

Janelle Rampton

From: Admin @ ASTPD <admin@astpd.com.au>
Sent: Friday, 17 November 2023 3:23 PM
To: Planning
Cc: Aspen Dunn; Cameron Adams
Subject: ASTP 210312 | Other Change Application - TPC-77 - 1133-1139 Yabba Creek Road, Imbil
Attachments: ASTP-AppCoverLtr.pdf; DA_Form_5.pdf; DAForm1-RelevantSections.pdf; LOC-signed.pdf; Other_Change_Report.pdf; Apdx 1 - Title.pdf; Apdx 2 - Original P Consent.pdf; Apdx 3 - Indicative Site Plan.pdf; Apdx 4 - Noise Assmt.pdf; Apdx 5 - Traffic Eng Assmt.pdf; Apdx 6 - New Cabin Design Plans.pdf

External sender. Be careful with links and attachments.

Good afternoon,
Please see the attached development application for assessment.
We look forward to receiving an invoice for the application fees at your earliest convenience.
Kind regards,
Erin Coghlan
PLANNING ADMINISTRATOR



07 5313 7705
admin@astpd.com.au | astpd.com.au
Level 3, 26 Duporth Avenue, Maroochydore
Merry Christmas + Happy New Year
Office Closing 5:00pm Wed 20 Dec || Office Re-open 8:30am Mon 08 Jan



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Our ref: 210312.01

November 2023

The Chief Executive Officer
Gympie Regional Council
PO Box 155
GYMPIE QLD 4570

Attention: Development Assessment
Via email: planning@gympie.qld.gov.au

Dear Sir/Madam,

**RE: 'Other' Change Town Planning Consent Permit TPC-77
to establish Camping Ground and Tourist Facilities
1133-1139 Yabba Creek Road, Imbil
Lot 4 on RP894556**

On behalf of the applicant, Yabba Deer Pty Ltd, and in accordance with **section 78** of the *Planning Act 2016*, please find enclosed a request for an 'Other' Change to the Town Planning Consent for Camping Ground and Tourist Facilities on the abovementioned site.

Please find enclosed the following in support of the application:

- Completed DA Form 5 and relevant sections of DA Form 1 (Parts 3, 5 and 7);
- Signed Landowner's Consent Form;
- One (1) copy of ADAMS + SPARKES Town Planning Report, including supporting information.

As per email/fee advice received from Council on 07 August 2023, payment of **\$8,404.50** being the applicable fee under the 2023/24 Schedule of Fees and Charges will be paid upon receiving an invoice from Council.

We trust that this is the information you require to process the application, however, should you have any questions in relation to this matter please do not hesitate to contact me direct.

Yours faithfully,

**ADAMS + SPARKES
TOWN PLANNING**



**Aspen Dunn
TOWN PLANNER**

Change application form

Planning Act Form 5 (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form is to be used for a change application made under section 78 of the *Planning Act 2016*. It is important when making a change application to be aware of whether the application is for a minor change that will be assessed under section 81 of the *Planning Act 2016* or for an other change that will be assessed under section 82 of the *Planning Act 2016*.

An applicant must complete all parts of this form, and provide any supporting information that the form identifies as being required to accompany the change application, unless stated otherwise. Additional pages may be attached if there is insufficient space on the form to complete any part.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Yabba Deer Pty Ltd
Contact name (only applicable for companies)	C/- ADAMS + SPARKES Town Planning (Aspen Dunn)
Postal address (P.O. Box or street address)	PO Box 1000
Suburb	BUDDINA
State	QLD
Postcode	4575
Country	AUS
Email address (non-mandatory)	admin@astpd.com.au
Mobile number (non-mandatory)	
Applicant's reference number(s) (if applicable)	210312.01

2) Owner's consent - Is written consent of the owner required for this change application?

Note: Section 79(1A) of the *Planning Act 2016* states the requirements in relation to owner's consent.

- ☒ Yes – the written consent of the owner(s) is attached to this change application
☐ No

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)				
3.1) Street address and lot on plan				
<input checked="" type="checkbox"/> Street address AND lot on plan (all lots must be listed), or <input type="checkbox"/> Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).				
a)	Unit No.	Street No.	Street Name and Type	Suburb
		1133-1139	Yabba Creek Rd	Imbil
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4570	4	RP894556	Gympie
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)



**Queensland
Government**

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

3.3) Additional premises

- ☐ Additional premises are relevant to the original development approval and the details of these premises have been attached in a schedule to this application
- ☒ Not required

PART 3 – RESPONSIBLE ENTITY DETAILS

4) Identify the responsible entity that will be assessing this change application

Note: see section 78(3) of the Planning Act 2016

Gympie Regional Council

PART 4 – CHANGE DETAILS

5) Provide details of the existing development approval subject to this change application

Approval type	Reference number	Date issued	Assessment manager/approval entity
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval	TPC-77	13/05/1993	Widgee Shire council
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval			

6) Type of change proposed

6.1) Provide a brief description of the changes proposed to the development approval (e.g. changing a development approval for a five unit apartment building to provide for a six unit apartment building):

- Introduce wording/conditions to the approval to allow for ancillary 'low impact' events to occur onsite; and,
- Alter the distribution of approved accommodation sites to remove old/unused buildings and replace with new cabin accommodation (number of sites unchanged).

6.2) What type of change does this application propose?

- ☐ Minor change application – proceed to Part 5
- ☒ Other change application – proceed to Part 6

PART 5 – MINOR CHANGE APPLICATION REQUIREMENTS

7) Are there any affected entities for this change application		
<input type="checkbox"/> No – proceed to Part 7 <input type="checkbox"/> Yes – list all affected entities below and proceed to Part 7 Note: section 80(1) of the Planning Act 2016 states that the person making the change application must give notice of the proposal and the details of the change to each affected entity as identified in section 80(2) of the Planning Act 2016.		
Affected entity	Pre-request response provided? (where a pre-request response notice for the application has been given, a copy of the notice must accompany this change application)	Date notice given (where no pre-request response provided)
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	
	<input type="checkbox"/> No <input type="checkbox"/> Yes – pre-request response is attached to this change application	

PART 6 – OTHER CHANGE APPLICATION REQUIREMENTS

Note: To complete this part it will be necessary for you to complete parts of DA Form 1 – Development application details and in some instances parts of DA Form 2 – Building work details, as mentioned below. These forms are available at <https://planning.dsdmip.qld.gov.au>.

8) Location details - Are there any additional premises included in this change application that were not part of the original development approval?
<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes

9) Development details
9.1) Is there any change to the type of development, approval type, or level of assessment in this change application? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – the completed Sections 1 and 2 of Part 3 (Development details) of DA Form 1 – Development application details as these sections relate to the new or changed aspects of development are provided with this application.
9.2) Does the change application involve building work? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – the completed Part 5 (Building work details) of DA Form 2 – Building work details as it relates to the change application is provided with this application.

10) Referral details – Does the change application require referral for any referral requirements?
Note: The application must be referred to each referral agency triggered by the change application as if the change application was the original development application including the proposed change. <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – the completed Part 5 (Referral details) of DA Form 1 – Development application details as it relates to the change application is provided with this application. Where referral is required for matters relating to building work the Referral checklist for building work is also completed.

11) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this change application <input type="checkbox"/> I do not agree to accept an information request for this change application Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this change application will be assessed and decided based on the information provided when making this change application and the assessment manager and any referral agencies relevant to the change application are not obligated under the DA Rules to accept any additional information provided by the applicant for the change application unless agreed to by the relevant parties
- Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.

Further advice about information requests is contained in the [DA Forms Guide: Forms 1 and 2](#).

12) Further details

- ☒ **Part 7 of DA Form 1** – *Development application details* is completed as if the change application was a development application and is provided with this application.

PART 7 – CHECKLIST AND APPLICANT DECLARATION

13) Change application checklist

I have identified the:

- responsible entity in 4); and
- for a minor change, any affected entities; and ☒ Yes
- for an other change all relevant referral requirement(s) in 10)

Note: See the *Planning Regulation 2017* for referral requirements

For an other change application, the **relevant sections** of [DA Form 1 – Development application details](#) have been completed and is attached to this application ☒ Yes
☐ Not applicable

For an other change application, where building work is associated with the change application, the relevant sections of [DA Form 2 – Building work details](#) have been completed and is attached to this application ☐ Yes
☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is attached to this application ☒ Yes
Note: This includes any templates provided under 23.6 and 23.7 of *DA Form 1 – Development application details* that are relevant as a result of the change application, a planning report and any technical reports required by the relevant categorising instrument(s) (e.g. the local government planning scheme, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning report template](#).

Relevant plans of the development are attached to this development application ☒ Yes
Note: Relevant plans are required to be submitted for all relevant aspects of this change application. For further information, see [DA Forms Guide: Relevant plans](#).

14) Applicant declaration

- ☒ By making this change application, I declare that all information in this change application is true and correct.
- ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the responsible entity and any relevant affected entity or referral agency for the change application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*.

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the responsible entity and/or chosen assessment manager, any relevant affected entity or referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the change application.

All information relating to this change application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 8 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	
Contact name (only applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	
Postcode	
Country	
Contact number	
Email address (non-mandatory)	
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input type="checkbox"/> No – proceed to 3)	

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

3.1) Street address and lot on plan

- ☐ Street address **AND** lot on plan (all lots must be listed), **or**
☐ Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

Note: Place each set of coordinates in a separate row.

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☐ Not required

4) Identify any of the following that apply to the premises and provide any relevant details

☐ In or adjacent to a water body or watercourse or in or above an aquifer
 Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*
 Lot on plan description of strategic port land:
 Name of port authority for the lot:

☐ In a tidal area
 Name of local government for the tidal area (if applicable):
 Name of port authority for tidal area (if applicable):

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*
 Name of airport:

<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).

- ☐ Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- ☐ No

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

a) What is the type of development? *(tick only one box)*

- ☒ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☒ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☒ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

'Other Change' to Town Planning Consent Permit reference TPC-77 - camping ground and tourist facilities

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

- ☐ Material change of use ☐ Reconfiguring a lot ☐ Operational work ☐ Building work

b) What is the approval type? *(tick only one box)*

- ☐ Development permit ☐ Preliminary approval ☐ Preliminary approval that includes a variation approval

c) What is the level of assessment?

- ☐ Code assessment ☐ Impact assessment *(requires public notification)*

d) Provide a brief description of the proposal *(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):*

e) Relevant plans

Note: *Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- ☐ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

Section 2 – Further development details

7) Does the proposed development application involve any of the following?	
Material change of use	<input checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

Note: This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Camping ground and tourist facilities (<i>Tourist Park</i> under current Gympie Regional Planning Scheme 2013).	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		
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" type="checkbox"/> Yes			
<input type="checkbox"/> No			

Division 2 – Reconfiguring a lot

Note: This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				

How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)	
<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)	
\$	

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
16) Has the local government agreed to apply a superseded planning scheme for this development application?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☐ No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

- ☐ No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

- ☐ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☒ Infrastructure-related referrals – state transport infrastructure
- ☒ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☒ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)

<input type="checkbox"/> Wetland protection area
Matters requiring referral to the local government :
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA has been devolved to local government)</i> <input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity :
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> The Chief Executive of the holder of the licence, if not an individual The holder of the licence, if the holder of the licence is an individual <input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council :
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the Transport Infrastructure Act 1994 :
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i> <input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority :
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service :
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
Note: By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.
Further advice about information requests is contained in the <u>DA Forms Guide</u> .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input checked="" type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	TPC-77	13/05/1993	Gympie regional council
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

23) Further legislative requirements			
Environmentally relevant activities			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No Note: Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at www.qld.gov.au . An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
Hazardous chemical facilities			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.			

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

☐ Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☒ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

Environmental offsets

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

☐ Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

☒ No

Note: The environmental offset section of the Queensland Government's website can be accessed at www.qld.gov.au for further information on environmental offsets.

Koala habitat in SEQ Region

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work which is assessable development under Schedule 10, Part 10 of the Planning Regulation 2017?

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the *Water Act 2000***?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

☐ Yes – the relevant template is completed and attached to this development application

☒ No

DA templates are available from <https://planning.dsdmip.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants**?

☐ Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

Note: See guidance materials at www.daf.qld.gov.au for further information.

Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development
☒ No

Note: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.

Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the Water Supply Act)?

- ☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

Note: See guidance materials at www.dnrme.qld.gov.au for further information.

Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district**?

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title
- ☒ No

Note: See guidance materials at www.des.qld.gov.au for further information.

Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

- ☐ Yes – details of the heritage place are provided in the table below
☒ No

Note: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Brothels

23.14) Does this development application involve a **material change of use for a brothel**?

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*
☒ No

Decision under section 62 of the Transport Infrastructure Act 1994

23.15) Does this development application involve new or changed access to a state-controlled road?

- ☐ Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)
☒ No

Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

Note: See guidance materials at www.planning.dsdmip.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

☐ Yes

Note: See the Planning Regulation 2017 for referral requirements

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

☐ Yes

☐ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

Note: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#).

☐ Yes

Relevant plans of the development are attached to this development application

Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).

☐ Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)

☐ Yes

☐ Not applicable

25) Applicant declaration

☐ By making this development application, I declare that all information in this development application is true and correct

☐ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

Note: It is unlawful to intentionally provide false or misleading information.

Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

QLeave notification and payment

Note: For completion by assessment manager if applicable

Description of the work	
QLeave project number	
Amount paid (\$)	Date paid (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

LANDOWNER'S CONSENT

Other Change to Town Planning Consent Permit TPC 77 for modifications to existing Deer Farm, Tourist and Accommodation Facility

1133-1139 Yabba Creek Road, Imbil

Lot 4 on RP894556

I/We as Director(s)/Secretary of **YABBA DEER PTY LTD**, being the registered owner of the premises identified above, consent to the making of a development application under the *Planning Act 2016* by **ADAMS + SPARKES Town Planning**.

As executed for:

YABBA DEER PTY LTD A.C.N. 639 043 217

Trustee Under Instrument 720082658

Please check/select:



Sole Director



Director


_____ (signature)

Daniel Shane Bedford (name)

Signed on the 2nd day of November, 2023.

If not Sole Director, please check/select for secondary signature.



Director



Secretary

(signature)

(name)

Signed on the _____ day of _____, 2023.



Town Planning Report

'Other' Change to Town Planning Consent Permit TPC-77 Camping Ground and Tourist Facilities

1133-1139 Yabba Creek Road, Imbil
Lot 4 on RP894556

Prepared for
Yabba Deer Pty Ltd

November 2023

Our Ref: 210312.01

Applicant Details

The applicant for the proposed 'Other Change' to a Town Planning Consent Permit for Camping Ground and Tourist Facilities is Yabba Deer Pty Ltd. It is requested that all project correspondence is provided to applicant, care of ADAMS + SPARKES.

Contact Details and Project Team

Specialty Field	Company	Contact Person/s
Town Planning (Project Manager)	ADAMS + SPARKES	Cameron Adams Cameron@astpd.com.au
Traffic Engineering	PTT Traffic and Transport	Matt Young m.young@ptt.com.au
Noise Assessment	TTM Group	Isaac Llamas illamas@ttmgroup.com.au

Document Control and Verification

ADAMS + SPARKES is led by Directors Cameron Adams and Pete Sparkes, who have a combined experience of over 30 years in both public and private sectors. ADAMS + SPARKES have extensive experience in the management of development applications including residential, commercial, retail and mixed use developments, industrial projects and mining and infrastructure projects.

Project Principal

Cameron Adams
Managing Director

Project Manager

Aspen Dunn
Town Planner

Project Reviewer

Pete Sparkes
Director

Confidentiality

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Contents

1	Introduction	4
2	Subject Site / Background.....	5
2.1	Site Details and Characteristics.....	5
2.2	Approval/Land Use History	6
3	Proposed Change.....	7
3.1	Proposal Overview	7
3.2	Proposed Low Impact Events – Ancillary to Camping.....	7
3.3	Changes to Accommodation Facilities	9
4	Statutory Considerations	10
4.1	State Interests (State Assessment Referral Agency).....	11
4.2	State Planning Policy.....	11
4.3	‘Other’ Change under the <i>Planning Act 2016</i>	12
5	Assessment of ‘Other Change’ Application – <i>Gympie Regional Planning Scheme 2013</i>	13
5.1	Assessment of Development Application	13
5.2	Strategic Framework.....	13
5.3	Rural Zone Code.....	14
5.3.1	Acceptable Outcomes AO14.2 & AO14.5 – Amenity.....	15
5.3.2	Acceptable Outcome AO16.1 – Natural Hazards.....	16
5.3.3	Acceptable Outcomes AO33.1-AO33.3 – Bushfire Hazard.....	17
5.4	Building Matters Code	17
5.5	Infrastructure and Operational Work (excluding Advertising Device) Code	17
6	Conclusion and Recommendations	19

Tables

Table 1	Site Summary Table	5
Table 2	Statutory Framework Mapping Layers.....	10
Table 3	Planning Scheme Particulars	13

Figures

Figure 1	Subject Site (Source: QLD Globe 2023)	5
Figure 2	Approved Site Plan (Source: Town Planning Consent Permit document - reference TPC-77, 1994)	6
Figure 3	Indicative Site Plan (Source: ASTP 2023).....	8
Figure 4	Setback to use areas (Source: QLD Globe 2023)	16
Figure 5	Bushfire Hazard Mapping (Source: Gympie Regional Planning Scheme 2013)	17

1 Introduction

1. This Town Planning Report has been prepared in support of an application for an 'Other Change' to Town Planning Consent Permit reference TPC-77, which approved the establishment of a Camping Ground and Tourist Facilities at 1133-1139 Yabba Creek Road, Imbil, known publicly as the Borumba Deer Park, in 1993. This 'Other Change' application seeks to broaden the scope of activities that can occur onsite in conjunction with the existing campground and tourism premises.
2. This Town Planning documentation has been prepared by ADAMS + SPARKES Town Planning (hereafter; 'ADAMS + SPARKES') for and on behalf of the applicant 'Yabba Deer Pty Ltd' and satisfies the application requirements detailed under Chapter 3, Subdivision 2 (Changes after the appeal period) of the *Planning Act 2016*. In accordance with **Section 82** of the Act, the assessment of this application is to be administered as if the responsible entity were the assessment manager, and the change application were the original development application, with the changes included.
3. The approval was granted under a now superseded Town Plan by the Widgee Shire Council. Under the current *Gympie Regional Planning Scheme 2013*, the land uses would be described as a Tourist Park. Further, under the *Gympie Regional Planning Scheme 2013*, the subject site is located within the **Rural Zone**. In accordance with *Table 5.23 Material Change of Use within the Rural Zone*, a Tourist Park resulting in greater than four (4) campsites is subject to Impact Assessment. The proposed Change constitutes a 'substantially different development' under the DA Rules. As such, the proposed Change is an 'Other' Change, triggering **Impact Assessment** of the subject Change application.
4. This Town Planning Report will describe the approval history for the site, the proposed changes and address the relevant statutory considerations, and reasons why it warrants Council approval. This report should be read in conjunction with the following supporting documentation:
 - ▶ **Appendix 1** Title Search
 - ▶ **Appendix 2** Copy of Original Town Planning Consent Permit
 - ▶ **Appendix 3** Indicative Site Plan prepared by Adams + Sparkes
 - ▶ **Appendix 4** Environmental Noise Assessment prepared by TTM
 - ▶ **Appendix 5** Traffic Engineering Assessment prepared by PTT
 - ▶ **Appendix 6** New Cabin Design Plans prepared by Asset Cabins & Homes

2 Subject Site / Background

2.1 Site Details and Characteristics

5. A desktop investigation was undertaken by ADAMS + SPARKES as part of the preparation of this Town Planning Report. **Table 1** below, provides a summary of the details applying to the subject site.

Table 1 Site Summary Table

Address	1133-1139 Yabba Creek Road, Imbil
Property Description	Lot 4 on RP894556
Tenure	Freehold
Registered Landowners	Yabba Deer Pty Ltd (refer to Appendix 1)
Easements	Nil
Site Area/Frontage	25.99ha and approx. 560m frontage to Yabba Creek Road
Other Details	<ul style="list-style-type: none">• Comprises scattered vegetation and adjoins the banks of Yabba Creek;• Relatively level topography;• Man-made waterbodies evident in the landscape;• Comprises several existing buildings including a manager's residence, cabin accommodation, kiosk, office buildings and amenities buildings;• Large portions of the site are fenced off to accommodate deer holding paddocks.

6. The subject site is highlighted in **Figure 1** below.



Figure 1 Subject Site (Source: QLD Globe 2023)

2.2 Approval/Land Use History

7. Prior to 1993, the subject site was used for animal husbandry and agricultural activities.
8. The site was granted a Town Planning Consent Permit on 13 May 1993 to be used for a camping ground and tourist facilities under approval reference TPC-77. The approval was modified on 04 November 1994 to increase the number of approved camping sites. Overall, the following was approved as part of the camping ground and tourist facilities permit:
 - 75 tent/trailer sites (undefined/unlimited by size)
 - 10 caravan sites
 - 2 bunk houses (8 bed each)
 - 8 cabins (1 bed each)
 - 10 permanent caravan sites
 - Food and beverage kiosk with outdoor dining
 - Office/admin/storeroom buildings
 - Deer farm tours and various interactive farm animal experiences
 - Recreation activities/facilities (not specified/defined)
9. It is noted that whilst the permit identifies 105 approved sites generally, it does not cap the number of guests able to be accommodated onsite and does not define/limit the size of the tent sites. As such, the current facility accommodates a range of tent site sizes/types, some able to accommodate groups with several tents/camper trailers and vehicles each. The caravan sites are, however, limited to one (1) caravan per site. Presently, the owner and operator of the Borumba Deer Park sees up to 2,000 guests accommodated onsite over a peak weekend, such as Easter or New Years.
10. The approved plan attached to the permit is depicted in **Figure 2** below.

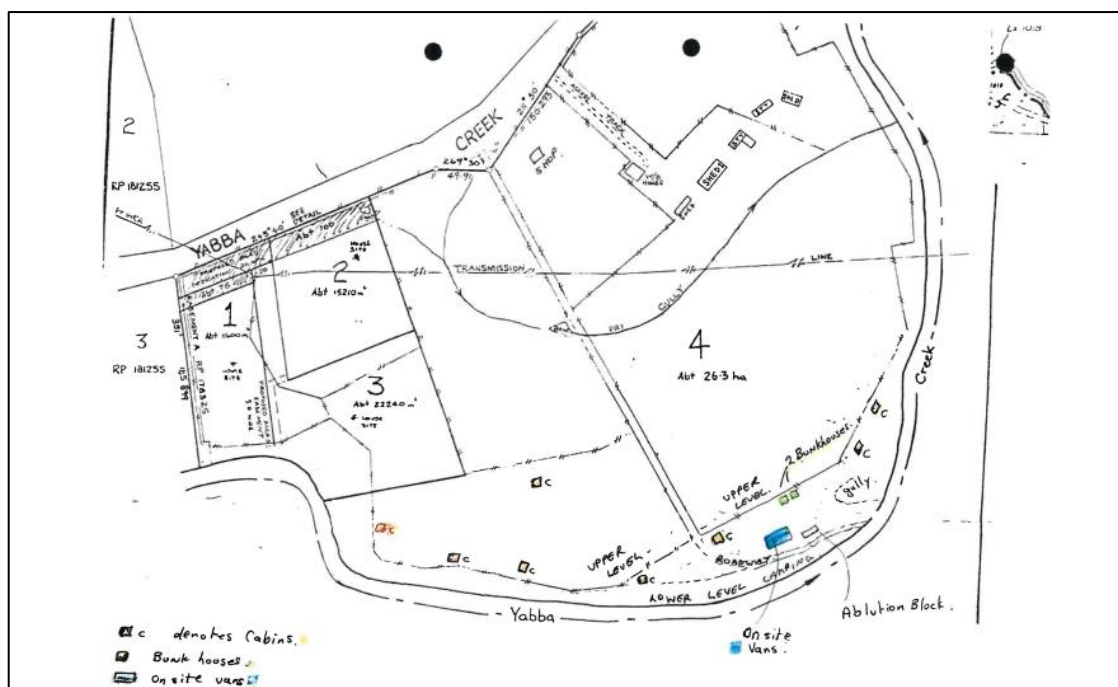


Figure 2 Approved Site Plan (Source: Town Planning Consent Permit document - reference TPC-77, 1994)

11. Copies of the original approval documents and approved plan are provided in **Appendix 2** for reference.

3 Proposed Change

3.1 Proposal Overview

12. This application seeks approval for an 'Other Change' to Town Planning Consent Permit TPC-77, which granted approval for the establishment of a camping ground and tourist facilities on the subject site, now operating as the Borumba Deer Park. As detailed above, the current approval allows for several accommodation types, as well as a range of ancillary activities to occur in conjunction with the accommodation, including food and beverage sales and guest recreation activities.
13. It is proposed to change the existing approval as follows:
 - Introduce wording/conditions to the approval to allow for ancillary 'low impact' events to occur onsite; and,
 - Alter the distribution of approved accommodation sites to remove old/unused buildings and replace with new cabin accommodation (number of sites unchanged).
14. These changes are discussed in detail below.

3.2 Proposed Low Impact Events – Ancillary to Camping

15. The landowner of the site has recently been holding events for campers, which have included market stalls, , health/cultural information workshops and limited acoustic music sets. Whilst the current approval allows for recreation activities to occur onsite, it does not specify the types of activities permitted and Council have advised the landowner that the events held to date do not constitute ancillary recreation activities as allowed under the current approval. It is therefore proposed to amend the approval to specifically allow for these ancillary low impact events.
16. The proposed low impact events will involve the following elements:
 - Maximum 6 low-impact events annually over a maximum of 3 days per event;
 - Events to be held for the enjoyment of booked campers only and not allow day guests;
 - Attendance will not exceed the capacity of the campground (maximum of 2000 persons are currently camping over the 105 approved 'sites' at any one time);
 - Events to be low-impact in nature, meaning only acoustic music live sets and low level background music will be permitted, not exceeding site-specific set noise criteria;
 - Events will however consist primarily of community gathering activities and wellness/cultural workshops, rather than live amplified music as the focus (i.e. no music festivals); and,
 - Events will not continue past 10pm.
17. The events will be held in the area onsite that is currently used for day-time recreation and will not conflict with the camping areas.
18. It is not intended to increase the number of campsites or introduce any new camping areas as part of the proposed change. Further, no new buildings or structures will be delivered in association with the proposed events.
19. Please refer to the Indicative Site Plan provided in **Appendix 3** (and **Figure 3** below) which illustrates the proposed distribution of use areas and existing building/structures onsite.

