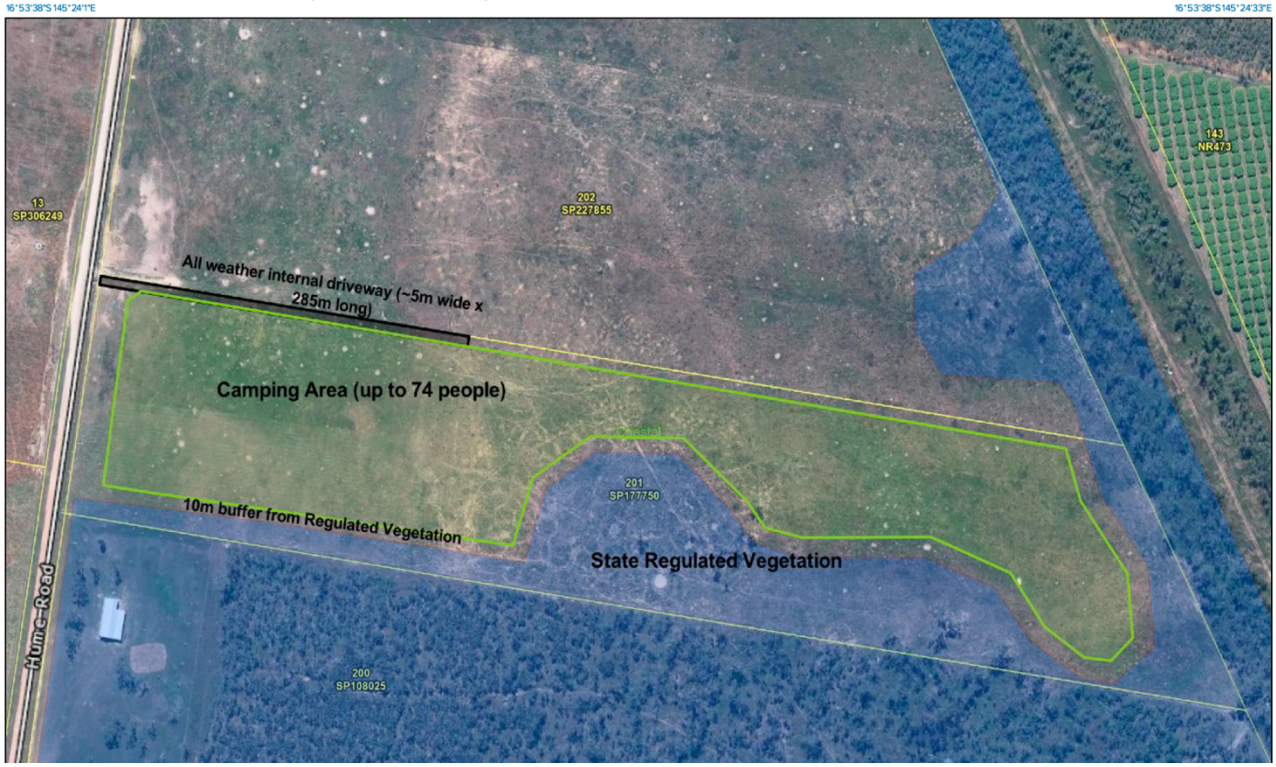
Site Plan - Tourist Park (Self Contained Camping - up to 74 people)
Located at 127 Hume Road, Biboohra (Lot 201 on SP177750)



REGIONAL PLAN DESIGNATION

The subject site is included within the Regional Landscape and Rural Production Area land use category in the Far North Queensland Regional Plan 2009-2031. The Regional Plan Map 3- 'Areas of Ecological Significance' also identifies the site as containing:

- *Terrestrial Area of General Ecological Significance*

PLANNING SCHEME DESIGNATIONS

Strategic Framework:	**Land Use Categories** • Rural Area (Rural Other)
Zone:	Rural Zone
Overlays:	Transport Infrastructure Overlay

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Planning Scheme Definitions

The proposed use is defined as:-

Column 1 ***Use***	***Column 2*** ***Definition***	***Column 3*** ***Examples include***	***Column 4*** ***Does not include the following examples***
Tourist park	*Premises used to provide for accommodation in caravans, self-contained cabins, tents and similar structures for the public for short term holiday purposes.* *The use may include, where ancillary, a manager's residence and office, kiosk, amenity buildings, food and drink outlet, or the provision of recreation facilities for the use of occupants of the tourist park and their visitors, and accommodation for staff.*	*Camping ground, caravan park, holiday cabins*	*Relocatable home park, tourist attraction, short-term accommodation, non-resident workforce accommodation*

RELEVANT PLANNING INSTRUMENTS

Assessment of the proposed development against the relevant planning instruments is summarised as follows:

(A) Far North Queensland Regional Plan 2009-2031

Separate assessment against the Regional Plan is not required because the Mareeba Shire Council Planning Scheme appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies to the planning scheme area.

(B) State Planning Policy

Separate assessment against the State Planning Policy (SPP) is not required because the Mareeba Shire Council Planning Scheme appropriately integrates all relevant aspects of the SPP.

(C) Mareeba Shire Council Planning Scheme 2016

Strategic Framework

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3.3 Settlement pattern and built environment

3.3.1 Strategic outcomes

(5) Primary industries in Rural areas are not compromised or fragmented by incompatible and/or unsustainable development, including but not limited to subdivision that results in a detrimental impact on rural productivity. The valued, relaxed rural lifestyle, character and scenic qualities of the rural area are preserved and enhanced. The rural area is largely maintained to its current extent, while accommodating development directly associated with or reliant on natural resources including rural activities and tourism. Rural areas protect the shire's agricultural area and ensure food security. Other rural areas predominantly remain agricultural grazing properties.

Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Strategic outcome 5.

3.3.11 Element—Rural areas

3.3.11.1 Specific outcomes

(1) Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.

(3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:

(a) does not impede or conflict with agricultural activities and production; and

(b) does not compromise rural character and scenic qualities; and

(c) does not adversely impact on ecological and biodiversity values.

(5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.

Comment

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In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 1, 3 and 5.

3.6 Transport and infrastructure

3.6.2 Element—Road network

3.6.2.1 Specific outcomes

(1) The shire's road network is upgraded and extended to provide for the safe, efficient movement of vehicles and to cater for new development.

(2) Development provides off-street parking, loading and manoeuvring areas where possible and practicable.

(3) Development of new roads and upgrades to existing roads are designed and constructed in accordance with the FNQROC Regional Development Manual as amended.

Comment

Appropriate conditions have been included to ensure Coyle Road and Hume Road are up to the required standard to service the development.

The proposed development has been conditioned to comply with Specific outcomes 1, 4 and 5.

3.7 Economic development

3.7.2 Element—Rural and Agricultural land

3.7.2.1 Specific outcomes

(1) Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.

(2) Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.

Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

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The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 1 and 2.

3.7.7 Element—Tourism

3.7.7.1 Specific outcomes

(1) Tourist parks in key locations provide sites to accommodate caravans and recreational vehicles across the shire. Facilities to accommodate caravans and recreational vehicles are developed in a variety of urban and, at a limited scale, rural locations, to encourage extended visitations within the shire. Tourist facilities are designed to ensure they provide a high quality of infrastructure and services to visitors.

(2) A variety of small-scale, low impact tourist facilities are established across the rural landscape, including:

- *(a) tourist attractions and facilities within activity centres;*
- *(b) cultural interpretive tours;*
- *(c) nature based tourism;*
- *(d) sports and recreational activities;*
- *(e) tourist attractions;*
- *(f) adventure tourism;*
- *(g) farm based tourism;*
- *(h) food based tourism;*
- *(i) bed and breakfasts;*
- *(j) camping and recreational vehicle facilities;*
- *(k) cycle tourism.*

(3) Small scale tourism related development is sensitively designed, scaled and located so as to not compromise the natural landscape values and agricultural values of Mareeba Shire.

Comment

In recent years, Mareeba Shire has experienced an increase in demand for self-contained campgrounds which serve to provide "no thrills" budget locations for travelling tourists to stay for short periods of time. The rural zone is considered the logical location for such facilities, in locations that are free from intensive farming activity or intensive animal industries (meat poultry farms, feedlots etc.) so as to minimise the risk of ongoing land use conflict.

The subject site, as well as Lots immediately surrounding the site have a high water table and are considered unsuitable for most rural pursuits other than livestock grazing. Council officers are therefore satisfied this particular development can proceed with minimal risk of future land use conflict.

The development complies with Specific outcomes 3, 5 and 6.

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Relevant Developments Codes

The following Development Codes are considered to be applicable to the assessment of the application:

6.2.9 Rural zone code
9.3.1 Accommodation activities code
9.4.2 Landscaping code
9.4.3 Parking and access code
9.4.5 Works, services and infrastructure code

The application included a planning report and assessment against the planning scheme. An officer assessment has found that the application satisfies the relevant acceptable solutions (or probable solutions/performance criteria where no acceptable solution applies) of the relevant codes set out below, provided reasonable and relevant conditions are attached to any approval.

Relevant Codes	Comments
Rural zone code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Accommodation activities code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Landscaping code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Parking and access code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.
Works, services and infrastructure code	The application can be conditioned to comply with the relevant acceptable outcomes (or performance outcomes where no acceptable outcome is provided) contained within the code.

(D) Planning Scheme Policies/Infrastructure Charges Plan

The following planning scheme policies are relevant to the application:

Planning Scheme Policy 4 - FNQROC Regional Development Manual

A condition will be attached to any approval requiring all development works be designed and constructed in accordance with FNQROC Development Manual standards.

(E) Additional Trunk Infrastructure Condition – Road Infrastructure

The subject site is located outside the identified Priority Infrastructure Area (PIA).

Section 130 of the Planning Act 2016 allows Council to condition additional trunk infrastructure outside the PIA.

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The proposed development will be serviced by Council's infrastructure network only (roads). In accordance with Council AICR (No.1) 2020, 1 single charge of $4,820.00 is accrued for every material increase in traffic generated of 10 vehicle movements per day (vmpd), of 3,650 vehicle movements per year (vmpy).

Based on similar scale self-contained motorhome park/campground developments approved in the Shire, the anticipated daily vehicle movements associated with the scale of development proposed will be 19 vmpd over the proposed 8 month or 245 day period (May - December).

This equates to 19 x 245 = 4,655 vmpy in any given year. The subject site contains no dwelling, so a credit for 1 charge (3,650 vmpy) exists over the site.

4,655 - 3,650 = 1,005 vmpy. Any increase of 1,005 vmpy will accrue a charge of 27% of the standard charge (1,005 / 3,650 = 0.27 or 27%). 27% of a standard charge is **$1,300.00**.

REFERRAL AGENCIES

This application did not trigger referral to any Referral Agency.

Internal Consultation

Technical Services

PUBLIC NOTIFICATION

The development proposal was placed on public notification from 26 March 2021 to 19 April 2021. The applicant submitted the notice of compliance on 20 April 2021 advising that the public notification requirements were carried out in accordance with the requirements of the Act.

No properly made submissions were received during the public notification period.

PLANNING DISCUSSION

Nil

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