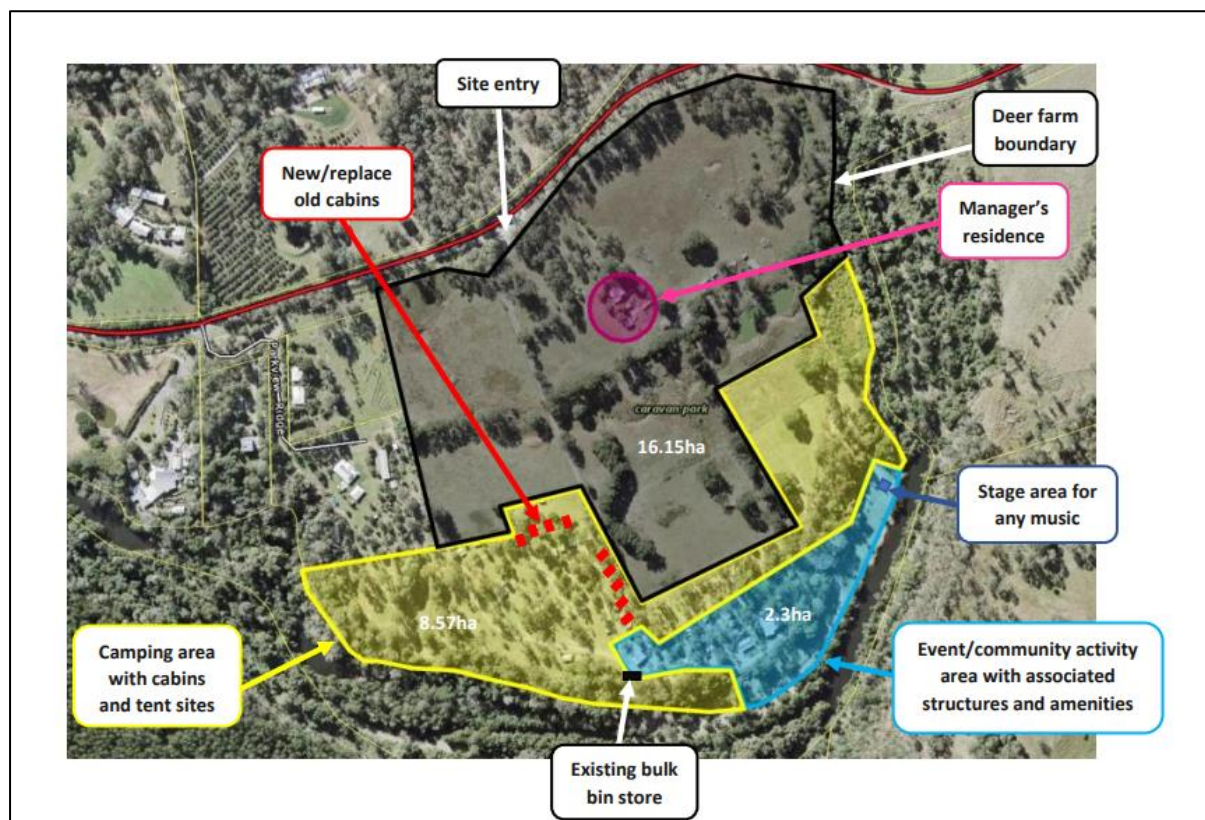


Figure 3 Indicative Site Plan (Source: ASTP 2023)

20. In support of the proposed low impact events, an Environmental Noise Assessment has been prepared by TTM in **Appendix 4** and a Traffic Engineering Assessment has been prepared by PTT in **Appendix 5**.
21. The Environmental Noise Assessment (**Appendix 4**) provides recommendations for the set noise criteria to be adhered to during events. It is requested that Council include conditions as part of the change to the existing approval to enforce these recommendations, such that the amenity of surrounding residents will not be adversely affected.
22. Further, the Traffic Engineering Assessment (**Appendix 5**) provides support for the proposal, identifying that given weekends where an event is held will reflect attendance similar to a peak camping weekend (up to 2000 persons) and that due to the infrequent nature of these events, the proposed change will not result in external traffic impacts. The report also confirms that the existing vehicle parking and access arrangements, which are utilised by the campground, are sufficient and do not require upgrading or changes as a result of the events occurring onsite for campers. Finally, the report recommends that an Event Management Plan be put in place to manage traffic for arriving/departing campers on event weekends where campground attendance is higher than usual.
23. It is intended to provide Council a copy of the Event Management Plan (EMP) for their records upon receipt of an Other Change approval and prior to the next event onsite. The EMP will include other operational matters, in addition to traffic, including waste storage and collection (incl. recycling), a temporary convenient amenities strategy, security requirements, first aid etc. As it is not intended to hold events that exceed the existing peak weekend campground capacity, it is not necessary to assess the onsite wastewater treatment system. It is however noted that the events held for campers will be a short distance from the campground where the amenities blocks are currently located. As such, the park will provide temporary event facilities (port-a-loos) for spatial convenience purposes.

3.3 Changes to Accommodation Facilities

24. As stated above, it is not intended to increase the capacity of the accommodation facilities onsite, such that the current 105 approved sites will not be exceeded. Further, it is not proposed to expand or change any of the existing camping areas permitted under the current approval.
25. As detailed under **section 2.2** (Approval/Land Use History) above, the following accommodation facilities are approved for the site:
 - 75 tent/trailer sites (undefined/unlimited by size)
 - 10 caravan sites
 - 2 bunk houses (8 bed each)
 - 8 cabins (1 bed each)
 - 10 permanent caravan sites
26. The Borumba Deer Park has recently undergone a substantial renovation to improve its facilities for guests and better compete with the quality of campgrounds located in other regions. As part of these works, a number of dilapidated buildings and structures were removed from the site including the permanent caravans. Additionally, new bunk houses have been delivered to the site. It is proposed to replace these approved (now removed) facilities with new and improved cabins, including an accessible cabin. Overall, it is proposed to amend the approval to refer to the following accommodation types:
 - 75 tent/trailer sites (undefined/unlimited by size)
 - 10 caravan sites
 - 12 cabins (2 beds each)
27. Please refer to the New Cabin Design Plans prepared by Asset Cabins & Homes in **Appendix 6**. Further, the location of the new/replacement cabins is identified on the Indicative Site Plan in **Appendix 3** (and in **Figure 3** above).

4 Statutory Considerations

28. This section of the Town Planning Report describes the statutory planning framework applicable to the proposed development application.
29. **Table 2** below outlines the applicable State Mapping Triggers, which require consideration as part of this Town Planning Report. In addition to this, **Table 2** details whether the application requires referral to any Referral, or, Advice Agencies as part of the application.

Table 2 Statutory Framework Mapping Layers

State Planning Policy Benchmark Mapping	Natural Hazards Risk & Resilience Flood Hazard Area - Local Government Flood Mapping Area & Level 1 - Queensland Floodplain Bushfire Hazard Area - Medium Potential Bushfire Intensity & Potential Impact Buffer
Regional Plan	<i>Wide Bay Burnett Regional Plan</i> – Regional Landscape and Rural Production Area
SARA DA Mapping	Fish Habitat Areas Queensland waterways for waterway barrier works Water Resources Water Resource Planning Area Boundary State Transport Corridor Adjoining/within 25m of a State-controlled Road Within 100 metres of a State-controlled Road intersection Native Vegetation Clearing Regulated vegetation management map (Category A and B area containing endangered regional ecosystems and of concern regional ecosystems + Category R)
Referrals	<ol style="list-style-type: none"> Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 – Accommodation activity designed to accommodate more than 75 people, triggering referral under the Schedule 20 thresholds for impacts on State transport infrastructure generally in a Local Government Area. Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 - Adjoining/within 25m of a State-controlled Road and within 100 metres of a State-controlled Road intersection. <p>The remaining SARA DA mapping layers do not require referral given the following:</p> <ul style="list-style-type: none"> Fish habitat areas – not proposing waterway barrier works. Native Vegetation – not clearing any regulation native vegetation onsite (no clearing proposed generally). Water Resources – not a referral trigger under any circumstances.

4.1 State Interests (State Assessment Referral Agency)

30. The State Assessment and Referral Agency (SARA) provides a single State agency lodgment and assessment point for development applications, where the State has an interest under Schedule 10 of the *Planning Regulation 2017*.
31. A review of Schedule 10 of the *Planning Regulation 2017* confirms that the Other Change application will require referral to the State due to the site being within 25 metres of a State-controlled Road, for being within 100 metres of a State-controlled road intersection and for impacting on the State transport network generally, due to the existing/approved use of the site resulting in more than 75 people being accommodated on the premises. These referrals will be made upon receipt of a Confirmation Notice from Council.

4.2 State Planning Policy

32. As identified in Part 2, Section 2.1 of the Planning Scheme the *State Planning Policy 2017* (SPP) is not appropriately integrated in the Planning Scheme. As prescribed in Section 26(2)(a)(ii) of the *Planning Regulation 2017*, Part E of the State Planning Policy '*applies to the extent that Part E is not identified in the planning scheme as being appropriately integrated in the planning scheme*'. Accordingly, Part E of the State Planning Policy applies to this development application.
33. The site is mapped within the Flood Hazard Area and Bushfire Hazard Area of the SPP mapping. The proposed changes to the existing approval do not seek to increase the number or, or change the location of, the approved accommodation facilities onsite. Further, it is not proposed to expand the area in which recreation activities already occur onsite. Finally, it is not proposed to increase the capacity of the site such that more people will be present onsite as a result of the change, when compared to the current operations. As such, the risk of natural hazards to people or property is not increased as a result of the proposed Other Change.
34. Currently, there are strict operational procedures in place, particularly for peak camping weekends, in which the property would be evacuated or closed to guest entry where threat of a flood or bushfire is present. This occurs in line with weather predictions and conditions that have the potential to raise the risk of a hazard. The operator of the Borumba Deer Park will continue to adhere to best practice management of natural hazard risk.
35. The proposal complies with the relevant Assessment Benchmarks for 'Natural Hazards, Risk and Resilience', as the proposed change:
- Minimises potential impacts of Bushfire Hazard by not expanding the existing use areas onsite and not providing new buildings in areas of mapped hazard where existing buildings are not currently located;
 - Supports disaster management response by proposing the use of a traffic management plan during peak camping/event weekends as a standard procedure;
 - Does not directly or indirectly increase the severity of known impacts, with the changes not resulting in increased capacity of persons able to be onsite at any time;
 - Not increasing risk to surrounding properties in any way;
 - Not proposing to store hazardous materials onsite; and,
 - Seeking to retain all natural processes and landforms onsite.

4.3 'Other' Change under the *Planning Act 2016*

36. In accordance with **section 78** of the *Planning Act 2016*, a person may make a change application to change a development approval, with the application being made to the responsible entity, being Gympie Regional Council.
37. The proposed change does not satisfy part (a)(i) of the definition of a Minor Change under the *Planning Act 2016* and therefore constitutes an 'Other' Change. This is due to the proposed Change having potential to result in new impacts or increasing the severity of known impacts and therefore being considered 'substantially different development' under the DA Rules. As such, the proposed Change is an 'Other' Change, triggering **Impact Assessment**. The proposed Change will be publicly notified in accordance with the DA Rules on this basis.
38. **Section 82** of the *Planning Act 2016* (hereafter the 'Act') provides the requirements for assessing and deciding 'Other Change' applications. For an Other Change, the responsible entity (Council) must '*assess the change application as if it were the original development application, with the changes included, but was made when the change application was made*'.
39. The *Planning Bill 2015 Explanatory Notes* provides further clarification that the intent of the reference to assessing and deciding the change application "*in the context of the development approval*" is that the proposed change should not be considered in isolation. Neither however is the entirety of the development including the change reassessed. Instead, it is intended the change be assessed with reference to the context of the development approval already existing for the development.
40. **Section 5** (Assessment of 'Other Change' application) will undertake an assessment of the proposed changes, with the context that the Town Planning Consent Permit TPC-77 (existing tourism and accommodation premises) exists and forms a key function for the continued operation of the use.

5 Assessment of 'Other Change' Application – Gympie Regional Planning Scheme 2013

41. The change application is subject to the provisions contained within the *Gympie Regional Planning Scheme 2013*. A review of the Planning Scheme confirms the below relevant particulars apply to the subject site (refer to **Table 3**).

Table 3 Planning Scheme Particulars

Planning Instrument	<i>Gympie Regional Planning Scheme 2013</i>
Zone	Rural Zone
Overlays	<ul style="list-style-type: none">▶ Bushfire Risk▶ Flood Hazard▶ Conservation Significant Area

5.1 Assessment of Development Application

42. The Planning Scheme includes assessment codes, which apply to the zone, land use, overlays, and general development parameters. As part of this development application, the following codes have been addressed below:

- ▶ Rural Zone Code
- ▶ Infrastructure and Operational Work (excluding Advertising Device) Code
- ▶ Building Matters Code

43. It is noted that the Planning Scheme does not contain Overlay Codes, with all Assessment Benchmarks for the mapped overlays being included within the Zone Codes.
44. The proposed development generally complies with the Acceptable Measures and Performance Criteria of all applicable codes. The pertinent issues identified throughout the assessment of the application are detailed below. Where the below sections are silent in relation to an assessable element, the development is seen to comply with that relevant assessment criteria and no further assessment is required.

5.2 Strategic Framework

45. Due to the high-level and board nature of the Strategic Framework, the following section provides general statements of compliance, with reference to the most relevant themes of the Strategic Framework.
- The proposed changes to the approved development do not detract from the desired settlement pattern of the region or surrounding area, as the Tourist Park (camping ground and tourist facilities) is existing on the site and it is not proposed to extend the use into another site. Further, it is not proposed to increase the capacity of the existing Tourist Park or introduce any commercial (or other) land uses as part of the change;
 - As the subject site is already occupied by an operational Tourist Park, the proposed Other Change will not impact the availability of rural land in the region that is able to be used for agricultural or grazing pursuits;
 - The proposal seeks to encourage the appreciation of the region's natural resources (vegetation, waterways etc.), with the new recreation and low impact entertainment offerings, as well as upgraded cabin facilities, encouraging visitation to the site and thereby contributing to the strengthening of the tourism driven economy;

- The proposal protects and enables access to the surrounding natural assets, such as Yabba Creek, and recognises the significance of tourism as a key economic driver;
 - It is not proposed to clear any vegetation onsite or construct the new cabins outside the existing development footprint of approved accommodation buildings. As such, the proposal mitigates adverse impacts upon the ecological values and underlying ecosystem processes within and adjacent to the site; and,
 - It is not proposed to increase the number of people that are able to be accommodated onsite under the current approval. As such, the proposed Other Change will not impact upon the surrounding waterways, with respect to onsite sewerage treatment.
46. Overall, in undertaking a complete review of the Strategic Framework, it is evident that the proposed changes to the approved development do not result in any areas of conflict with the overall objectives sought under the framework. Further, the Borumba Deer Park has been a significant tourism driver for the Gympie Region since 1994, being a renowned holiday destination for families and young people. The proposal to offer a host of recreation and entertainment events, in a way that is commensurate with the rural character of the area, will bring even more people to the region, supporting the growth of tourism in the area.

5.3 Rural Zone Code

47. A Tourist Park is a **consistent land use** in the Rural Zone, however, due to the existing Tourist Park accommodating more than four (4) sites, the Other Change application is subject to Impact Assessment. Importantly, it should be noted that it is not proposed to increase the number of approved accommodation sites as part of this Change application. Further, while new cabins are proposed to be constructed, they are replacing approved accommodation buildings and will not alter the development footprint of the site. As such, the proposal does not result in any new non-compliances when assessed against the Rural Zone. Broad statements of compliance are provided below against the relevant assessment benchmarks:
- The new cabins will not exceed 8.5 metres in height and are setback greater than 25 metres from the road – AO2.1 & AO2.2
 - The existing refuse storage area for the campground is conveniently located for use and collection, away from neighbouring properties, and sufficient in size to accommodate the demand of a peak camping weekend. Please refer to the Indicative Site Plan in **Appendix 3** which highlights the bin store area that is existing and will continue to be used. There are 7 x 3,000L skip bins onsite permanently, with a 15,000L skip bin brought in for full capacity/peak weekends. The bins are serviced by waste contractor JJ Richards weekly – PO8 & PO15;
 - The site area exceeds 10ha (site is 25.99ha in size) – AO14.1;
 - The new cabins will be constructed from non-reflective building materials, as shown in **Appendix 6** - AO14.3;
 - The new cabins have a building height not exceeding 1 storey and 5 metres above ground level, as shown in **Appendix 6** - AO14.4;
 - Vehicle access to the site remains to be limited to the existing entry and exit points - AO14.6;
 - Whilst it is proposed to construct new cabins within the flood hazard overlay, these cabins are replacing approved buildings in the same location. It is not proposed to increase the number of accommodation sites within the flood hazard overlay. Further, the new cabins will be built above the flood hazard level, as nominated by the Building Certifier – AO17.1;
 - The site is suitably signed to illustrate the exit points for evacuation during a flood emergency – AO17.2;

- The new cabins are not slab on ground, rather raised on stumps and will be designed to meet flood immunity requirements in accordance with the BCA – PO18;
- It is not proposed to carry out any earthworks onsite – AO19.1;
- Storage of hazardous materials is not proposed – AO20.1-AO20.2; and,
- It is not proposed to interfere with the mapped conservation significant areas onsite, notably it is not proposed to undertake any vegetation clearing – AO32.1-AO32.4.

48. The proposed development does not comply with all Acceptable Outcomes of the Code. These are addressed below, with the proposal demonstrating compliance against the corresponding Performance Outcomes.

5.3.1 Acceptable Outcomes AO14.2 & AO14.5 – Amenity

49. Acceptable Outcome AO14.2 of the Code seeks that the maximum gross floor area of each new cabin be 30m². As shown in **Appendix 6**, the proposed cabins have a gross floor area of 44.68m². The larger cabins are proposed to ensure that they are sufficient size to accommodate families and not just couples. Families are the target market for the Borumba Deer Park. It is noted that the new cabins reflect the size of the existing cabins onsite and are far smaller than the 2X eight (8) bed bunkhouses approved to be constructed (proposed to be removed from the approval). As such, the proposed change results in a non-worsening outcome in this regard.
50. The size of the cabins is proportionate to the size of the site and, given the location of the cabins at the rear of the site, the buildings will not be visible from the road or surrounding sites. This is also a result of the site and surrounding area being densely vegetated and that the site adjoins the Yabba Creek to the rear, rather than freehold land. Overall, the cabins are small, standalone buildings that comprise substantially articulated facades and will not present with an appearance of bulk or result in an overdevelopment of the site.
51. Acceptable Outcome AO14.5 of the Code seeks that all elements of the use be located a minimum of 50 metres from any property boundary. The existing Tourist Park includes camping and recreation use areas that abut the boundaries of the site, as shown in **Appendix 3** (Indicative Site Plan) and **Figure 3** below. As shown in **Figure 3** below, the use areas are setback a minimum of 50 metres from the nearest dwellings/buildings on the lots to the south of the site, with the existing recreation area that is proposed to be used for low impact events abutting the adjoining Yabba Creek parcel and is therefore mostly setback 50 metres from the nearby property to the south, with the exception of a small section. Further, where camping areas are located within 50 metres of the adjoining property to the north-east (#8 Parkview Ridge), these camping areas are existing under the current approval and are not altered by the proposed Other Change in any way. It is also noted that the camping areas are setback at least 50 metres from the buildings and structures on the neighbouring site.

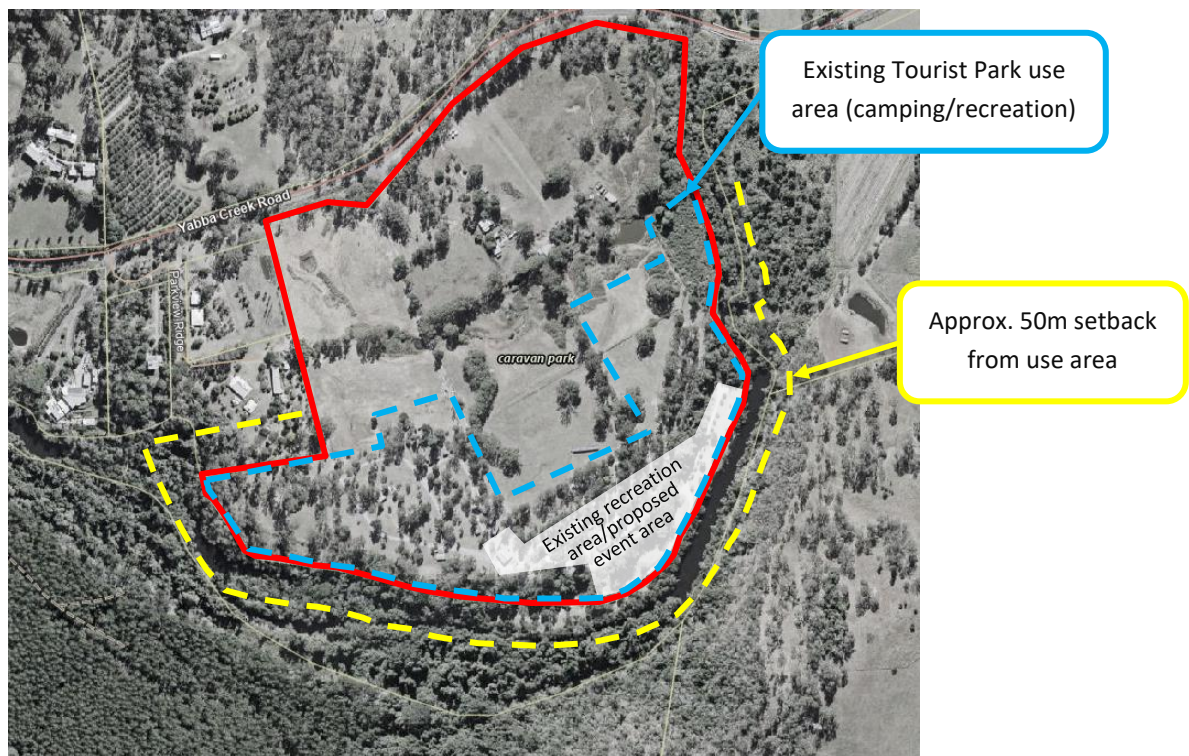


Figure 4 Setback to use areas (Source: QLD Globe 2023)

52. The Environmental Noise Assessment (**Appendix 4**) provides recommendations for the set noise criteria to be adhered to during events, such that the proposed low impact events will not result in the loss of amenity for any surrounding properties, despite the proposed setback of use area being less than 50 metres from the property boundaries.
53. Overall, the proposal complies with PO14 on the basis that the amenity of the surrounding area will not be adversely affected by the proposed change.

5.3.2 Acceptable Outcome AO16.1 – Natural Hazards

54. Acceptable Outcome AO16.1 of the Code seeks that development be located outside an area identified on a relevant Overlay as a natural hazard. The site is mapped as being within the Flood Hazard Overlay and the Bushfire Hazard Overlay (subject to medium level risk). The proposed Other Change does not increase the severity of this known risk, on the basis that the camping ground is existing and it is not proposed to increase the number of people able to be accommodated onsite at any one time. Further, it is not proposed to relocate any accommodation facilities into higher hazard areas onsite, noting that camping is already permitted down by the creek under the current approval (refer to the approved plan in **Appendix 2**).
55. Currently, there are strict operational procedures in place, particularly for peak camping weekends, in which the property would be evacuated or closed to guest entry where threat of a flood or bushfire is present. This occurs in line with weather predictions and conditions that have the potential to raise the risk of a hazard. The operator of the Borumba Deer Park will continue to adhere to best practice management of natural hazard risk. As such, the Other Change suitably complies with PO16 of the Code as the use, inclusive of the propped changes, will be carried out in a way that maintains the safety of people and property.

5.3.3 Acceptable Outcomes AO33.1-AO33.3 – Bushfire Hazard

56. As shown in **Figure 5** below, the proposed new cabins and area intended to be used for low impact events are both located within the potential impact buffer area of the Bushfire Hazard Overlay.

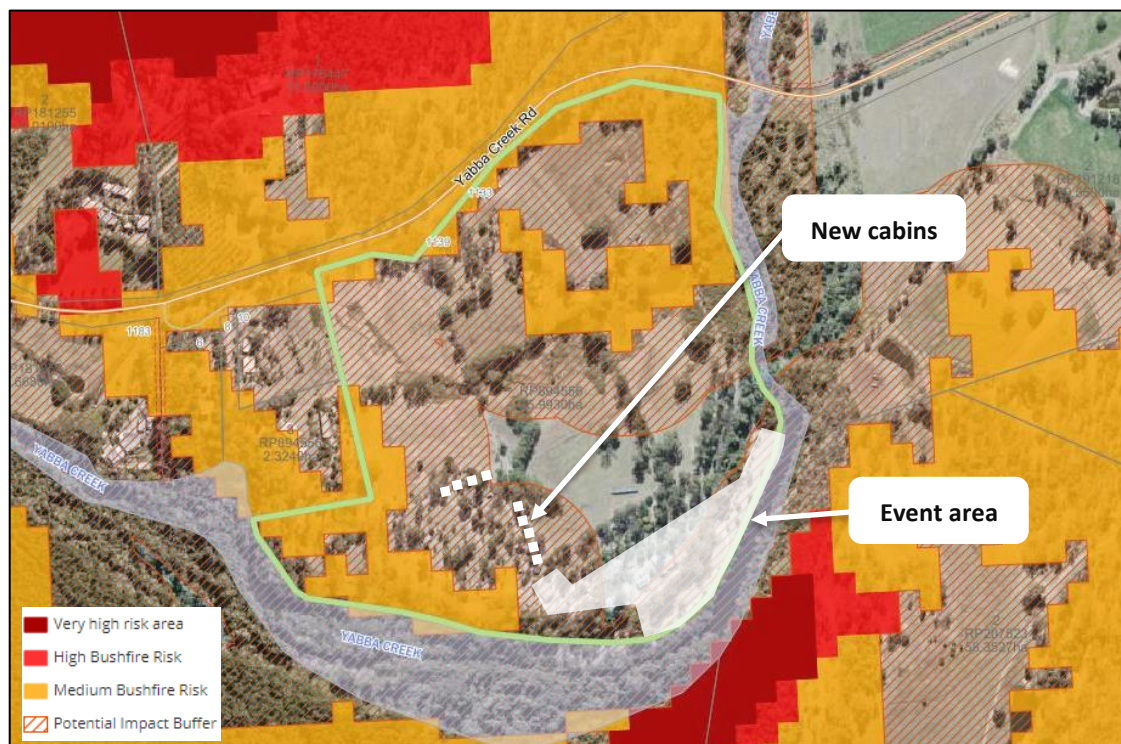


Figure 5 Bushfire Hazard Mapping (Source: Gympie Regional Planning Scheme 2013)

57. As reiterated throughout this Town Planning Report, the new cabins are proposed to replace existing/approved accommodation facilities in the same location. It is not proposed to increase the number of accommodation sites within the Bushfire Hazard Overlay extent. Further, the area intended to hold events is already used for guest recreation. As it is not proposed to increase the capacity of the site (no addition persons onsite besides currently permitted booked campers), the proposal does not increase the risk of bushfire hazard for people or property. Further, the site has ample access to water for firefighting by adjoining the Yabba Creek.
58. As mentioned above, there are operational procedures in place for evacuation should a threat of bushfire occur. Overall, the proposed Other Change does not affect the ability for the premises to maintain the safety of people and property during and immediately after bushfire events. Accordingly, the proposal complies with PO33 of the Code.

5.4 Building Matters Code

59. Please refer to the New Cabin Design Plans in **Appendix 6**, which illustrate the proposed new cabin buildings for the purposes of assessment against the Building Matters Code. The design of the new cabins complies in full with the Building Matters Code as the built forms comply with Table 8.10 *Criteria for Building Work*, with respect to setbacks and building height for the Rural Zone.

5.5 Infrastructure and Operational Work (excluding Advertising Device) Code

60. The subject Other Change application does not result in changes which require Operational Works of any kind to occur onsite. Specifically, the replacement of the existing cabins with new cabins will not require any civil earthworks. It is also not proposed to alter the existing access arrangements or create any

additional/formal parking areas onsite, in accordance with the recommendations of the Traffic Engineering Assessment in **Appendix 5**. Overall, the proposal suitably complies with the relevant aspects of the Code as follows:

- The existing Tourist Park development provides sufficient infrastructure, services and utilities to the approved accommodation sites, including onsite wastewater/sewerage treatment systems and rainwater tanks that accommodate the demand generated during peak camping weekends. The proposed Other Change does not seek to increase the capacity of the approved camping ground and therefore does not trigger the need to provide additional/upgraded services onsite – AO5.1-AO6.1;
- The proposed Other Change does not seek to alter the existing access to the site, vehicle manoeuvring areas or vehicle parking arrangements, which have been assessed and deemed suitable by the Traffic Engineer in **Appendix 5**, with respect to the peak operating weekends when events are held for campers. Additional car parking is not needed onsite as a result of the change, with booked campers continuing to park next to the camping/accommodation areas as per the current approval/situation – AO8.1, AO8.2, AO8.4, AO8.5, AO9.1-AO10.3;
- The proposal provides suitable pedestrian movement areas within the site. Given the size of the site and ample grassed area surrounding the internal road networks, it is not necessary to provide dedicated pedestrian pathways – AO8.3;
- The proposal will not result in any stormwater impacts on the basis that the proposed cabins are intended to replace existing buildings/structures onsite, such that the resulting roof area is similar to or less than what is approved to be provided onsite – AO11.1-AO12.2;
- The approval can be conditioned to comply with the construction requirements under Section 6 of the Code, with respect to the construction of the new cabins;
- Whilst it is proposed to construct new cabins within the flood hazard overlay, these cabins are replacing approved buildings in the same location. It is not proposed to increase the number of accommodation sites within the flood hazard overlay. Further, the new cabins will be built above the flood hazard level, as nominated by the Building Certifier – AO18.1;
- The site is suitably signed to illustrate the exit points for evacuation during a flood emergency – AO18.2;
- The new cabins are not slab on ground, rather raised on stumps and will be designed to meet flood immunity requirements in accordance with the BCA – PO19;
- It is not proposed to carry out any earthworks onsite – AO20.1;
- Storage of hazardous materials is not proposed – AO21.1-AO21.2;
- It is not proposed to interfere with the mapped conservation significant areas onsite, notably it is not proposed to undertake any vegetation clearing – AO34.1-AO34.4; and,
- As discussed under section 5.3.3 above, the proposed Other Change does not conflict with the outcomes sought Planning Scheme with regards to bushfire hazard and safety. The proposed changes to the development approval comply with PO35 by maintaining the level of safety for people and property that is afforded under the current approval. Overall, the proposal does not worsen the risk. Further, the site is accessed via a public road and there are operational procedures in place to support safe and early evacuation. Finally, the site is noted to have ample access to water to firefighting, adjoining the Yabba Creek.

6 Conclusion and Recommendations

61. This Town Planning Report demonstrates that the request for an 'Other Change' to Town Planning Consent Permit TPC-77, approval for a Camping Ground and Tourist Facilities, is warranted, subject to reasonable and relevant changes to the approval conditions on the following basis:
- ▶ The proposal does not result in any genuine areas of conflict with the objectives sought under the Strategic Framework for the Planning Scheme, with the proposed changes creating a positive outcome for local tourism;
 - ▶ The proposal to provide low impact events for campers that are ancillary to the approved/existing camping ground and tourist facilities is consistent with the strategic intent for the site under the 1993 approval, which permits a range of recreation and unique guest entertainment activities to occur onsite to promote visitation to the region;
 - ▶ The proposed Other Change generally complies with the provisions for Tourist Park under the Rural Zone Code, with any departures from the Acceptable Outcomes of the Code suitably justified against the corresponding Performance Outcomes;
 - ▶ The proposed new cabins comply in full with the Building Matters Code;
 - ▶ The proposal complies with the Infrastructure and Operational Work (excluding Advertising Device) Code, where relevant;
 - ▶ The proposal to replace the cabins with new buildings and hold low impact events onsite for the enjoyment of booked campers will not impact upon the amenity of adjoining land uses, as demonstrated by the Environmental Noise Assessment in **Appendix 4**;
 - ▶ The proposed changes will not impact upon the visual amenity of the street, or alter the appearance of the site in any way;
 - ▶ Procedures are, and will continue to remain, in place to mitigate any perceived or actual risk of natural hazards, ensuring the protection of people and property;
 - ▶ The proposed changes will not have an adverse impact upon the ecological values and underlying ecosystem processes within and adjacent to the site;
 - ▶ This application complies with the State Planning Policies, where applicable;
 - ▶ The proposal supports the intent and the description of the Regional Landscape and Rural Production Area of the Regional Plan, which permits Tourist Park uses to occur. Further, the proposal does not seek to expand the capacity/intensity of the existing use; and,
 - ▶ It is not proposed to carry out any civil works or remove any existing vegetation from the site.
62. On the basis of the assessment contained within this report, it is requested that Council favorably consider this request for an 'Other Change' to approval ref TPC-77.

ADAMS + SPARKES
TOWN PLANNING



Aspen Dunn
TOWN PLANNER

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50157527	Search Date:	26/10/2023 09:25
Date Title Created:	30/01/1997	Request No:	46087791
Previous Title:	16157027		

ESTATE AND LAND

Estate in Fee Simple

LOT 4 REGISTERED PLAN 894556
Local Government: GYMPIE

REGISTERED OWNER

Dealing No: 720082658 02/06/2020

YABBA DEER PTY LTD A.C.N. 639 043 217
UNDER INSTRUMENT 720082658

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 13396186 (POR 12)
2. MORTGAGE No 720082659 02/06/2020 at 12:23
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



WIDGEE SHIRE COUNCIL

All Communications to be addressed to the Shire Clerk

242 MARY STREET, GYMPIE, QLD 4570 P.O. BOX 155, GYMPIE, 4570. TELEPHONE: (074) 82 1911

IN REPLY PLEASE QUOTE 467.01 4584/93 NJW:TAB

YOUR REFERENCE

SCANNED

FAX: (074) 82 4140

PR 9/2/93 PAC

13th May, 1993.

LR/171362

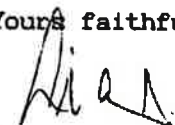
R.L. & J. Gibson
9 Yabba Creek Road
IMBIL QLD 4570

Dear Sir/Madam,

RE: APPLICATION FOR TOWN PLANNING CONSENT
FOR A PROPOSED CAMPING GROUND AND TOURIST FACILITIES
ON LOT 2 R.P. 176447, PARISH OF IMBIL

With reference to Council's correspondence of the 31st March, 1993, please find enclosed a Town Planning Consent Permit for the above application. Use of the premises, for the approved purpose, may commence once all conditions of the permit have been met.

Yours faithfully,


D.S. SLATTER,
SHIRE CLERK.



WIDGEE SHIRE COUNCIL

242 MARY STREET, GYMPIE, 4570

ALL COMMUNICATIONS TO BE
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THE SHIRE CLERK
P.O. BOX 155
GYMPIE, 4570
PHONE GYMPIE (074) 82 1911
FAX: (074) 82 4140

IN REPLY PLEASE QUOTE

TOWN PLANNING CONSENT PERMIT

NO.: TPC 77

DATE OF ISSUE: 13th May, 1993

REAL PROPERTY DESCRIPTION: Lot 2 R.P. 176447
Parish of Imbil

POSTAL ADDRESS: 9 Yabba Creek Road, Imbil

AREA OF LAND: 31.2671 ha

USE OF LAND AT THE TIME
OF APPLICATION: Animal Husbandry and
Agricultural pursuits

USE APPROVED IN THIS
PERMIT: Camping Ground and Tourist
Facilities

STAGE 1

Use permitted by Stage 1 of this approval are limited to:

- (i) Camping ground maximum 50 sites
- (ii) Office/storeroom
- (iii) Catering shop (kiosk, outdoor eating area) maximum floor area of office/storeroom and catering shop 100 sq.m.
- (iv) Deer Farm Tours

CONDITIONS:

SECTION 1.0

- 1.1 The method of on-site treatment and disposal of sewage and waste water effluent (Stage 1) is to be approved by the Shire Health Surveyor and Shire Engineer.
- 1.2 A plan of the proposed landscaping works is to be prepared in accordance with Council's Landscaping Policy and submitted for the approval of the Shire Planner.
- 1.3 The method of refuse disposal is to be approved by the Shire Health Surveyor.



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IN REPLY PLEASE QUOTE

- 1.4 The proposed method of potable water supply is to be approved by the Shire Health Surveyor.
- 1.5 Plans and specifications of the works required by conditions 2.1-2.4 are to be submitted for the approval of the Shire Engineer.
- 1.6 A detailed plan of the camping ground is to be prepared in accordance with the requirements of the Campground Regulations 1987 (copy attached) and submitted for the approval of the Shire Health Surveyor.
- 1.7 A detailed plan of the kitchen facilities associated with the Catering Shop use is to be prepared in accordance with the Food Hygiene Regulations and submitted for the approval of the Shire Health Surveyor.
- 1.8 All proposed building work is to be designed and constructed in accordance with the Building Act 1974 and Council's By-laws.

SECTION 2.0

Conditions to be satisfied prior to the commencement of the use:

- 2.1 Carry out access works to the requirements of the Department of Transport. A copy of the requirements are attached noting:-
 - (a) A new "Type 2" access is to be constructed approximately 100 m west of existing access
 - (b) The access must achieve a minimum visibility of 175 m in both directions
 - (c) Existing access to the site to be removed
 - (d) Carparking is to be maintained entirely within the site
- 2.2 A single lane gravel driveway (passing bays every 100 m) is to be provided from the constructed access on Yabba Creek Road to connect to the camping area to the satisfaction of the Shire Engineer.
- 2.3 The standard of the roadway/tracks within the campground will be determined upon submission of the detailed plan required by condition 2.4 however the main spine roadway through the camping area will be required to be gravel standard with individual tracks giving access to campsite of a minimum of trafficable grass standard.
- 2.4 Adequate space is to be provided throughout the development in accordance with Council's Town Planning Scheme and Policies for the parking/movement and standing of vehicles.



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Plans and specifications of the works are to be submitted for approval of the Shire Engineer prior to the issue of the building permit. Initially 15 parking spaces are to be provided for Stage 1 of the development as follows:-

- | | | |
|-------|----------------------|-----------------------------|
| (i) | Office/Catering Shop | 5 spaces on gravel surface |
| (ii) | Day Visitors | 5 spaces on grassed surface |
| (iii) | Deer Farm Tours | 5 spaces on gravel surface |

Such areas are to be set out to permit the free movement of patrons vehicles to and from the camping area and to facilitate the standing of vehicles at the booking office, and the servicing of the kiosk use for loading and unloading of goods.

Adequate space is to be made for the parking of campers vehicles at each campsite, on grass surface.

- 2.5 Provide a potable water supply to the satisfaction of the Shire Health Surveyor.
- 2.6 Provide sanitary convenience/laundry and ablution facilities and other works in accordance with the requirements of the Campground Regulations 1987.
- 2.7 Erect necessary signage in relation to the following matters, to the satisfaction of Council.
 - (i) Disposal of litter/waste
 - (ii) Lighting of fires
 - (iii) Use of land outside the site
 - (iv) Carparking allocation etc
 - (v) Areas for camping land restricting use on areas set aside for required liquid waste disposal

SECTION 3.0

Requirements to be satisfied during the on-going use of the site:-

- 3.1 The operation of the Campground is to comply with the requirements of the Campground Regulations 1987.
- 3.2 The development is to comply with all relevant by-laws, town planning provisions and Council's policies.

The development is to comply with the requirements of Statutory Authorities and relevant Government Departments e.g. Division of Accident Prevention, Department of Environment and Heritage and Queensland Water Resources Commission.



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IN REPLY PLEASE QUOTE

- 3.3 All advertising signs, hoardings, and devices are to be within the property boundary and shall comply with the provisions of Council's by-laws (Chapter 10) and the Advertising Sign Policy.
- 3.4 The applicant is to undertake a scheme of management to ensure that all campers/day visitors etc are familiar with the prevailing Campground rules and relevant requirements of the Campground Regulations 1987. e.g. litter disposal, lighting of fires etc. A list of these requirements, which could be available to each person on entry to the campground would suffice.
- 3.5 There is to be no detrimental effect upon the amenity of the neighbourhood by reasons of the creation of excessive noise, lighting nuisance, vehicle headlight glare, or other emissions from the site.
- All emissions having the potential to create a nuisance shall be contained within the site to maximum levels determined from time to time by the responsible authority i.e. Department of Environment and Heritage and Council, in line with current legislation.
- 3.6 The operation of the *Township Facility* Catering Shop is to comply with the requirements of the Food Hygiene Regulations as amended.

SECTION 4.0

Notes:

- 4.1 Reference to the "Camping Ground" use, for the purpose of this approval refers to the Camping Ground as defined in the Campground Regulations 1987 and not a "Caravan Park" as defined in Council's Town Planning Scheme.
- 4.2 Approval of this application is to be generally in accordance with the site plan and information submitted, unless modified by the conditions and requirements of this approval.

STAGE 2

Stage 2 of this approval permits the expansion of the "Campground" facility to cater for a maximum of 100 camp sites generally in the ratio of:-

- (i) 90 tent/trailer sites
- (ii) 10 caravan sites



WIDGEE SHIRE COUNCIL

242 MARY STREET, GYMPIE, 4570

ALL COMMUNICATIONS TO BE
ADDRESSED TO
THE SHIRE CLERK
P.O. BOX 155
GYMPIE, 4570
PHONE GYMPIE (074) 82 1911
FAX: (074) 82 4140

IN REPLY PLEASE QUOTE

CONDITIONS:

SECTION 1.0

Conditions to be satisfied prior to the issue of Stage 2 development building permit:-

- 1.1 The method of on-site treatment and disposal of sewage and waste water effluent (Stage 2) is to be approved by the Shire Health Surveyor and Shire Engineer.
- 1.2 A plan of the proposed landscaping works is to be prepared in accordance with Council's Landscaping Policy and submitted for the approval of the Shire Planner.
- 1.3 The method of refuse disposal is to be approved by the Shire Health Surveyor.
- 1.4 The proposed method of potable water supply is to be approved by the Shire Health Surveyor.
- 1.5 Plans and specifications of the works required by conditions 2.1-2.3 are to be submitted for the approval of the Shire Engineer.
- 1.6 A detailed plan of the camping ground is to be prepared in accordance with the requirements of the Campground Regulations 1987 (copy attached) and submitted for the approval of the Shire Health Surveyor.
- 1.7 All proposed building work is to be designed and constructed in accordance with the Building Act 1974 and Council's By-laws.

SECTION 2.0

Conditions which are to be satisfied prior to the commencement of the use:-

- 2.1 The existing driveway giving access to the campground is to be upgraded to bitumen seal standard with specifications and timing of construction negotiated with Council at the time of this stage.
- 2.2 The standard of the roadway/tracks within the campground will be determined upon submission of the detailed plan required by condition 1.6 however the main spine roadway through the camping area will be required to be bitumen standard with individual tracks giving access to campsite of a minimum of trafficable grass standard.



WIDGEE SHIRE COUNCIL

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IN REPLY PLEASE QUOTE

- 2.3 Additional car parking is required to cater for increased development. Five (5) parking spaces are to be provided. Plans and specifications of the works are to be submitted for the approval of the Shire Engineer prior to the issue of the building permit.
- 2.4 Adequate potable water supply is to be provided to cater for the increased development.
- 2.5 Additional sanitary convenience/laundry and ablution facilities and other required works are to be provided in accordance with the Campground Regulations 1987.

SECTION 3.0

Requirements which are to be satisfied during the on-going use of the site:-

- 3.1 No additional requirements other than those specified in Stage 1 of this approval are applicable.

SECTION 4.0

Notes:-

- 4.1 Development other than that permitted by this approval is not permitted. Further development of the "Campground/Tourist Facility" such as that indicated on the site plan to the application, will be subject to prior Town Planning approval.
- 4.2 The Town Planning Consent Permit may be revoked pursuant to Section 4.14 of the Local Government (Planning and Environment) Act if commencement of erection works have not been made in accordance with that Permit or the rights conferred by that Permit are not exercised within two (2) years of the date of issue of the permit.

The Town Planning Consent Permit automatically lapses where the erection of the building or other structure associated with the use, has not commenced within four (4) years or the issue of the Town Planning Permit, unless application is made and approval by Council received for an extension of time.

**EXTRACTS OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD
ON THE 18TH OCTOBER, 1994**

Late Item 5

From: The Senior Planning Officer, Mr B.R. Stockwell.
Re: **Gibson Application to Modify Conditions of Approval
of Consent Application** **SCANNED**
RPD: Lot 2 on RP 176447
File: *PR 34/27 MIN 1994/15149* Date: 15 October 1994

Report: (Senior Planning Officer - B.R. Stockwell)

Widgee Shire Council received an application for a caravan park and approved the site for the use of:

- i) Camping ground - maximum 90 tent/trailer sites, 10 caravan sites
- ii) Office storeroom.
- iii) Catering Shop (kiosk outdoor eating area).
- iv) Deer Farm.

A caravan park by definition allowed the construction of cabins, however, this was not approved in the application.

The modification seeks to vary conditions to allow

- i) 2 Bunk houses
- ii) 8 Self-contained cabins
- iii) 8 on-site vans

In order for Council to consider this application, they must decide that the changes proposed are minor in nature and do not alter conditions imposed as a result of objections. There were objections to the proposal, but it would be difficult to suggest any condition was levied directly as a result of these.

Another qualification that is not required to be considered minor is that the proposal does not increase the Gross Floor Area by more than 5%. In this context, it may be appropriate to approve up to a maximum of 105 sites.

The request to allow a variety of accommodation types on site has resulted from demand created by the current use and other tourist operations in the area. It is generally considered that, providing the additional approvals do not exceed a 5% increase, then there is unlikely to be any further adverse impacts created by the new mix of accommodation.

The cabins are to be self-contained and it is believed composting toilets are proposed. The Chief Environmental Health Officer will need to be satisfied that ablution arrangements are satisfactory. Some concern has been raised by the Community Services Department with regard to the use of composting toilets as proposed.

**EXTRACTS OF THE PLANNING & ENVIRONMENT COMMITTEE MEETING HELD
ON THE 18TH OCTOBER, 1994**

Approval of the application is recommended on the above bases and subject to amendments to conditions.

P.15/10/94 Moved: Cr J.A. Walker

Seconded: Cr D.R. Neilson

Recommend that Council approve the application to modify the conditions of approval as follows:

Stage 2

First Section to read.

Stage 2 of this approval permits the expansion of the "Campground" facility to cater for a maximum of 105 sites generally in the ratio.

- i) 75 tent/trailer sites**
- ii) 10 Caravan Sites**
- iii) 2 Bunk Houses (maximum 8 persons per unit)**
- iv) 8 Self-contained one-bedroom cabins**
- v) 10 on-site caravans**

Condition 2.3 to be amended to include the following words in the second sentence:

"plus one space for each cabin and two spaces for each bunk house"

Note 4.1 to be amended to include, after the words "Campground/Tourist Facility", the following words:

"as amended by the application to modify"

Carried.

BRS:TAB *PR94/27* **SCANNED**
PAR *94/15/50*

4th November, 1994.

RL & J Gibson
9 Yabba Creek Road
IMBIL QLD 4570


Dear Sir/Madam,

**RE: APPLICATION FOR MODIFICATION TO
CONSENT APPROVAL OVER LOT 2 RP 176447
PARISH OF IMBIL**

With reference to the above application, Council at its meeting held on the 1st November, 1994 resolved to approve the Application to Modify in accordance with Section 4.15 of the Local Government (Planning and Environment) Act subject to the following amendments to conditions of approval.

STAGE 2

Stage 2 of this approval permits the expansion of the "Campground" facility to cater for a maximum of 105 sites generally in the ratio:

- i) 75 tent/trailer sites
 - ii) 10 caravan sites
 - iii) 2 bunk houses (maximum 8 persons per unit)
 - iv) 8 self-contained one bedroom cabins
 - v) 10 on-site caravans
- 2.3 Additional car parking is required to cater for increase development. Five (5) parking spaces plus one (1) space for each cabin and two (2) spaces for each bunk house are to be provided. Plans and specifications of the works are to be submitted for the approval of the Council's Engineer prior to the issue of the building permit.
- 4.1 Development other than that permitted by this approval is not permitted. Any further development of the "Campground/Tourist Facility" except as amended by this application for modification, will require a further Town Planning approval.
- 



COOLOOLA SHIRE COUNCIL

242 MARY STREET, GYMPIE Q 4570

P. O. BOX 155, GYMPIE Q 4570

PHONE: (074) 82 1911, FAX: (074) 82 4140

In reply, please quote:

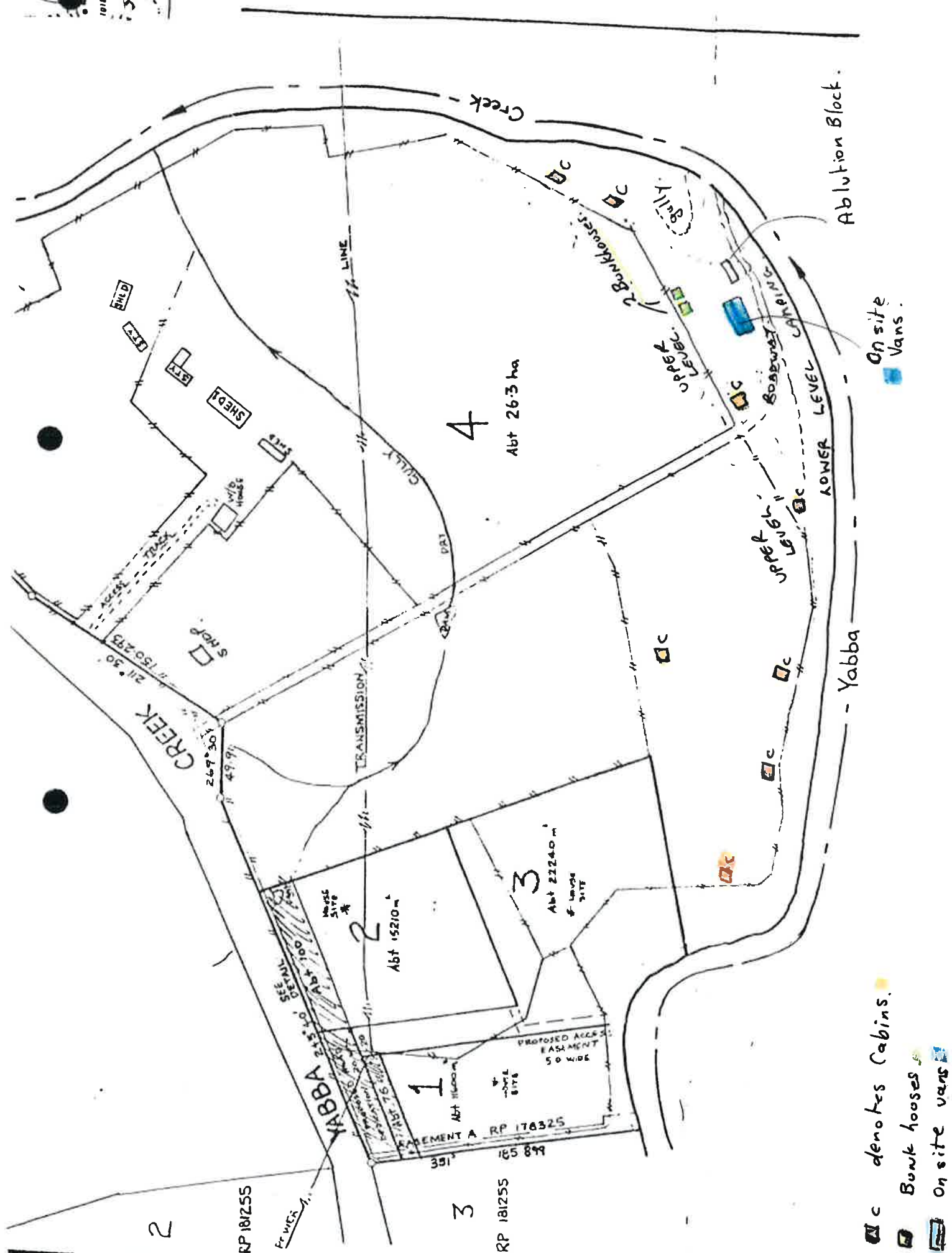
-2-

Please find enclosed a copy of your appeal rights. Should you require any further information please contact Mr Brian Stockwell of Council's Planning & Development Department on (074) 830 644.

Yours faithfully,

D.S. SLATTER
CHIEF EXECUTIVE OFFICER

Enc.



Planning &
Development

(07) 54830644
Fax (07) 54837360

Our Ref: PR94/00027
Your Ref:

PAR

CS7/171348

SCANNED

22 May 1997

RL & J Gibson
9 Yabba Creek Road
IMBIL QLD 4570

Dear Mr & Mrs Gibson,

**RE: SUBDIVISION REZONING APPLICATION
LOT 2 RP176447, PARISH OF IMBIL
9 YABBA CREEK ROAD, IMBIL**

I refer to your recent request to confirm the extent of Council's approval for your above tourist and accommodation facility.

In addition to those uses normally permitted in the rural areas of the Cooloola Shire, Council has approved the following on the 31.3 ha site:

- (i) office, kiosk, outdoor eating area and associated recreation;
- (ii) 75 tent/trailer sites;
- (iii) 10 caravan sites;
- (iv) 2 bunk houses (each maximum 8 persons);
- (v) 8 self-contained one bedroom cabins;
- (vi) 10 on-site caravans;
- (vii) deer farm tours.

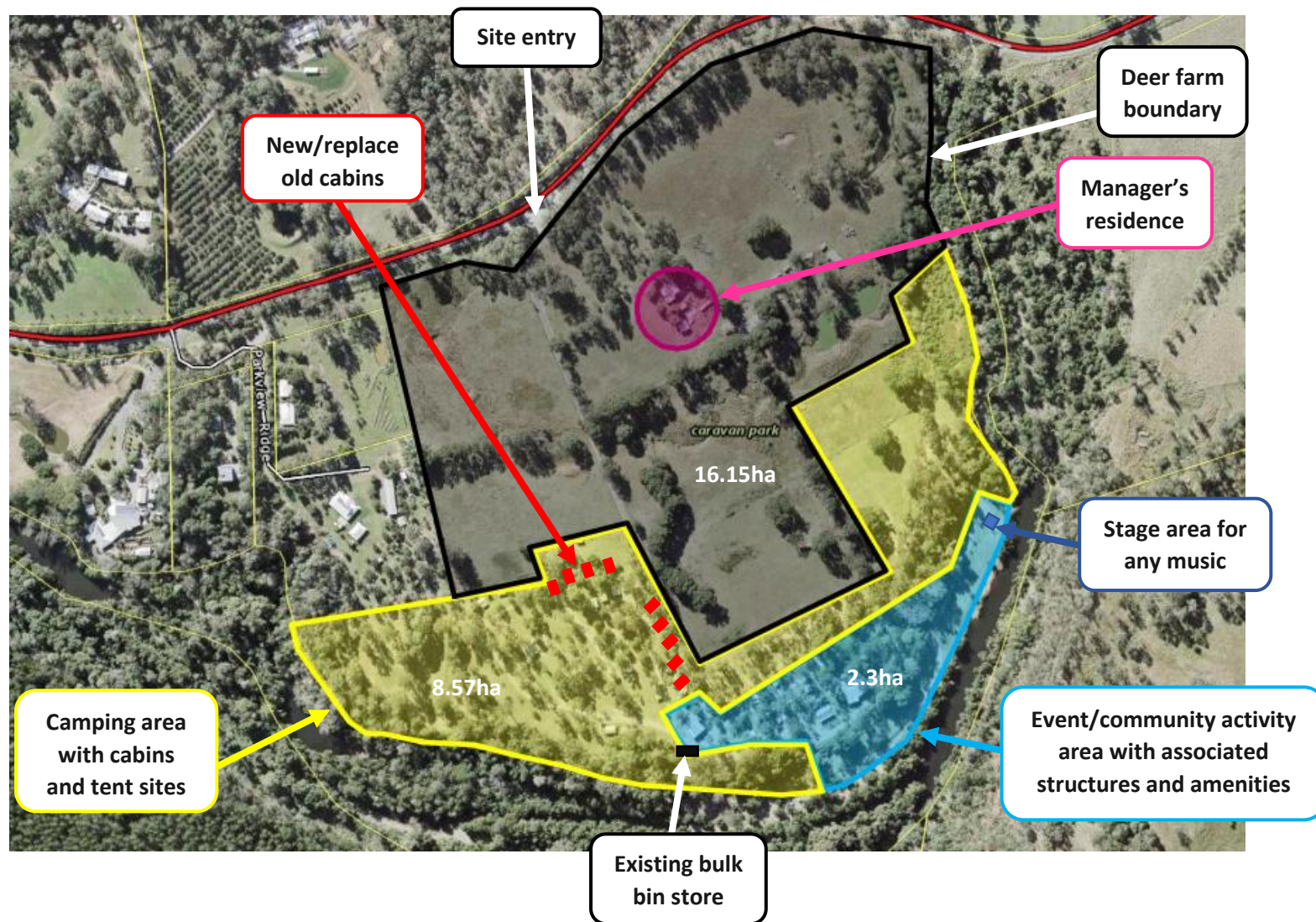
Council would also highlight that it is very impressed with the nature and standard of this facility and is well aware that many visitors to the Shire and special groups who use this facility continually recommend it to others.

I trust this helps to clarify some matters, however, please contact Council's Greg Martoo on (07) 54830644 if you require any further information and/or clarification.

Yours faithfully

D.S. Slatter

D.S. SLATTER
CHIEF EXECUTIVE OFFICER





Environmental Noise Assessment

Proposed Outdoor Event Use

At 1133-1139 Yabba Creek Road, Imbil

On behalf of Yabba Deer Pty Ltd

21BRA0081 R01_0



About TTM

For 40 years, we've been at the centre of the Australian development and infrastructure industry. Our unique combination of acoustics, data, traffic, and waste services is fundamental to the success of any architectural or development project.

We have over 50 staff, with an unrivalled depth of experience. Our industry knowledge, technical expertise and commercial insight allow us to deliver an exceptional and reliable service.

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Revision Record

No.	Author	Reviewed/Approved	Description	Date
A	I Llamas	S Yorke	Internal draft	01/09/2023
0	I Llamas	S Yorke	Client issue	01/09/2023

Executive Summary

TTM was engaged by Yabba Deer Pty Ltd to undertake an environmental noise assessment of a proposed outdoor event use located at 1133-1139 Yabba Creek Road, Imbil. The assessment was based on the *Environmental Protection (Noise) Policy 2008*.

Unattended noise monitoring was conducted to determine the current ambient noise levels at the site location.

Impacts from relevant onsite noise activities were assessed. Compliance with *Environmental Protection (Noise) Policy 2008* is predicted to be achieved based on the implementation of the recommendations outlined in Section 7 of this report.

Contents

Executive Summary.....	2
1 Introduction	5
1.1 Background	5
1.2 References.....	5
1.3 Scope.....	5
2 Site Description	6
2.1 Site Location	6
2.2 Current Site Conditions	6
3 The Proposed Development.....	7
3.1 Development Description.....	7
4 Measurements	8
4.1 Equipment.....	8
4.2 Unattended Noise Monitoring	8
4.3 Noise Source Measurements	9
4.4 Results of Measurements.....	9
4.4.1 Ambient Noise Levels	9
5 Noise Criteria.....	10
5.1 Environmental Noise	10
5.1.1 Acoustic Quality Objectives - EPP2008.....	10
5.1.2 Background Creep - EPP2008	10
6 Assessment of Onsite Noise Impacting Noise Sensitive Receivers	12
6.1 Noise Sensitive Receivers	12
6.2 Noise Source Levels.....	13
6.3 Calculation Assumptions	13
6.4 Predicted Onsite Noise Levels at Receivers	14
6.4.1 Acoustic Quality Objectives	15
6.4.2 Background Creep	16
6.5 Patron Noise and Amplified Entertainment	17
6.5.1 Assessment Parameters	17
6.5.2 Predicted Noise Levels at Receivers	18

7	Recommendations.....	21
7.1	Amplified Music Noise Limits	21
7.2	Noise Management Strategies	21
8	Conclusion.....	22
Appendix A	Development Plans.....	23
Appendix B	Unattended Noise Monitoring Graphs	25
Appendix C	Calculations.....	34
Appendix D	SoundPLAN Noise Modelling Output.....	36

Table Index

Table 1: Measured Ambient Noise Levels	9
Table 2: Acoustic Quality Objectives at Noise Sensitive Receivers (EPP2008)	10
Table 3: Background Creep Noise Limits at Noise Sensitive Properties (EPP2008).....	11
Table 4: Typical Noise Sources – External	13
Table 5: Acoustic Quality Objectives Onsite Noise Predictions	15
Table 6: Background Creep Onsite Noise Predictions	16
Table 7: Noise-enhancing meteorological conditions	17
Table 8: Predicted Maximum Allowable Amplified Background Sound Levels.....	19
Table 9: Amplified Noise Limits for the Festival	21

Figure Index

Figure 1: Site Locality	6
Figure 2: Site Plan	7
Figure 3: Noise Monitoring Locations	8
Figure 4: Noise Sensitive Receivers	12
Figure 5: Noise Sources Location	14
Figure 6: Proposed Noise Source Locations	18
Figure 7: Predicted Noise Contours – Day (7am to 6pm).....	19
Figure 8: Predicted Noise Contours - Evening (6pm to 10pm).....	20

1 Introduction

1.1 Background

TTM was engaged by Yabba Deer Pty Ltd to undertake an environmental noise assessment of a proposed outdoor event use located at 1133-1139 Yabba Creek Road, Imbil. This report will form part of a development application for consideration by Gympie Regional Council.

1.2 References

This report is based on the following:

- Gympie Regional Council Planning Scheme 2013
- Environmental Protection (Noise) Policy 2008 (EPP2008)
- Development plans shown in Appendix A
- Site inspection, noise measurements, analysis and calculations conducted by TTM

1.3 Scope

The assessment includes the following:

- Description of the development site and proposal.
- Measurement of existing ambient noise levels.
- Statement of assessment criteria relating to noise emissions.
- Assessment of noise generated by the development onto nearby noise sensitive receivers.
- Analysis of measured and predicted noise levels.
- Details of noise control recommendations to be incorporated to achieve predicted compliance.

2 Site Description

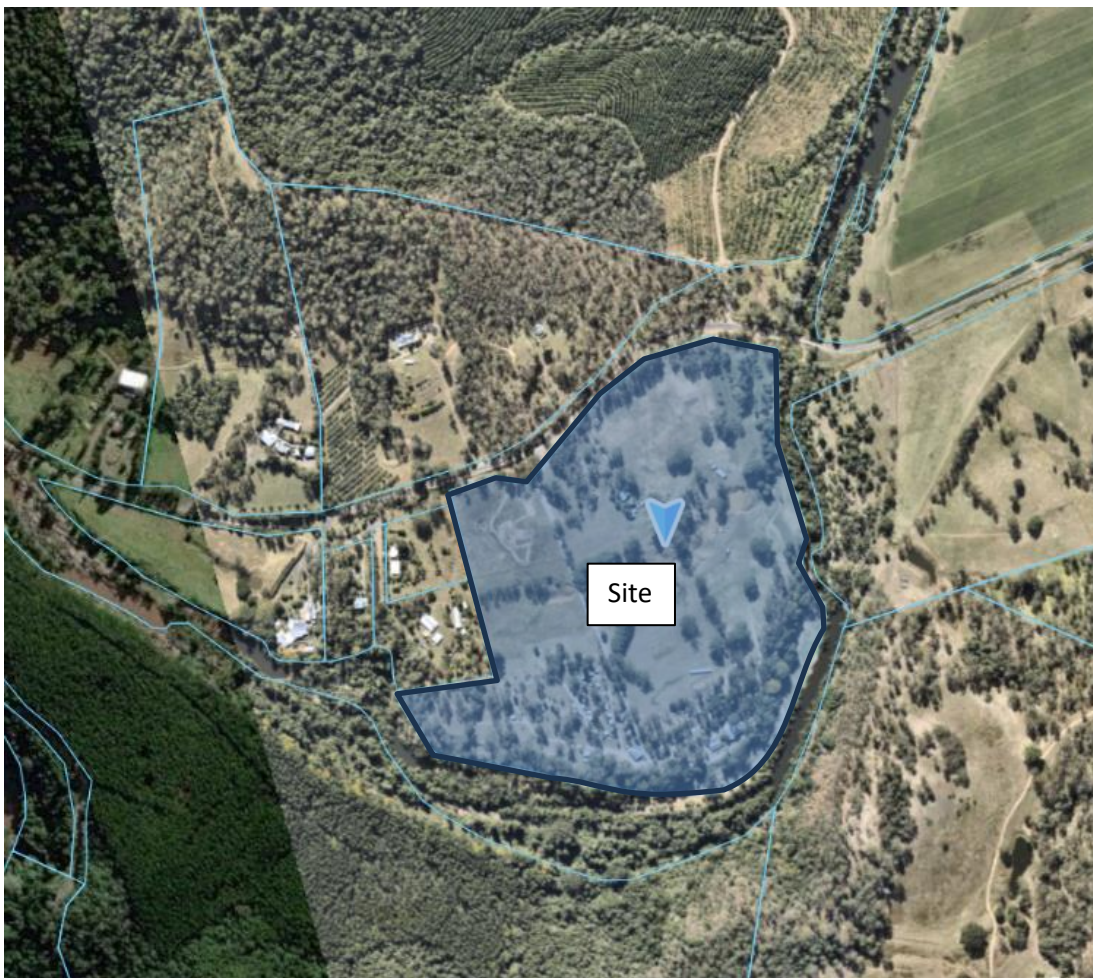
2.1 Site Location

The site is described by the following:

- 1133-1139 Yabba Creek Road, Imbil

The site locality is shown in Figure 1.

Figure 1: Site Locality



2.2 Current Site Conditions

The site is bound by residential properties to the west, Yabba Creek Road to the north, Yabba Creek to the east and south. The current acoustic environment at the site and surrounding area is primarily comprised of local road traffic noise.

3 The Proposed Development

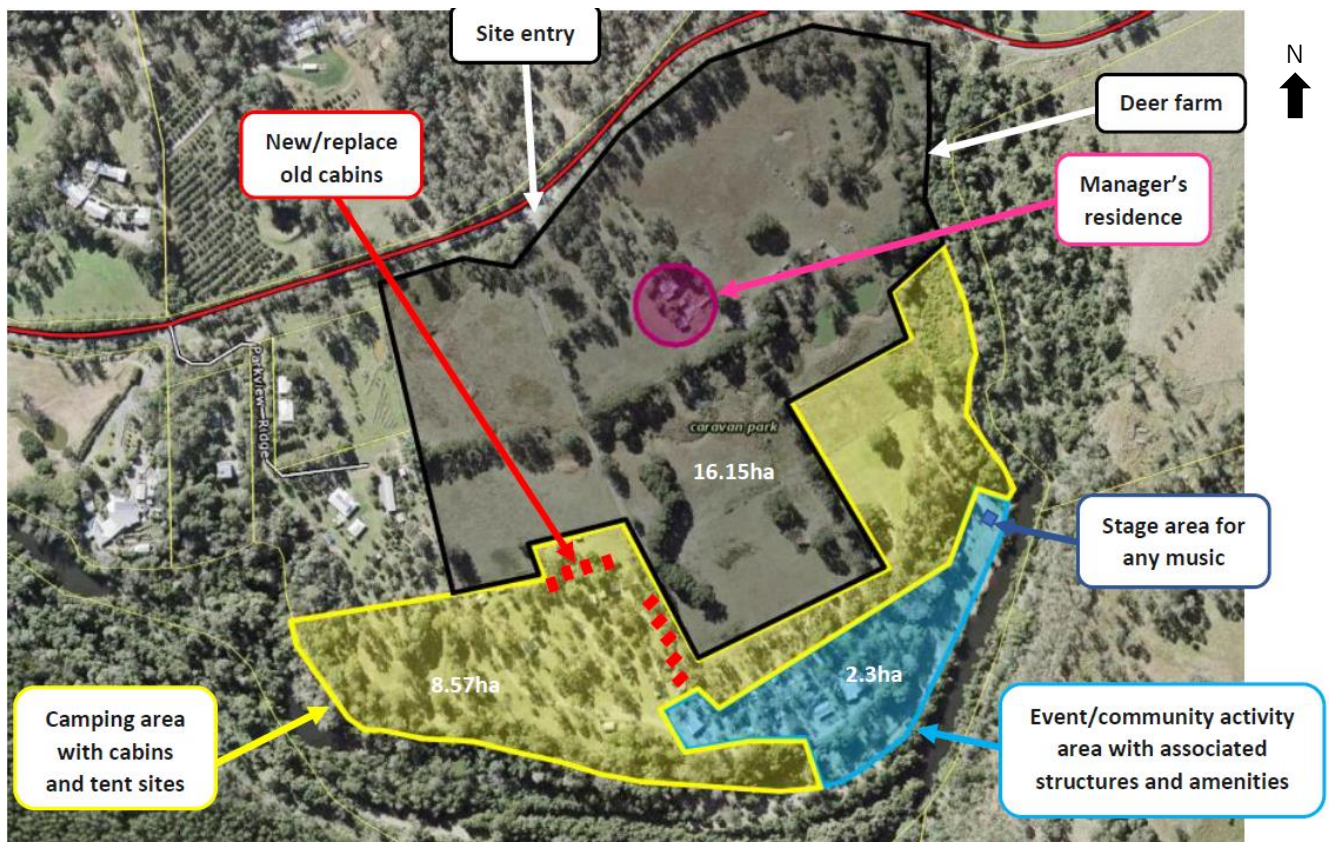
3.1 Development Description

The proposed development is an outdoor event use comprising of the following:

- Maximum 6 low-impact events annually over maximum 3 days each
- Events for booked campers only (day guests not allowed)
- Number of people will not exceed the current approved use (maximum of 2000 campers)
- Consist primarily of community gathering activities and workshops
- Activity area with associated structures and amenities
- Stage area for low level background music (acoustic)
- Proposed operating hours between 7am – 10pm

A general site plan of the development is presented in Figure 2. Further samples of the development plans are shown in Appendix A.

Figure 2: Site Plan



4 Measurements

4.1 Equipment

The following equipment was used to measure existing noise levels:

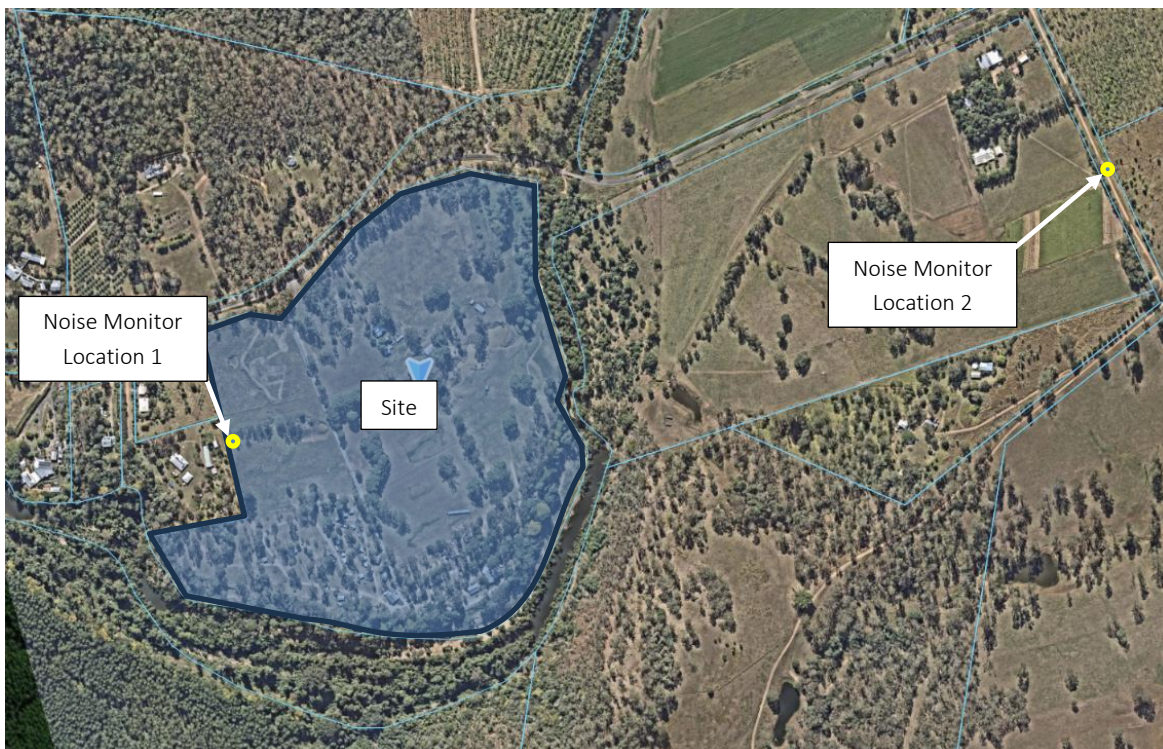
- Norsonic 140 Environmental noise logger (SN# 87824A)
- ARL EL315 Environmental noise logger (SN# 15-302-489)
- B&K 4231 Sound Calibrator (SN# 3009814)

All equipment was calibrated by a National Association of Testing Authorities (NATA) accredited laboratory. The equipment was field calibrated before and after the measurement session. No significant drift from the reference signal was recorded.

4.2 Unattended Noise Monitoring

Unattended noise monitoring was conducted between Thursday 10th August to Friday 18th August 2023 to establish the existing ambient noise levels at the site location. The noise monitoring locations are shown in Figure 3. The ambient monitors were in a position considered representative of the ambient noise levels experienced at the site and surrounding locations with consideration to both access and equipment security requirements.

Figure 3: Noise Monitoring Locations



The microphones were in a free-field location and 1.5m above ground level. The noise monitors were set to measure statistical noise levels in 'A'-weighting, 'Fast' response, over 15-minute intervals. Ambient noise levels were measured in accordance with Australian Standard *AS1055:2018 Acoustics – Description and Measurement of Environmental Noise* (AS1055).

Weather during the monitoring period was generally fine. (Source: Bureau of Meteorology).

4.3 Noise Source Measurements

Noise levels associated with typical on-site activities were taken from similar investigations conducted by TTM. All measurements were conducted generally in accordance with AS1055.

4.4 Results of Measurements

4.4.1 Ambient Noise Levels

Table 1 presents the measured ambient noise levels. The Rating Background Level (RBL) is an average minimum background noise level (10th percentile average) in accordance with planning scheme requirements. Graphical presentation of the measured levels is shown in Appendix B. The measurement results were used to determine the assessment criteria for the development.

Table 1: Measured Ambient Noise Levels

Noise Monitor	Time Period	Measured Noise Levels, dB(A)	
		RBL L ₉₀	L _{eq}
1 (West Monitor)	Day (7am – 6pm)	32	54
	Evening (6pm – 10pm)	23	40
	Night (10pm – 7am)	21	40
2 (East Monitor)	Day (7am – 6pm)	27	44
	Evening (6pm – 10pm)	23	51
	Night (10pm – 7am)	23	38

5 Noise Criteria

5.1 Environmental Noise

The Gympie Regional Council Planning Scheme 2013 requires noise emissions to be managed to minimise adverse impacts. Noise associated with the proposed events was assessed in accordance with the noise criteria of the *Environmental Protection (Noise) Policy 2008* (EPP2008). Details of the criteria and established noise limits are presented in the following sections.

5.1.1 Acoustic Quality Objectives - EPP2008

Table 2 presents the acoustic quality objectives at noise sensitive receivers as detailed in Schedule 1 of the EPP2008.

Table 2: Acoustic Quality Objectives at Noise Sensitive Receivers (EPP2008)

Sensitive Receiver	Time of Day	Acoustic Quality Objectives, dB(A)		
		$L_{Aeq,adj,1hr}$	$L_{A10,adj,1hr}$	$L_{A1,adj,1hr}$
Dwelling (Outdoors)	Day and Evening (7am – 10pm)	50	55	65
Dwelling (Indoors)	Day and Evening (7am – 10pm)	35	40	45
	Night (10pm – 7am)	30	35	40

5.1.2 Background Creep - EPP2008

This criterion is to prevent background noise progressively increasing or creeping higher over time with the establishment of new developments in a locality. EPP2008 states that:

1. This section states the management intent for an activity involving noise.
2. To the extent that it is reasonable to do so, noise from an activity must not be—
 - for noise that is continuous noise measured by $L_{A90,T}$ —more than nil dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$; or
 - for noise that varies over time measured by $L_{Aeq,adj,T}$ —more than 5dB(A) greater than the existing acoustic environment measured by $L_{A90,T}$.

In accordance with the Environmental Protection Regulation 2008, the time period (T) is considered to be a time interval of at least 15 minutes.

The Background Creep criteria for steady-state and transient noise sources are stated in Table 3.

Table 3: Background Creep Noise Limits at Noise Sensitive Properties (EPP2008)

Noise Monitor	Time Period	Steady-State Noise Emission Criteria dB(A)	Time Varying Noise Emission Criteria dB(A)
		$L_{A90,T}$	$L_{Aeq,T}$
1 (West Monitor)	Day (7am – 6pm)	32	37
	Evening (6pm – 10pm)	23	28
	Night (10pm – 7am)	21	26
2 (East Monitor)	Day (7am – 6pm)	27	32
	Evening (6pm – 10pm)	23	28
	Night (10pm – 7am)	23	28

Based on the criterial outlined above, the more stringent criteria per time period was chosen for the assessment of background creep (chosen criteria in bold font).

6 Assessment of Onsite Noise Impacting Noise Sensitive Receivers

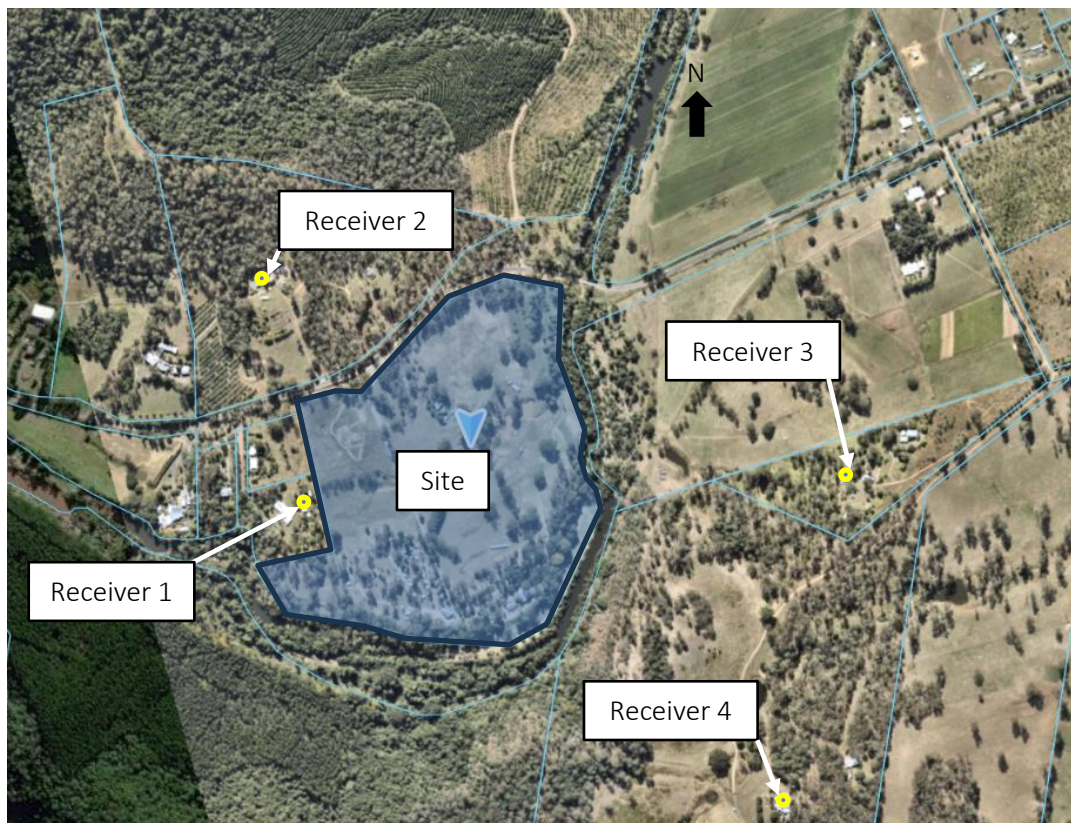
An assessment of relevant on-site activities associated with the proposed development was conducted to determine potential impacts at the nearest noise sensitive receivers.

6.1 Noise Sensitive Receivers

The nearest noise sensitive receivers are outlined below and shown in Figure 4. If compliance can be achieved at these receivers, then all remaining noise sensitive locations are expected to comply.

- Receiver 1: Residential dwellings to the west of the site
- Receiver 2: Residential dwelling to the north of the site
- Receiver 3: Residential dwellings to the east of the site
- Receiver 4: Residential dwellings to the south of the site

Figure 4: Noise Sensitive Receivers



6.2 Noise Source Levels

Table 4 presents the expected general transient noise sources generated by the outdoor event use primarily during setup and pack-up activities. Patron and amplified music noise, occurring during event operation, are assessed Section 6.5.

Table 4: Typical Noise Sources – External

Noise Source Description	Day/Evening Period	Noise Level at 1m, dB(A)			Measured Duration (sec)
	Events per hour or % of Assessment Period	L _{Aeq,T}	L _{A10,T}	L _{A1,T}	
Car door closure	60 events (based on 2 events per vehicle)	75*	77*	83*	2
Car bypass @ 5km/h	30 events (based on traffic generation rate)	69	75	75	6
Car engine ignition	30 events (based on traffic generation rate)	72	74	74	3
Truck passby	20 events	80	82	83	13
Truck idle	10 events	79	79	82	60
Unloading delivery vehicle	10 events	80	83	86	60
Waste collection	4 events	93*	94*	105*	40

*Includes 2dB(A) adjustment to account for impulsiveness characteristics in accordance with AS1055.

Includes 5dB(A) adjustment to account for tonal noise characteristics in accordance with AS1055

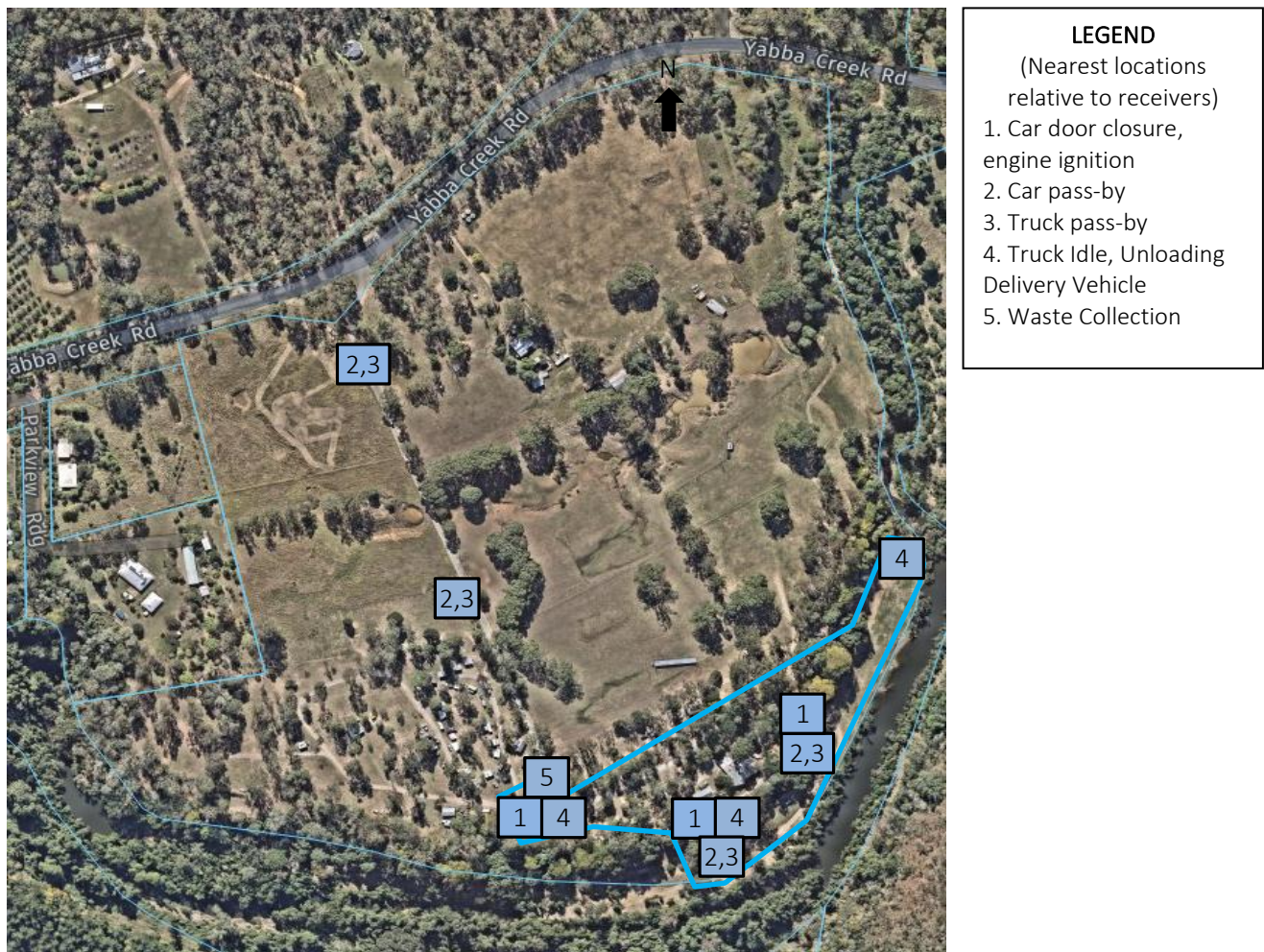
6.3 Calculation Assumptions

Noise predictive calculations in accordance with *Environmental Protection (Noise) Policy* are based on the number of events occurring over a worst-case time period. The following assumptions have been made for noise calculations:

- Car parking generation rate of 30 vehicles (event operators/businesses) in the peak hour (in or out) is assumed for the purposes of calculations;
- Site car parking noise level predictions were taken from the nearest car parking area relative to each receiver, representing the worst case scenario;
- Car and truck passby noises were predicted at the nearest driveway relative to each receiver, representing the worst case scenario;
- Truck and delivery vehicles were predicted from the nearest event area location;
- Waste collections were predicted at the bin area;
- Noise attenuation of 7dB is assumed through open windows of a receiver for internal noise levels;

- Table 4 presents the expected proportion of time / number of noise events, for 1 hour, for the basis of the calculations. These have then been assumed to be the same across all time periods (day and evening).
- Figure 5 presents the predicted location of each noise sources.

Figure 5: Noise Sources Location



6.4 Predicted Onsite Noise Levels at Receivers

The predicted noise levels from typical onsite activities are based on the noise sources presented in Table 4 and the assumptions outlined in Section 6.3. Calculations are included in Appendix C.

6.4.1 Acoustic Quality Objectives

Table 6 presents the predicted acoustic quality objective noise levels. The day and evening criteria are specified in table heading. Noise level exceedances are shown in bold and underlined.

Table 5: Acoustic Quality Objectives Onsite Noise Predictions

Receiver	Noise Source	Predicted Noise Level, dB(A)					
		L _{Aeq} , 1hr		L _{A10} , 1 hr		L _{A1} , 1hr	
		Outdoors	Indoors	Outdoors	Indoors	Outdoors	Indoors
	Criteria	50	35	55	40	65	45
1	Car door closure	12	<10	14	<10	20	13
	Car bypass	12	<10	18	11	18	11
	Car engine ignition	<10	<10	<10	<10	<10	<10
	Truck manoeuvring / passby	25	18	27	20	28	21
	Truck idle	23	16	23	16	26	19
	Unloading delivery vehicle	24	17	27	20	30	23
	Waste collection	30	23	31	24	42	35
2	Car door closure	<10	<10	<10	<10	13	<10
	Car bypass	<10	<10	14	<10	14	<10
	Car engine ignition	<10	<10	<10	<10	<10	<10
	Truck manoeuvring / passby	20	13	22	15	23	16
	Truck idle	16	<10	16	<10	19	12
	Unloading delivery vehicle	17	<10	20	13	23	16
	Waste collection	23	16	24	17	35	28
3	Car door closure	<10	<10	<10	<10	13	<10
	Car bypass	<10	<10	<10	<10	<10	<10
	Car engine ignition	<10	<10	<10	<10	<10	<10
	Truck manoeuvring / passby	15	<10	17	10	18	11
	Truck idle	18	11	18	11	21	14
	Unloading delivery vehicle	19	12	22	15	25	18
	Waste collection	22	15	23	16	34	27
4	Car door closure	<10	<10	<10	<10	13	<10
	Car bypass	<10	<10	<10	<10	<10	<10
	Car engine ignition	<10	<10	<10	<10	<10	<10
	Truck manoeuvring / passby	14	<10	16	<10	17	10
	Truck idle	17	<10	17	<10	20	13
	Unloading delivery vehicle	18	11	21	14	24	17
	Waste collection	23	16	24	17	35	28

Noise levels are predicted to comply with the Acoustic Quality Objectives criteria without the need for further acoustic treatment. Noise management strategies are provided in Section 7 to minimise annoyance.

6.4.2 Background Creep

Table 6 presents the predicted background creep noise levels at the receivers.

Table 6: Background Creep Onsite Noise Predictions

Receiver	Noise Source	Predicted External Noise Level, L_{eq} (15min) dB(A)	Complies with Criteria: (Yes/No)	
			Day 32 dB(A)	Evening 28 dB(A)
1	Car door closure	12	✓	✓
	Car bypass	12	✓	✓
	Car engine ignition	8	✓	✓
	Truck manoeuvring / passby	25	✓	✓
	Truck idle	23	✓	✓
	Unloading delivery vehicle	24	✓	✓
	Waste collection	30	✓	✗
2	Car door closure	5	✓	✓
	Car bypass	8	✓	✓
	Car engine ignition	1	✓	✓
	Truck manoeuvring / passby	20	✓	✓
	Truck idle	17	✓	✓
	Unloading delivery vehicle	18	✓	✓
	Waste collection	23	✓	✓
3	Car door closure	5	✓	✓
	Car bypass	2	✓	✓
	Car engine ignition	1	✓	✓
	Truck manoeuvring / passby	15	✓	✓
	Truck idle	19	✓	✓
	Unloading delivery vehicle	20	✓	✓
	Waste collection	22	✓	✓
4	Car door closure	5	✓	✓
	Car bypass	2	✓	✓
	Car engine ignition	1	✓	✓
	Truck manoeuvring / passby	14	✓	✓
	Truck idle	18	✓	✓
	Unloading delivery vehicle	19	✓	✓
	Waste collection	23	✓	✓

Noise level associated with waste collection is predicted to exceed the Background Creep criteria at Receiver 1 during the evening period. To minimise annoyance on the receiver, it is recommended that waste collection occur during daytime hours of 7am to 6pm.

Noise management strategies are detailed in Section 7.

6.5 Patron Noise and Amplified Entertainment

6.5.1 Assessment Parameters

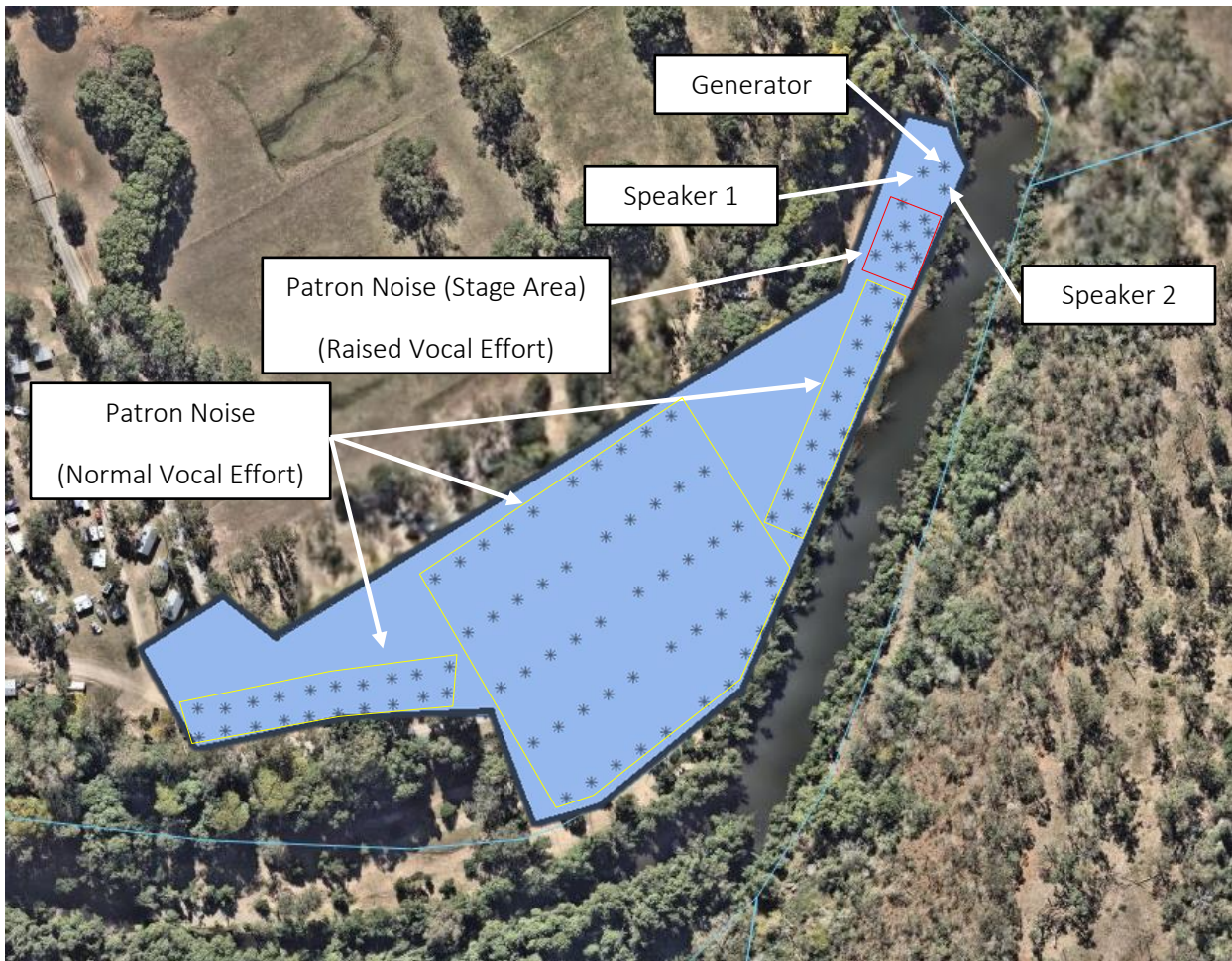
An assessment of noise associated with the amplified entertainment and patron noise aspects of the event was conducted using SoundPLAN v9.0, based on the following parameters:

- The location of the stage, generator, and speaker as per Figure 6. A two-speaker sound system is proposed.
- Power generator is predicted from the back of the stage location. A sound pressure level of 80 dB(A) at 1 meter is used.
- Conversation noise was assumed to be continuous over the period and based on a 'male' voice with 'normal' vocal effort (at general event area) and 'raised' vocal effort (at stage area) as reported in published data contained in Harris, C.M., Handbook of Acoustical Measurements and Noise Control – 3rd ed. Ch 16.3, Mc Graw-Hill Inc, 1991. A sound pressure level of 58 dB(A) at 1 meter is used per noise source.
- Noise criteria at each receiver as per EPP Background Creep (Table 3).
- Existing ground elevation data obtained from the *Elvis - Elevation and Depth - Foundation Spatial Data* website.
- Atmospheric and meteorological sound propagation using CONCAWE method with worst-case effects of temperature inversion and unfavourable winds, as summarised in Table 7.

Table 7: Noise-enhancing meteorological conditions

Meteorological Conditions	Meteorological Parameters
Noise-enhancing meteorological conditions	Winds: 5m/s in direction of receiver Pasquill stability class: F (moderate temperature inversion)

Figure 6: Proposed Noise Source Locations



6.5.2 Predicted Noise Levels at Receivers

Patron and entertainment noise levels were modelled at the nearest noise sensitive receivers as described in Section 6.5.1. The source level of the background amplified sound system at the stage was reverse calculated to determine a maximum allowable sound level to achieve compliance during the time period.

Based on the above parameters, Table 8 presents the maximum allowable amplified background sound level compared to the assessment criteria. SoundPLAN noise modelling outputs are shown in Appendix D.

Table 8: Predicted Maximum Allowable Amplified Background Sound Levels

Receiver	Indicative Maximum Allowable Amplified Background Sound Level* Leq dB(A)	
	Day 7am - 6pm Criteria at receiver: 32dB(A)	Evening 6pm - 10pm Criteria at receiver: 28dB(A)
1	95	91
2	92	88
3	90	86
4	115	111
Lowest Result	90	86

*Sound level measured at 1m from the nearest speaker to the receiver (in the direction of the receiver)

Based on maximum sound system noise levels of 90 dB(A) for day and 86 dB(A) for evening, noise sources assessed are predicted to comply with the noise criteria without the need for additional treatment. The noise contour images of the predicted noise levels for day (7am to 6pm) and evening (6pm to 10pm) are shown in Figure 7 and Figure 8.

Figure 7: Predicted Noise Contours – Day (7am to 6pm)

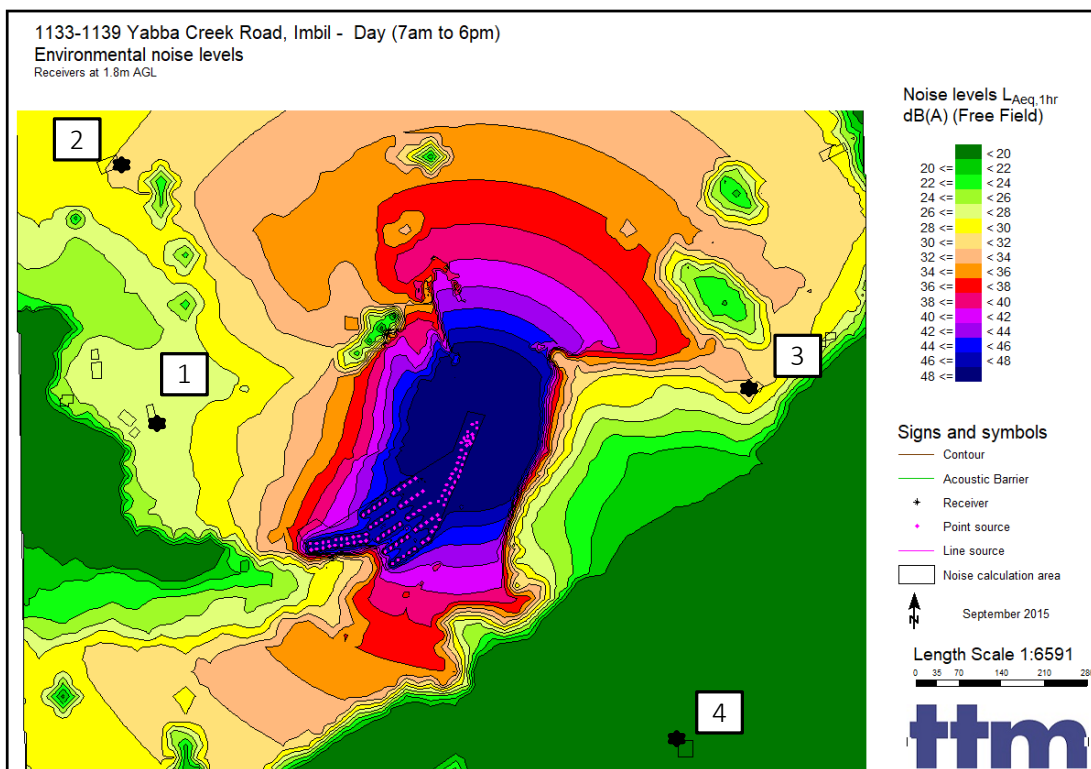
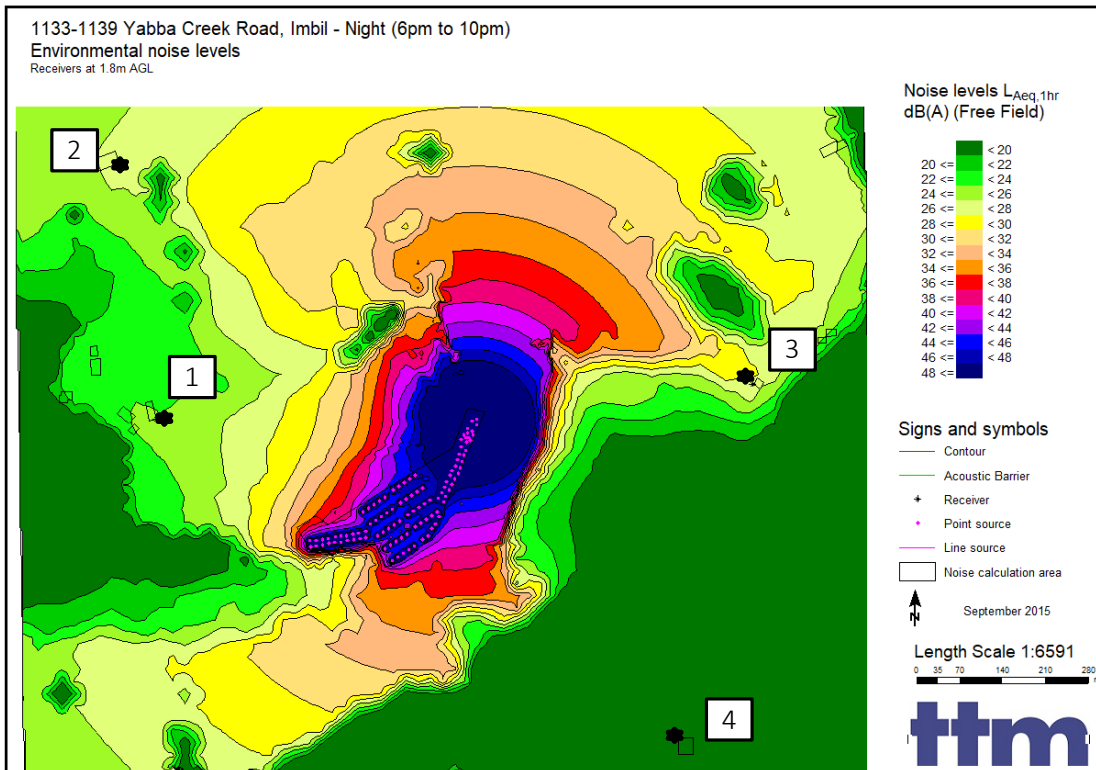


Figure 8: Predicted Noise Contours - Evening (6pm to 10pm)



7 Recommendations

Compliance with the criteria outlined in Section 5 is predicted to be achieved based on the inclusion of the recommendations outlined below.

7.1 Amplified Music Noise Limits

The calculated amplified music noise limits for the two speakers are summarised in Table 9. Noise limits were calculated to achieve predicted compliance with *Environmental Protection (Noise) Policy 2008*.

Table 9: Amplified Noise Limits for the Festival

Allowable noise level at 1 meter from speaker system to achieve compliance, L_{eq} dB(A)	
Day (7am – 6pm)	Evening (6pm – 10pm)
90	86

*Sound level measured at 1m from the nearest speaker to the receiver (in the direction of the receiver)

7.2 Noise Management Strategies

The following management strategies are recommended:

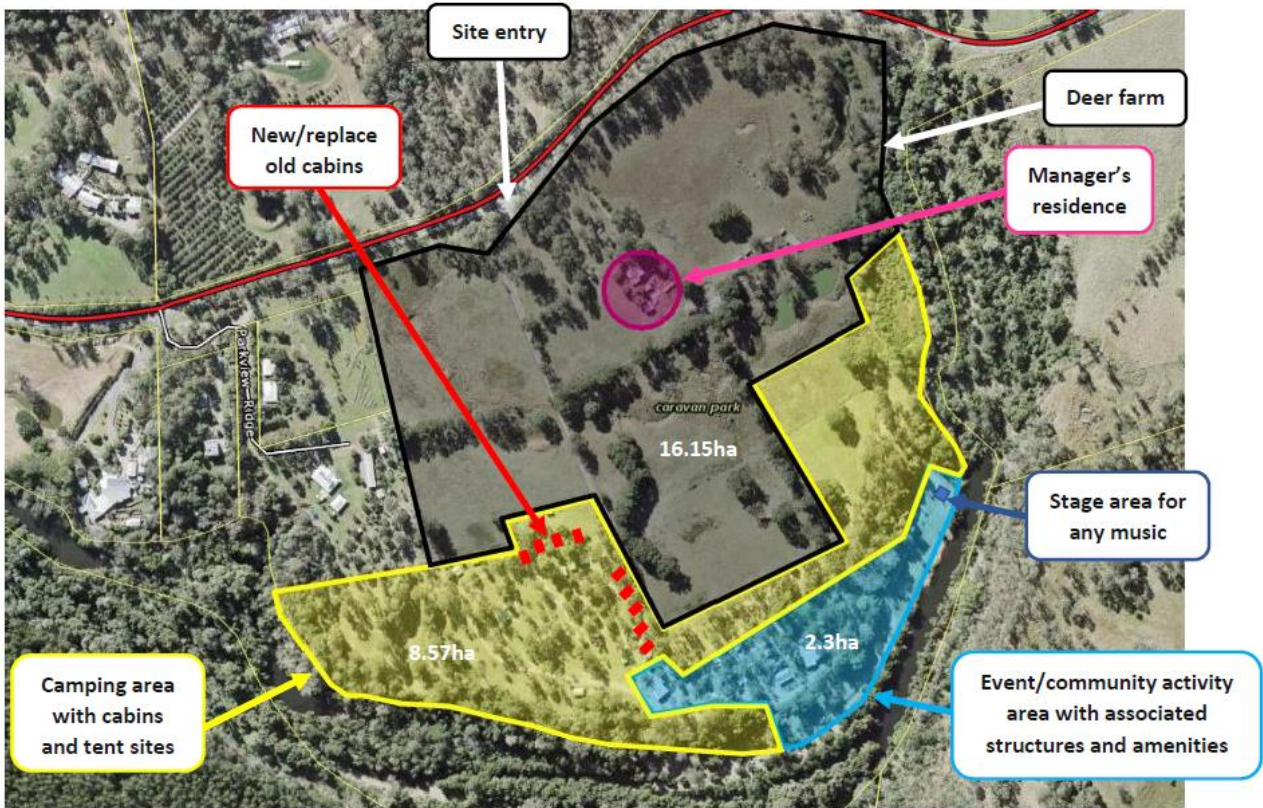
- Event activities, including setup/pack-up activities, to occur between 7am to 10pm.
- Amplified music is to be limited to the noise levels stated in Table 9.
- Truck movements and deliveries to occur between the hours of 7am and 10pm.
- Waste collection to occur between 7am to 6 pm.

8 Conclusion

TTM was engaged by Yabba Deer Pty Ltd to undertake an environmental noise assessment of a proposed outdoor event use located at 1133-1139 Yabba Creek Road, Imbil. The assessment was based on the *Environmental Protection (Noise) Policy 2008*.

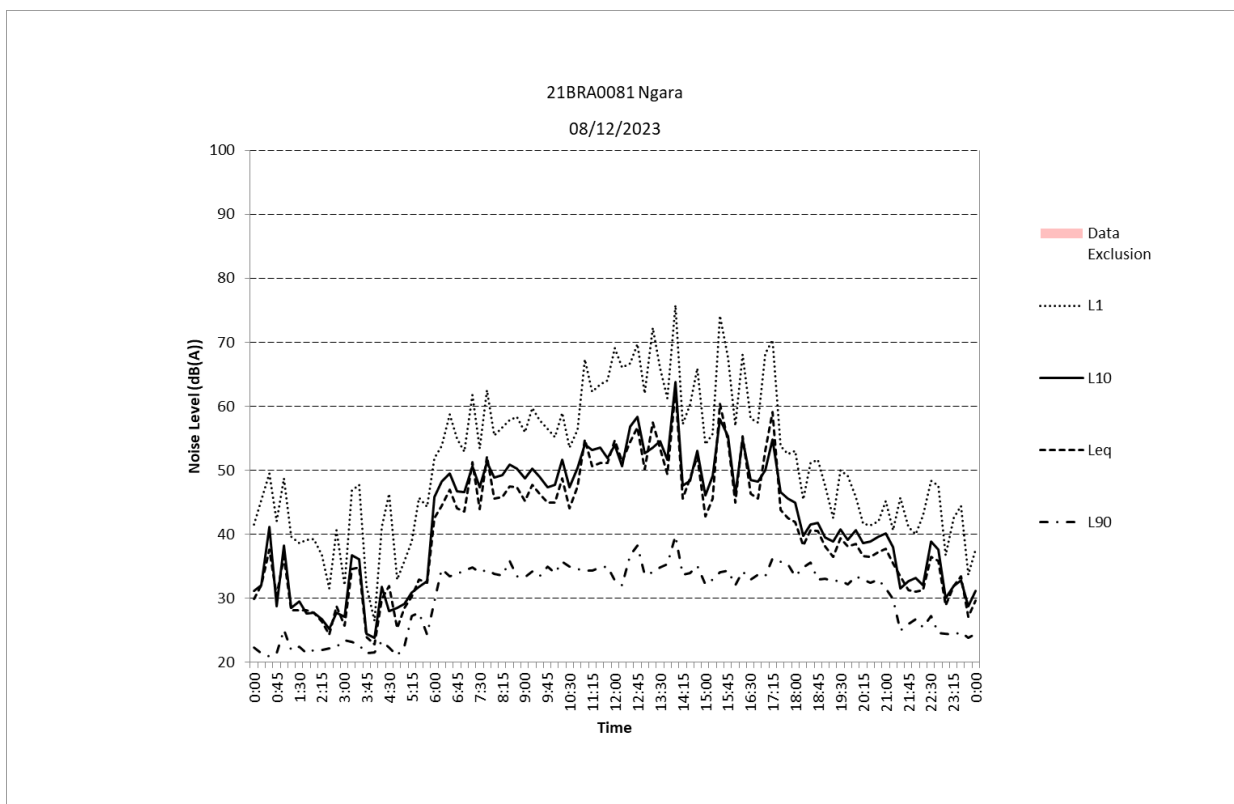
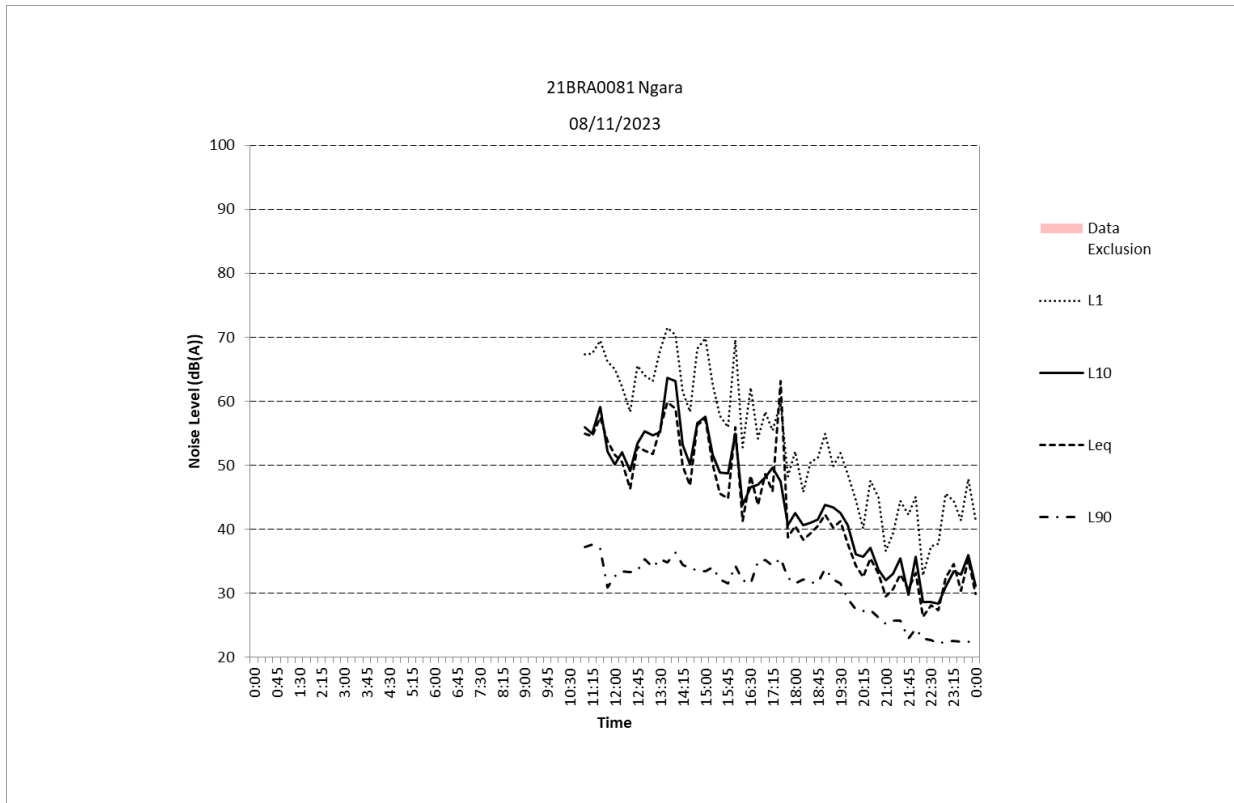
Compliance with the criteria outlined in Section 5 is predicted to be achieved based on the implementation of the recommendations outlined in Section 7 of this report.

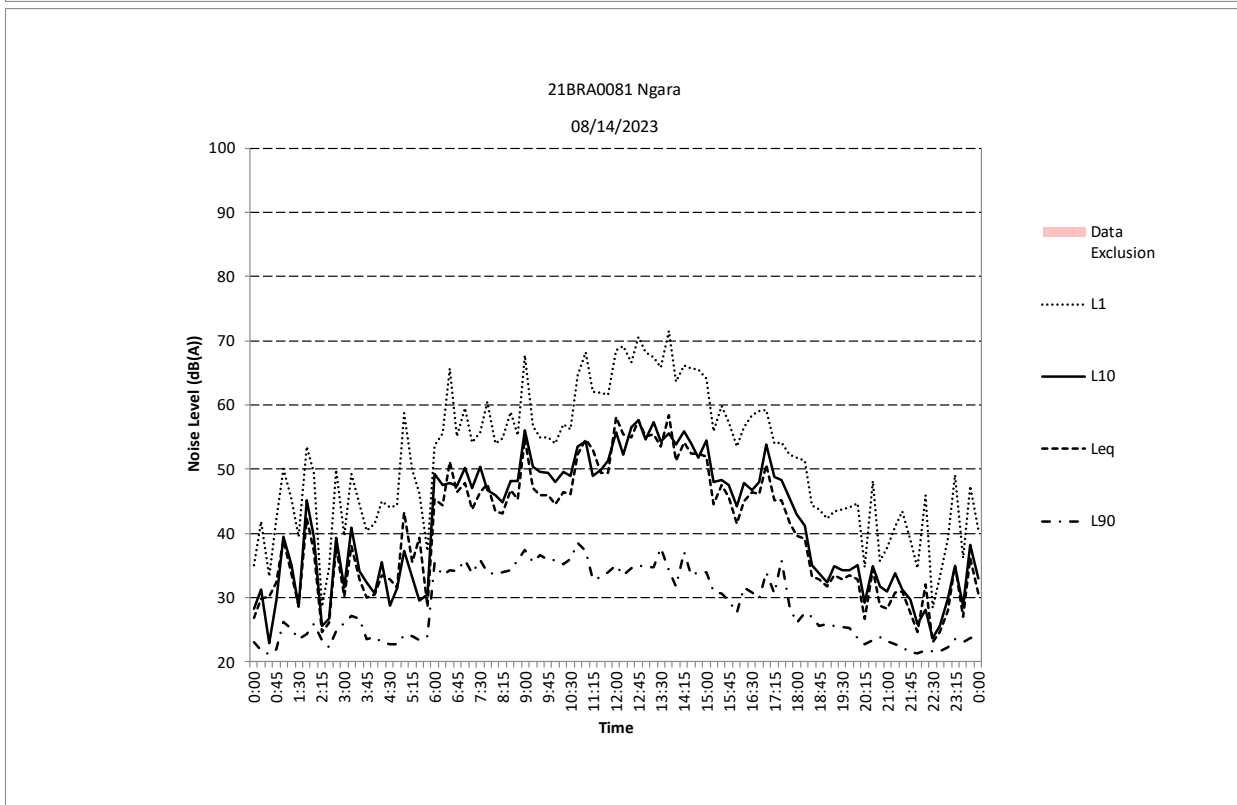
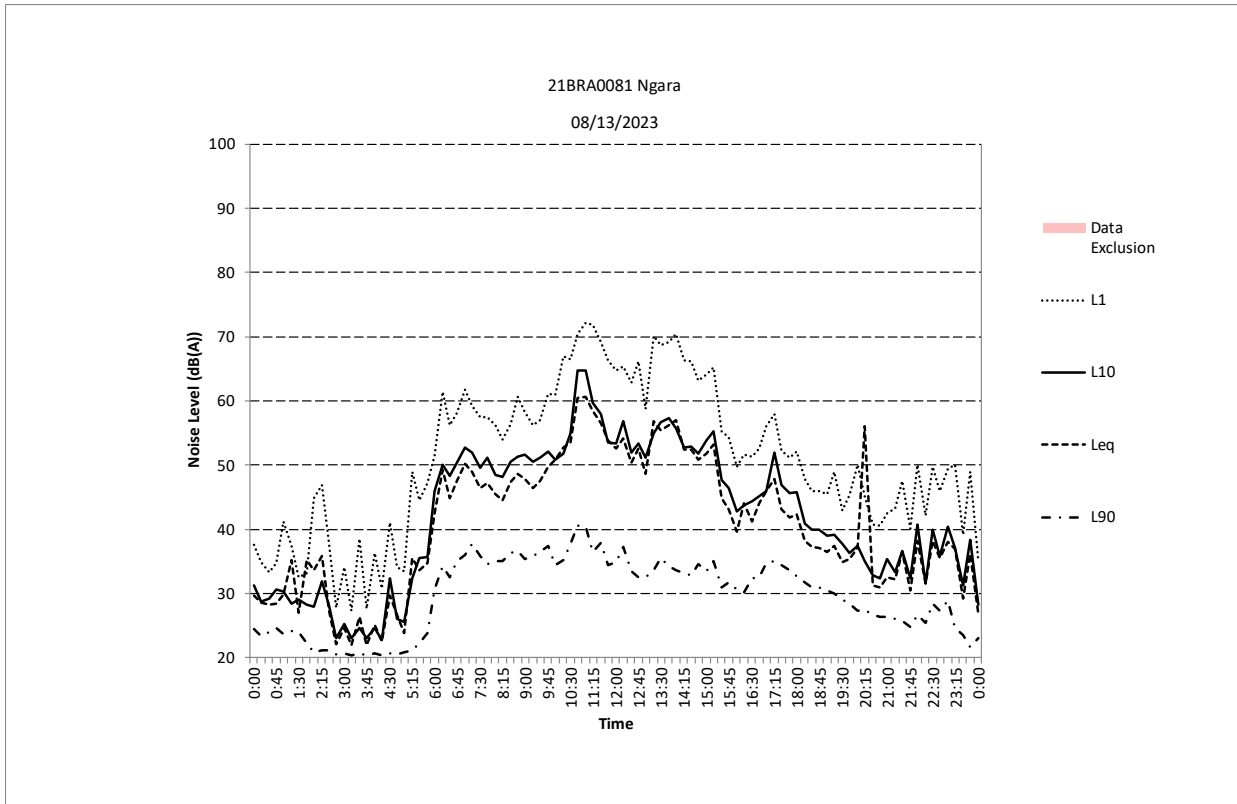
Appendix A Development Plans

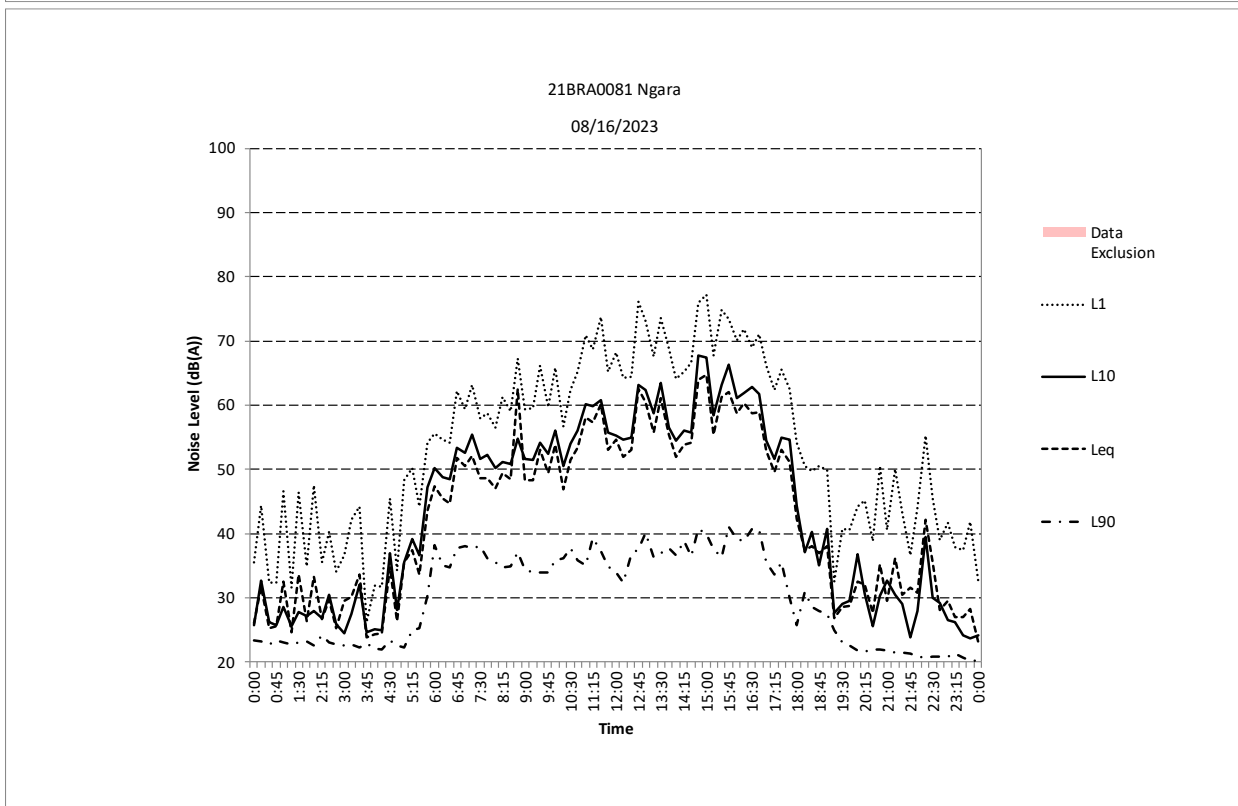
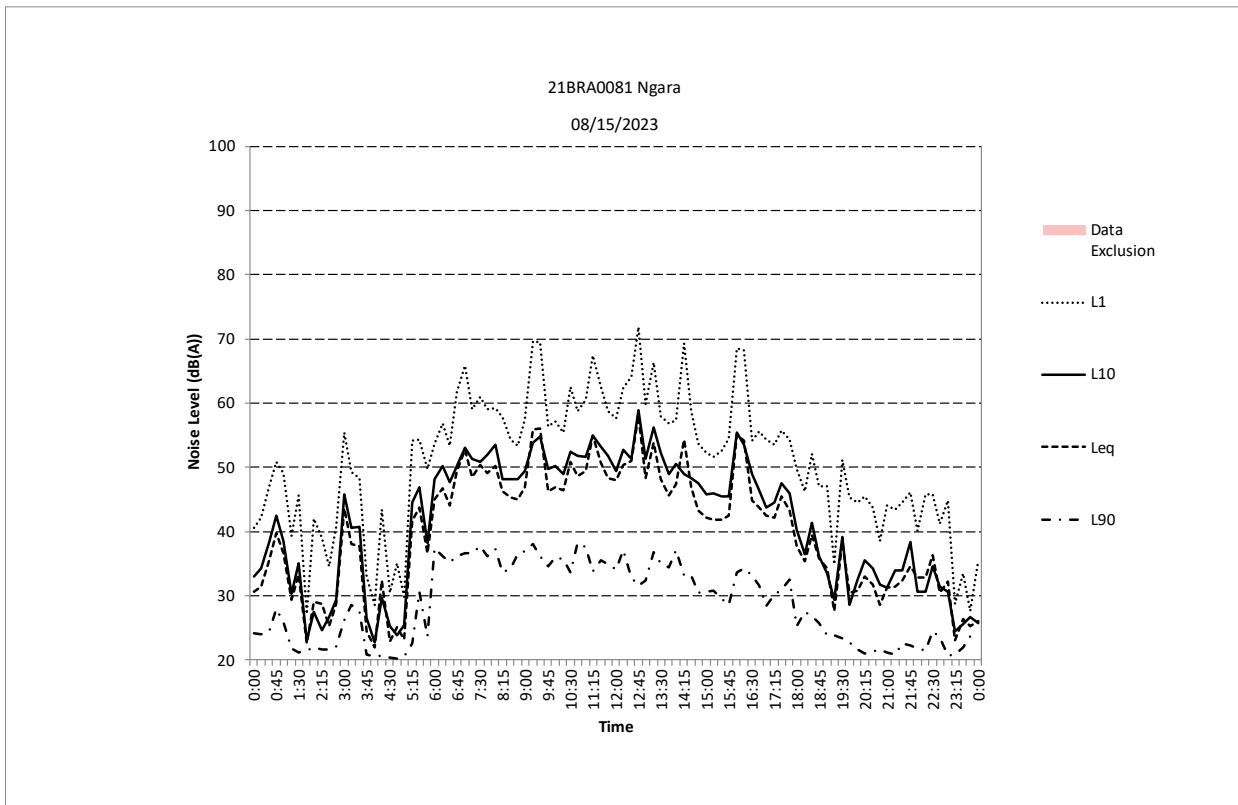


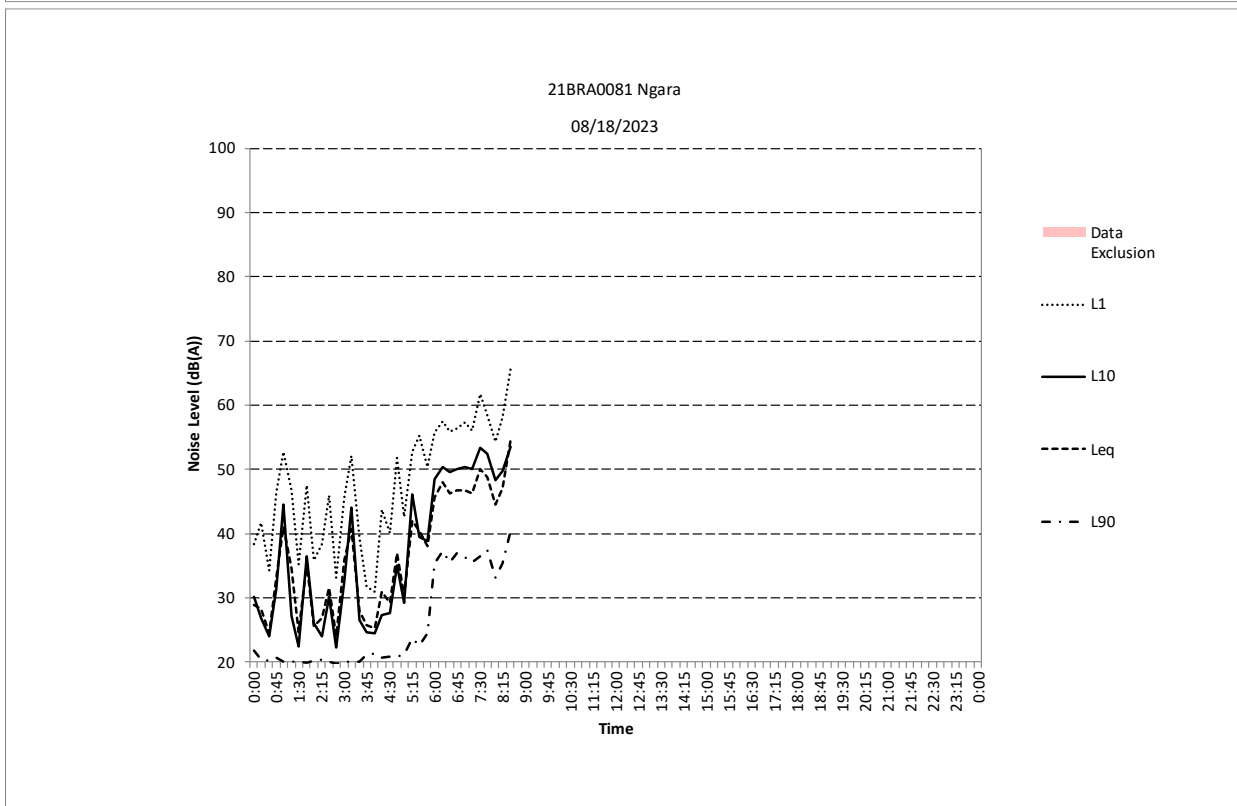
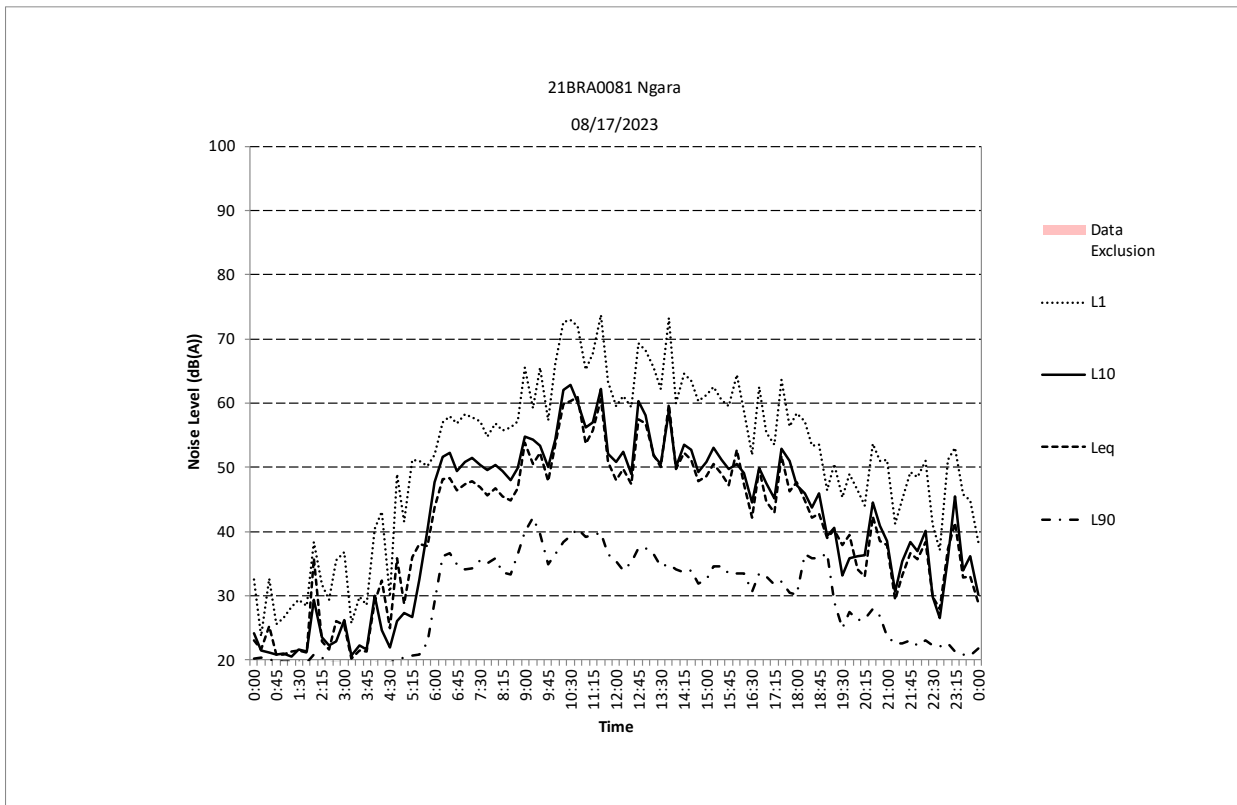
Appendix B Unattended Noise Monitoring Graphs

Logger Location 1

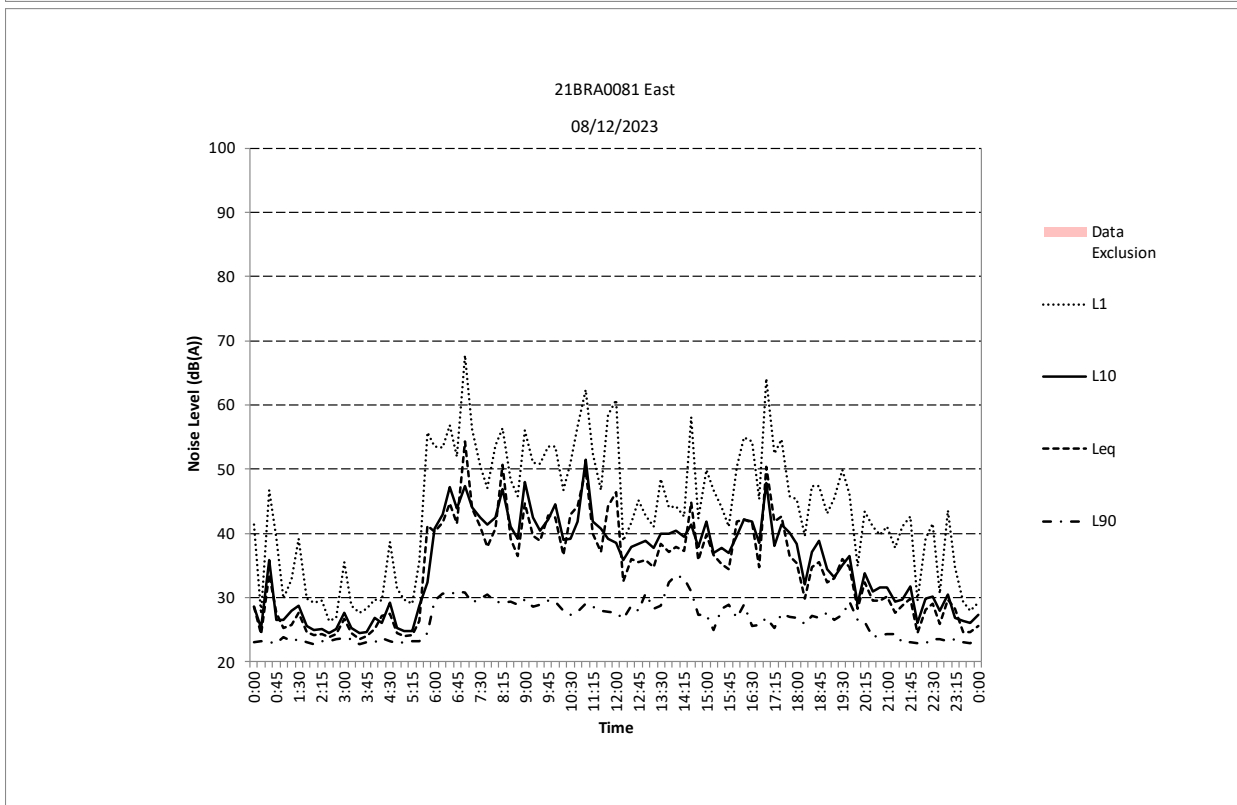
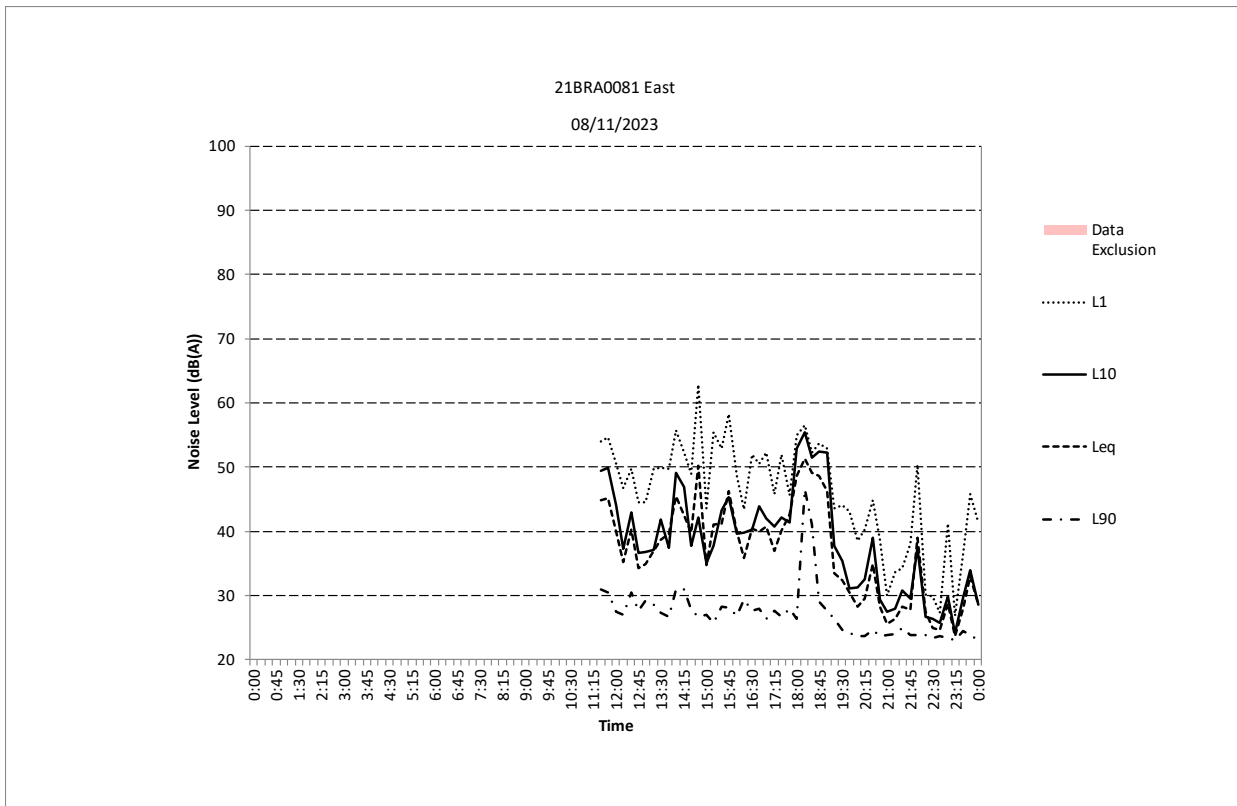


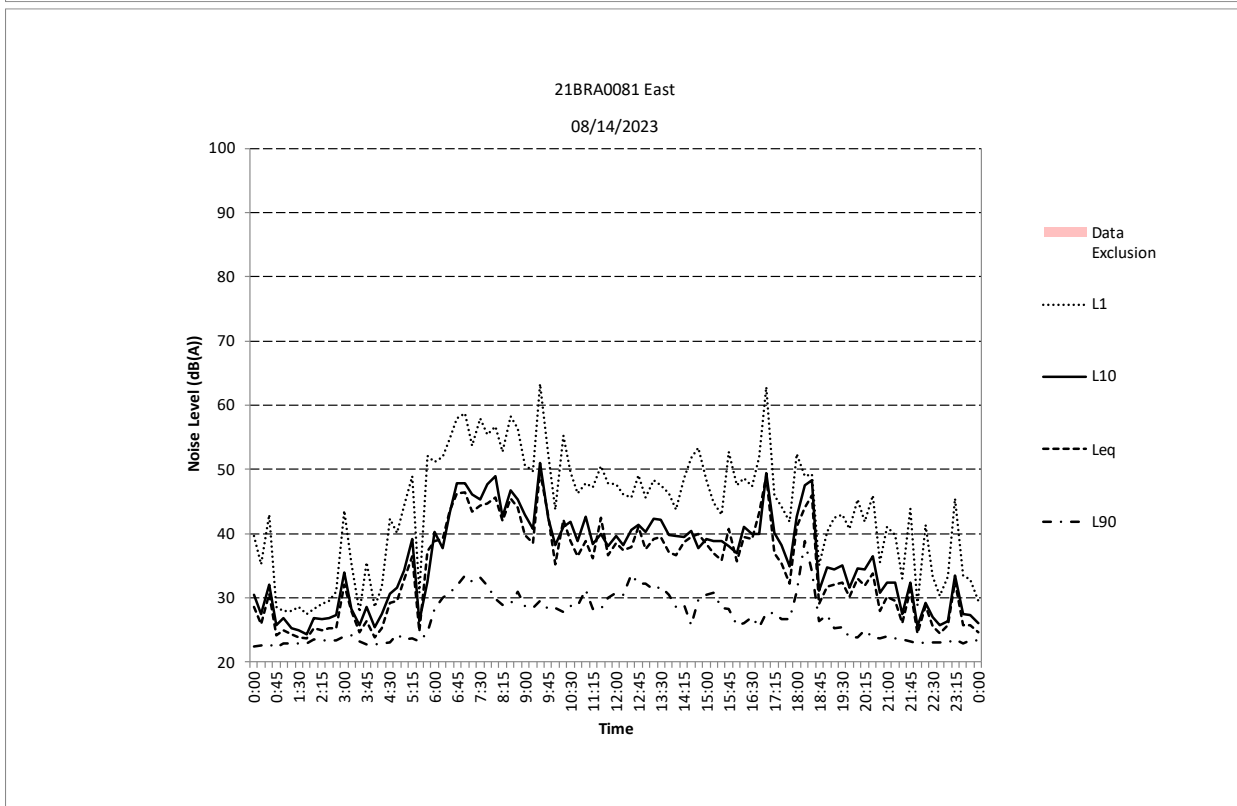
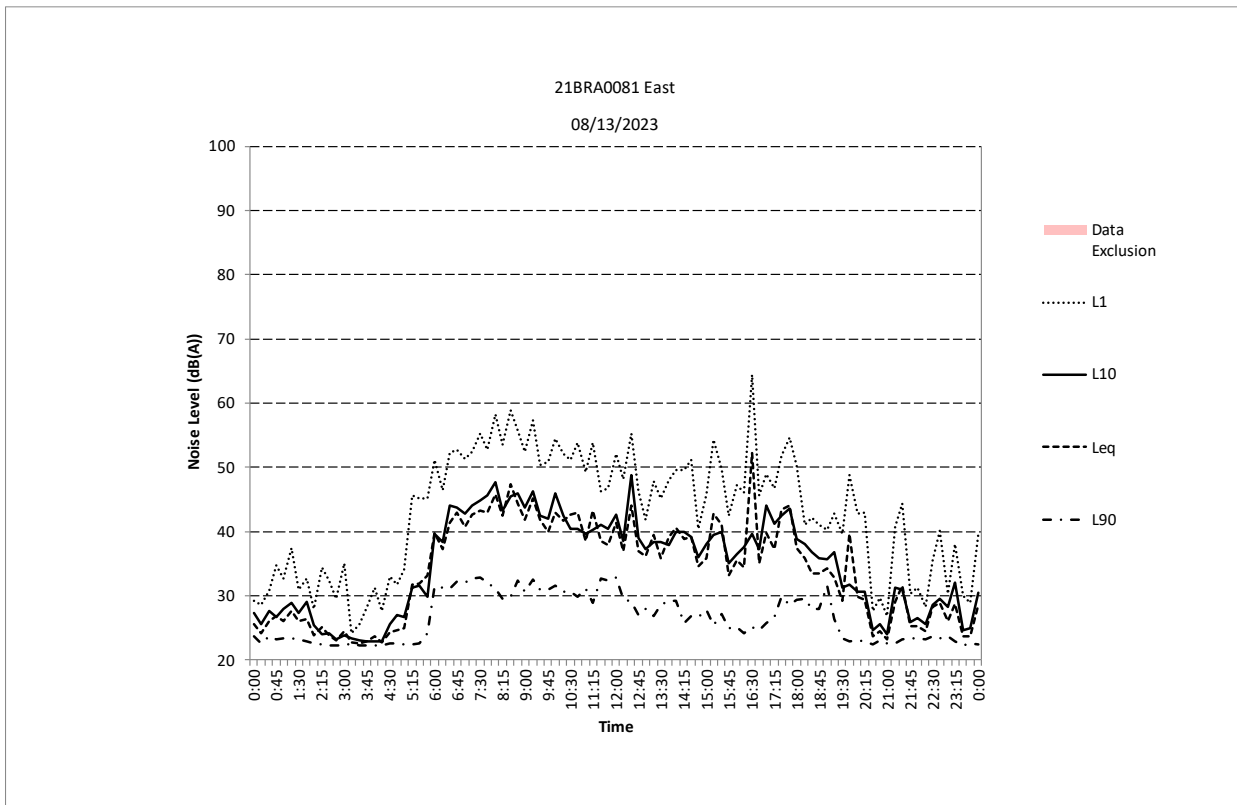


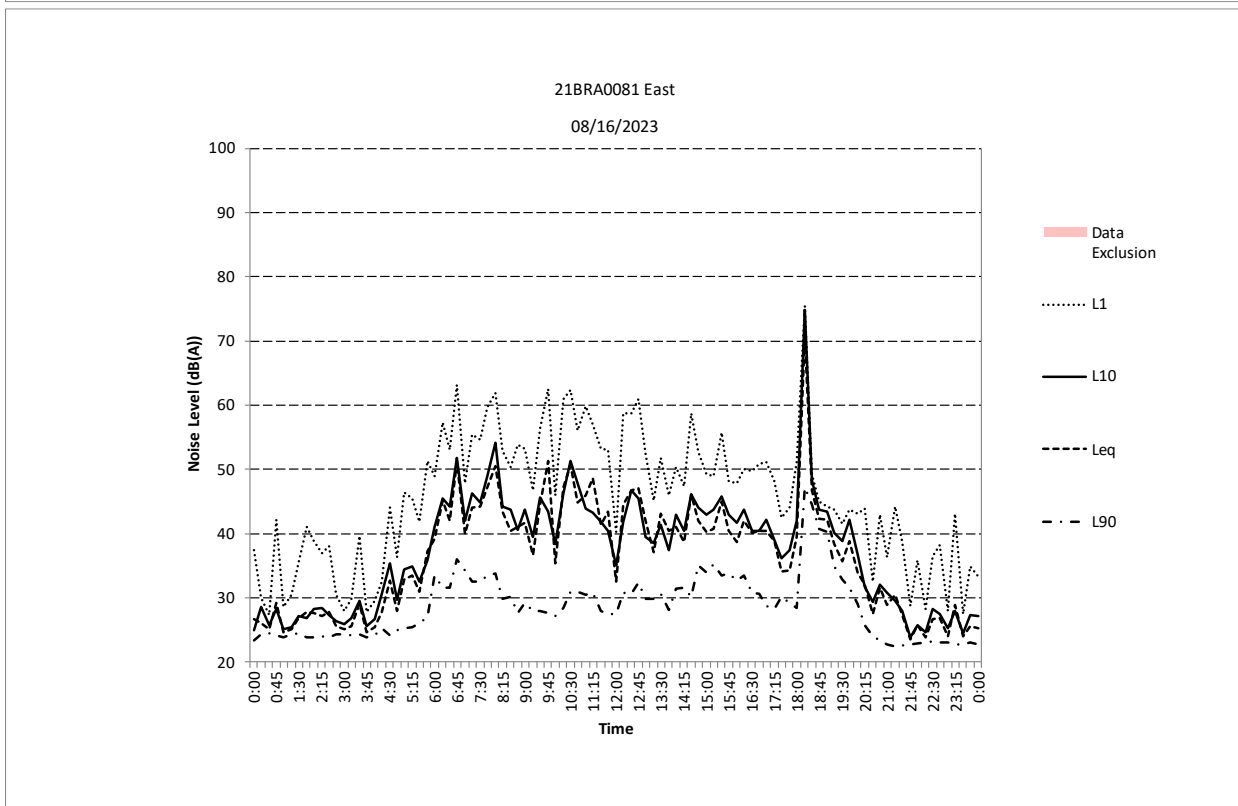
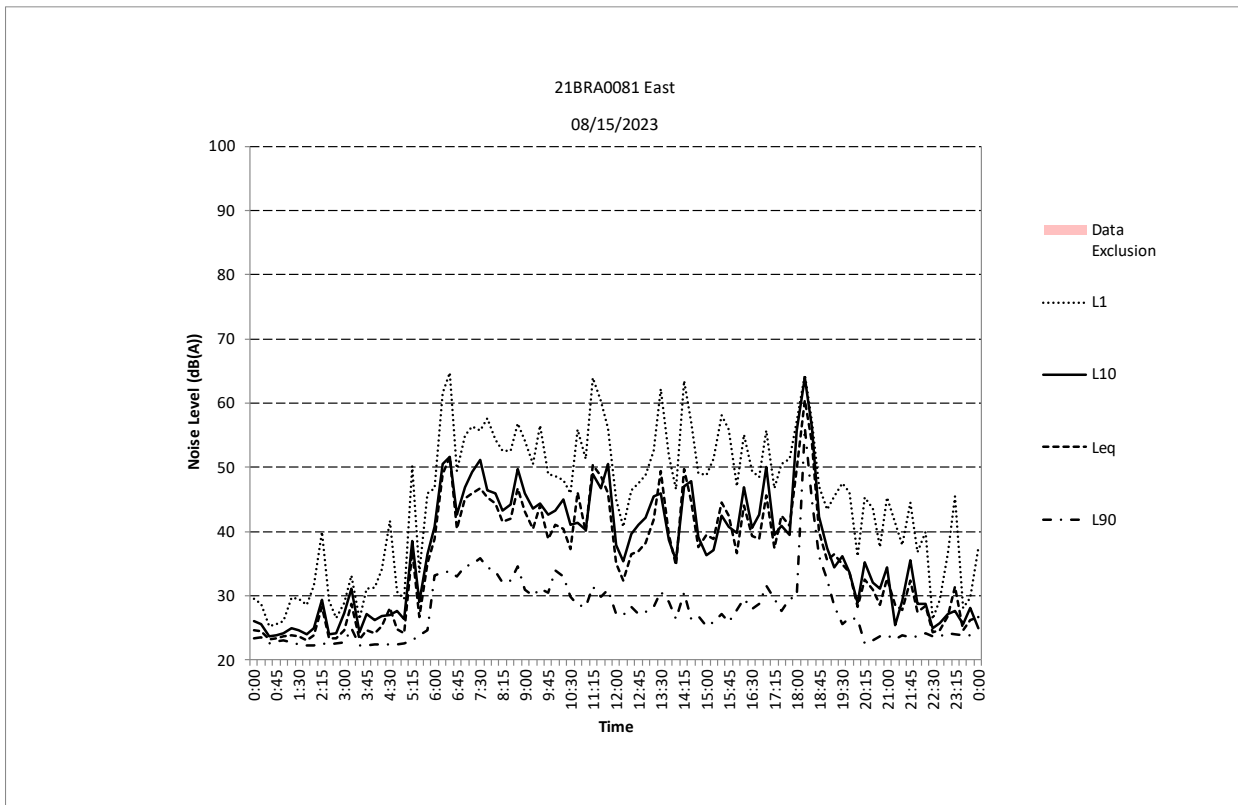


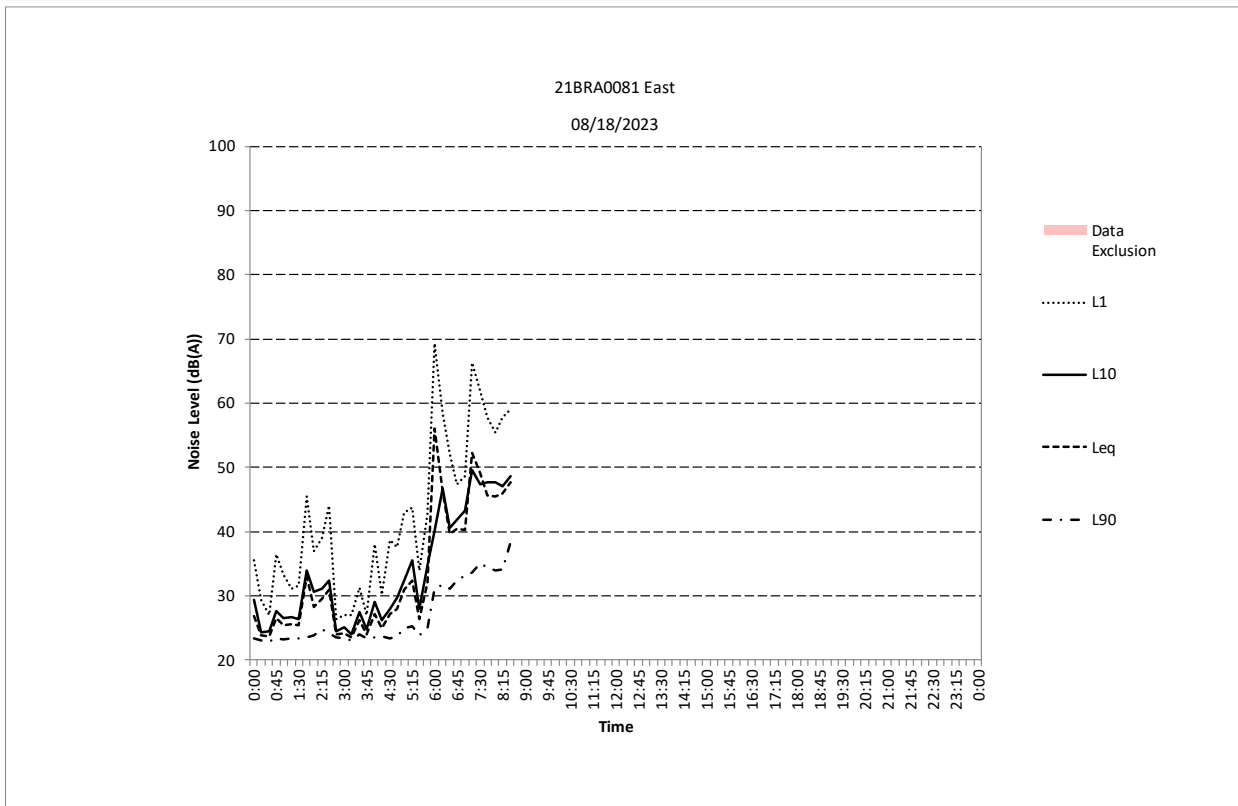
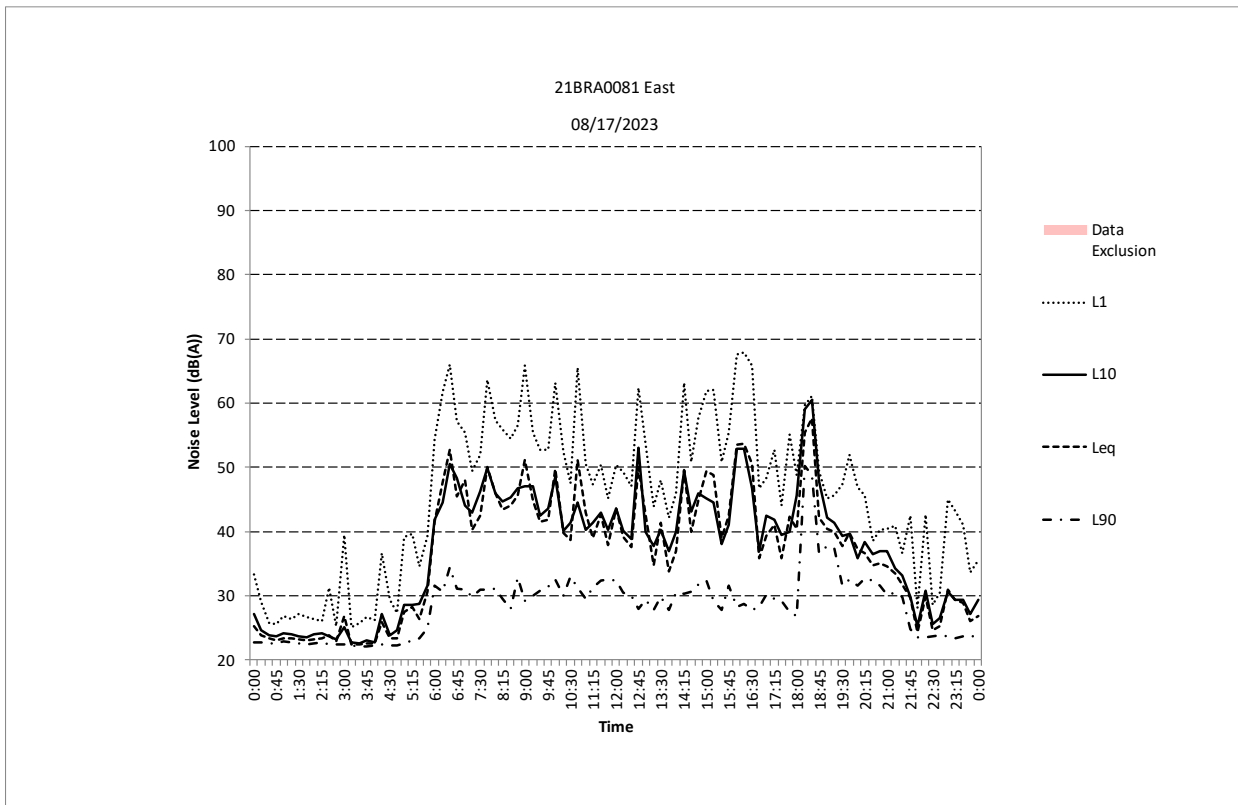


Logger Location 2









Appendix C Calculations

Noise Source	Duration	Leq	Events	Leq period	Distance to Receivers			
					R1	R2	R3	R4
				1 hour	West	North	East	South
Car door closure	2	75	60	60	270	585	580	570
Car bypass	6	69	30	56	158	260	520	530
Car engine	3	72	30	56	270	585	580	570
Truck passby	13	80	20	69	158	260	460	530
Truck idle	60	79	10	71	270	585	460	530
Unloading deliveries	60	80	10	72	270	585	460	530
Waste collection	40	93	4	79	290	650	750	680
Noise level after Distance loss								
Car door closure					12	5	5	5
Car bypass					12	8	2	2
Car engine					7	1	1	1
Truck passby					25	20	15	14
Truck idle					23	16	18	17
Unloading deliveries					24	17	19	18
Waste collection					30	23	22	23
Shielding losses (building, barrier etc)								
Car door closure					0	0	0	0
Car bypass					0	0	0	0
Car engine					0	0	0	0
Truck passby					0	0	0	0
Truck idle					0	0	0	0
Unloading deliveries					0	0	0	0
Waste collection					0	0	0	0
Noise Level at Receiver								
					R1	R2	R3	R4
Car door closure					12	5	5	5
Car bypass					12	8	2	2
Car engine					7	1	1	1
Truck passby					25	20	15	14
Truck idle					23	16	18	17
Unloading deliveries					24	17	19	18
Waste collection					30	23	22	23
Internal								
	7							
Car door closure					5	-2	-2	-2
Car bypass					5	1	-5	-5
Car engine					0	-6	-6	-6
Truck passby					18	13	8	7
Truck idle					16	9	11	10
Unloading deliveries					17	10	12	11
Waste collection					23	16	15	16

Appendix D SoundPLAN Noise Modelling Output

Predicted Noise Levels - Day (7am to 6pm)

1133-1139 Yabba Creek Rd, Imbil	2
Assessed receiver levels	
"Prediction Day (7am to 6pm).sit" "RDGM0001.dgm" with	

Receiver	FI	Lr
		dB(A)
Receiver 1 (West)	GF	27.6
Receiver 2 (North)	GF	30.4
Receiver 3 (East)	GF	32.0
Receiver 4 (South)	GF	7.3

	TTM Consulting Pty Ltd	1
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SoundPLAN 9.0

Predicted Noise Levels – Night (6pm to 10pm)

1133-1139 Yabba Creek Rd, Imbil			2
Assessed receiver levels			
"Prediction Evening (6pm to 10pm).sit"			
Receiver	FI	Lr	
		dB(A)	
Receiver 1 (West)	GF	24.1	
Receiver 2 (North)	GF	26.4	
Receiver 3 (East)	GF	28.0	
Receiver 4 (South)	GF	3.8	

SoundPLAN 9.0

20 October 2023

Yabba Deer Pty Ltd
c/- Adams + Sparkes Town Planning
PO Box 10255, Adelaide Street
Brisbane QLD 4000

Attention: Aspen Storey

Dear Aspen,

**RE: 1133-1139 YABBA CREEK ROAD, IMBIL
TRAFFIC ENGINEERING ASSESSMENT**

INTRODUCTION

This report has been prepared by PTT, as requested by Adams + Sparkes Town Planning on behalf of Yabba Deer Pty Ltd, to assess the traffic engineering aspects of a proposal to host occasional events at an existing camping ground, located at 1133-1139 Yabba Creek Road, Imbil.

The aim of this assessment is to review the proposed development in terms of the site access arrangements, parking demand and provision and likely traffic impact.

EXISTING CONDITIONS

SUBJECT SITE

The subject site is formally described as Lot 4 on RP894556 and comprises an area of approximately 26 hectares. It is zoned for Rural use according to the Gympie Regional Council (Council) Planning Scheme and currently accommodates the Borumba Deer Park camping ground. The existing development approval (dated October 1994) permits up to 105 camp sites (75 tent / trailer sites, 20 caravan sites and 10 cabins) to be provided at the site.

The site is bounded to the north by Yabba Creek Road, to the east and south by Yabba Creek and to west by rural properties. The surrounding area comprises predominantly rural uses. Access to the subject site is currently provided via a single crossover on Yabba Creek Road, as shown in Figure 1.

ROAD NETWORK

In the vicinity of the subject site, Yabba Creek Road is undivided with one lane of traffic in each direction and unsealed shoulders. It has a posted speed limit of 90 km/h along the site frontage, with 70-80 km/h advisory speed signage installed on approach to bends to the east and west of the site access driveway.

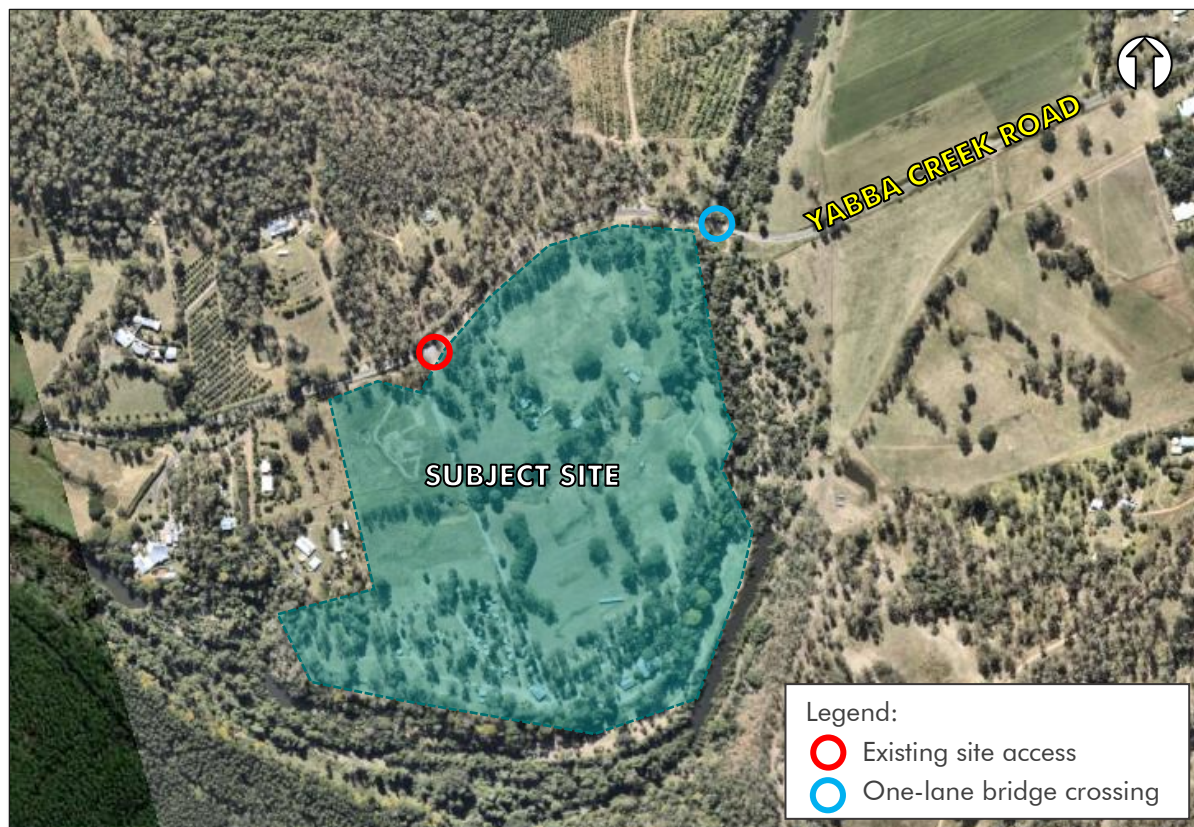
Yabba Creek Road forms part of the state-controlled road network under the jurisdiction of the Department of Transport and Main Roads (TMR). According to TMR, the Annual Average Daily Traffic (AADT) volume on Yabba Creek Road in the vicinity of the site is approximately 340 vehicles per day (vpd), with traffic volumes on weekend days being approximately twice as high as those on weekdays.

The eastern end of Yabba Creek Road ultimately becomes Brooloo Road and forms the minor approach of a priority-controlled T-intersection with Mary Valley Road (also state-controlled), 10km east of the site. The western end of Yabba Creek Road terminates at Borumba Dam, 3km to the southwest. There are a total of five two-way, one-lane bridges on Yabba Creek Road and Brooloo Road (four to the east of the site and one to the west), with westbound vehicles required to give-way to opposing vehicles at all five.

ACTIVE AND PUBLIC TRANSPORT

There are no active transport facilities or public transport services in the vicinity of the subject site. This is as expected, given the rural nature of the surrounding area.

Figure 1: SITE LOCALITY



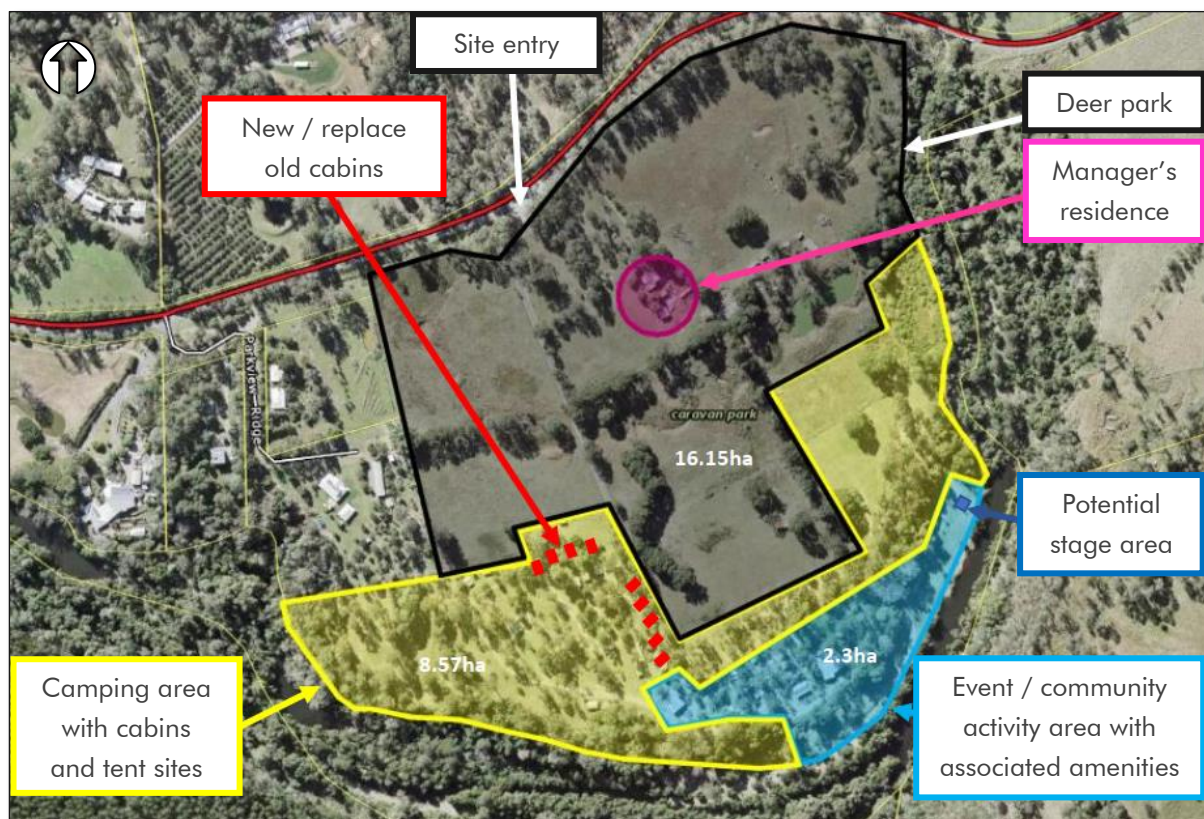
PROPOSAL

The proposal seeks approval to hold occasional events at the subject site. A maximum of six events are proposed each year, with each event lasting a maximum of three days. In terms of the proposed nature of events, the landowner has advised that:

- events will be open only to campers booked at the site, with day-visits not permitted
- events will consist primarily of community gathering activities / workshops, rather than live music or entertainment
- events will be low-impact in nature, with event activities not extending past 10pm
- events would be limited to a maximum attendance of 2,000 persons
- there will be no non-event camping or other activities (as permitted under the existing approval) on the site on event days

A concept drawing indicating how the various parts of the site are proposed to be used during events is shown in Figure 2.

Figure 2: PROPOSED EVENT SITE LAYOUT



ACCESS

DESIGN

The existing site access driveway on Yabba Creek Road maintains a minimum pavement width of 6.0m (ie sufficient for two-way passing of passenger vehicles) for a distance of approximately 24m (ie four vehicles) from the edge of the through traffic lanes on Yabba Creek Road. Further within the site, the sealed driveway narrows to two-way, one-lane operation. The proposed events are not expected to generate significant demand for vehicles to pass on the driveway, with the vast majority of vehicles at any one time either arriving or departing (but not both). Widening of the site access is not required.

TURN TREATMENTS

The vast majority of traffic associated with both regular site operations and the proposed occasional events will arrive from and depart to the east (ie left-in / right-out). Therefore, a right-turn lane treatment at the site access Yabba Creek Road is not required.

There is existing pavement widening on the southern side of Yabba Creek Road at the site access, which allows vehicles turning left into the site to decelerate clear of the through traffic lanes. This existing, informal left-turn treatment may not strictly comply with relevant Austroads requirements based on the expected turning traffic volumes during events. However, given the proposed infrequency of events (ie once every two months, on average), changes to the existing site access geometry are not considered warranted. Recommendations to maintain safe and efficient site access operations during events are made below.

SIGHT DISTANCE

According to Austroads' Guide to Road Design¹, sight distance at non-domestic property accesses should desirably comply with Austroads' requirements for intersections or, where this is not possible due to constraints, with the requirements of AS2890.1². This position is supported by TMR's Road Planning and Design Manual (RPDM)³, which provides the following advice on this matter:

"In existing, constrained situations, where it is deemed impractical to achieve the sight distance criteria as described in Austroads Guide to Road Design – Part 4A, it should be sought, as a minimum, to comply with the sight distance criteria as per Section 3.2.4 – Sight distance at access driveway exits, in Australian Standard AS 2890.1:2004 Parking facilities – Off-street car parking."

For intersections on roads with a posted speed limit of 90 km/h (ie design speed of 100 km/h), Austroads specifies a sight distance requirement of 248m. In contrast, AS2890.1 specifies a preferable sight distance requirement of 160m based on a design speed of 100 km/h. A site visit was undertaken by PTT on Friday 29 September 2023 to confirm the available sight distance at the existing driveway location. The available sight distance was found to be in excess of 250m to the west and approximately 190m to the east. The available sight distance to the east falls short of Austroads requirements for intersections, but comfortably complies with AS2890.1 requirements for non-domestic driveways (and, as such, also complies with Austroads' requirements for driveways). Therefore, the available sight distance at the existing site access is adequate.

¹ Austroads' Guide to Road Design Part 4A: Unsignalised and Signalised Intersections (2023)

² Australian Standards AS2890.1:2004 Parking Facilities Part 1: Off-Street Car Parking

³ TMR's RPDM Edition 2: Volume 3 – Supplement to Austroads' Guide to Road Design Part 4A (2022)

PARKING

The potential event car parking demand has been estimated based on first principals, with the following assumptions:

- a maximum event attendance of 2,000 persons
- an average private vehicle occupancy of 2.5 persons per vehicle
- 100% private vehicle mode share (ie no shuttle buses)

The resulting maximum expected car parking demand during events is 800 cars. It is expected that many events would have a lower attendance and, accordingly, a lower parking demand.

We have been advised that most campers at the site currently park their vehicle at their assigned camp site and that this arrangement is intended to be maintained during the proposed events. However, the proposed events may generate some demand for overflow parking, to accommodate vehicles which are not able to be parked at individual camp sites (such as could be the case for a large group which has travelled in multiple vehicles but occupies a single camp site). Given the proposed infrequency of events, the provision of formal (ie gravel or sealed) parking facilities is not warranted.

A detailed review of potential suitable locations for overflow event parking on the site has not yet been undertaken. If required (ie if there is an expectation that not all vehicles could park at their assigned camp site), this would need to be completed as part of an event parking / traffic management plan at a later date. The site comprises a total area of approximately 26 hectares and, as such, it is unlikely that there would be significant difficulty in providing sufficient space for parking during events. It is also expected that, where overflow parking is likely, car parking attendants would be employed to direct parking within the overflow areas.

TRAFFIC OPERATIONS

TRAFFIC GENERATION

Based on an estimated maximum event parking demand of 800 cars (as outlined above), the proposed events may be expected to generate up to 800 vehicle arrivals at the beginning of each three-day event and 800 departures at the end of each event. These arrivals / departures are likely to be distributed over several hours and/or days. It is expected that many events would have an attendance of less than 2,000 persons and, accordingly, generate a smaller number of vehicle movements. The vast majority of vehicles are likely to arrive from and depart to the east (ie turning left-in and right-out of the site).

TRAFFIC IMPACT

Given the proposed infrequency of events (ie once every two months, on average), it would be unreasonable to impose the usual requirements of TMR's Guide to Traffic Impact Assessment (GTIA), in terms of limitations on traffic delay impacts. Background traffic volumes on Yabba Creek Road are very low and, while some delays may be introduced on event days, it is expected that the surrounding road network would continue to operate with ample spare capacity. Instead, the traffic impact of events would be most appropriately addressed through the preparation of an event traffic management plan (ETMP).

EVENT TRAFFIC MANAGEMENT PLAN

Prior to events being held at the site, it is recommended that an ETMP be prepared to guide event parking and traffic management procedures. It is expected that this would include consideration of:

- signage and/or traffic management / control on the external road network, including on approach to the site access and at the two-way, one-lane bridges on Yabba Creek Road and Brooloo Road
- vehicle control points and procedures to contain entry queues within the site
- identification of event parking areas and management procedures, signage and personnel
- pedestrian routes and safety within parking / vehicle circulation areas
- bus set-down / pick-up and on-site turnaround (if required)
- provision for emergency vehicles
- servicing / refuse collection, if required to be undertaken while events are ongoing
- requirements to review the suitability of the ETMP and make improvements at appropriate intervals (for instance, after every event in the first year, with potentially less frequent reviews thereafter)

In particular, it is expected that traffic management of the two-way, one-lane bridges on Yabba Creek Road and Brooloo Road would be required at times when large numbers of event attendees are departing the site, to limit delays for opposing westbound vehicles (which are required to give way at these bridges).

CONCLUSIONS AND RECOMMENDATIONS

CONCLUSIONS

The proposed development has been evaluated in terms of the site access arrangements, likely parking demand and provision and traffic impact. The main points to note are:

- the subject site currently accommodates the Borumba Deer Park camping ground
- the proposal seeks approval to hold up to six three-day events at the site each year, with a maximum attendance of 2,000 persons per event
- no changes to the site access arrangements are proposed nor considered required
- sight distance at the existing site access complies with relevant Austroads / AS2890.1 requirements
- there is ample space on the site to accommodate the expected car parking demands during events

RECOMMENDATIONS

Based on the above, it is recommended that an ETMP be prepared to guide event parking and traffic management procedures, prior to the first event being held at the site.

If you have any questions regarding the issues discussed above, please do not hesitate to contact us.

Yours sincerely,



James Gannon
Director (RPEQ 22233)

Flexible Designs for Professional Solutions



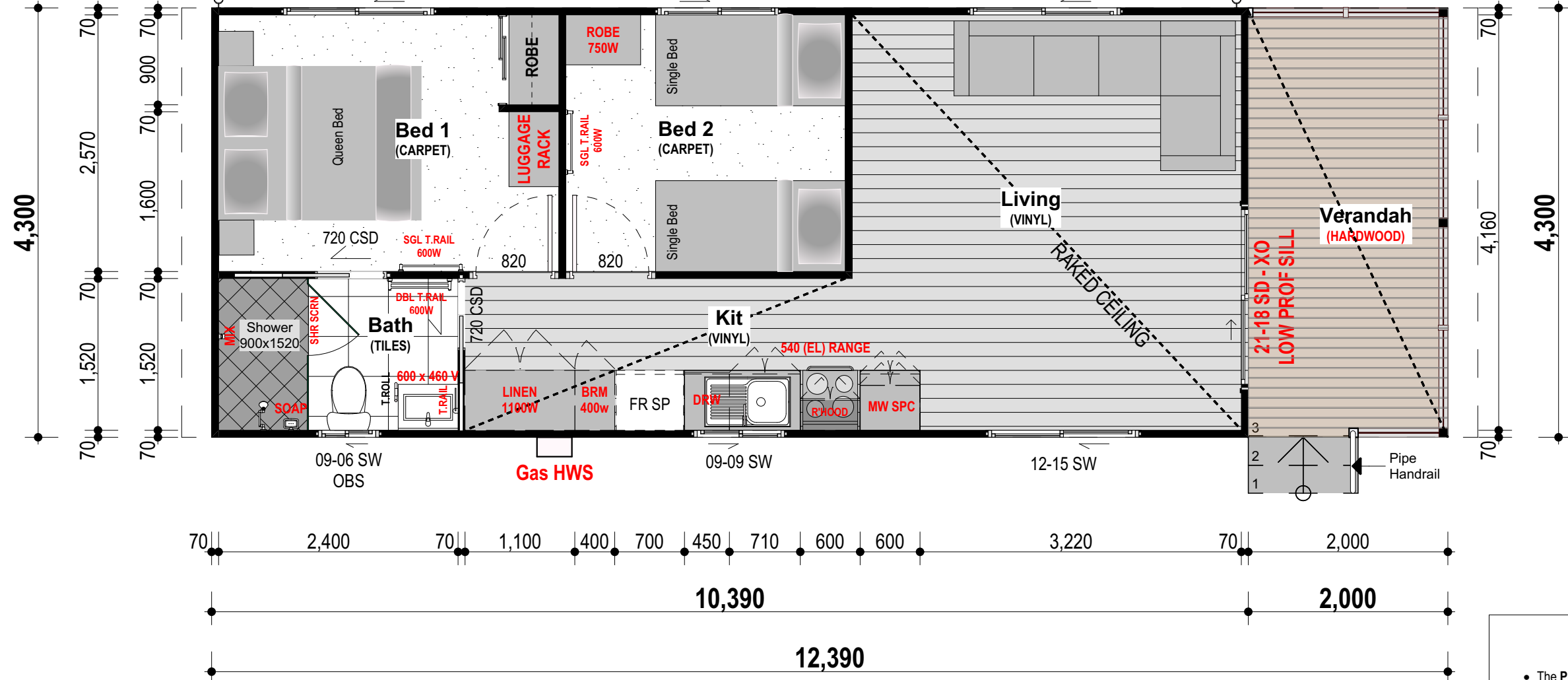
design:
Eucalypt (MOD)

Proposed Cabin Development for Borumba Deer Park 9/05/2023

CONCEPT

RENDERED IMAGES ARE FOR VISUALISATION GUIDE ONLY
RENDERINGS ARE NOT TO BE TAKEN AS EXACT REPRESENTATION OF FINISHES & MAY NOT REFLECT FLOOR PLAN, INCLUSIONS OR COLOUR SELECTION.

4,300



KITCHEN VIEW

5 WIRE BALUSTRADE
SKILLION ROOF @ 7° PITCH

(OPTIONAL)
FEATURE CLADDING TO FRONT
(OPTIONAL)
SUB FLOOR SKIRTING SHOWN

2550 P.P
2400 C.H. TO BEDROOMS

525 F.F.L.

PAINTED APRON FLASHING TO TOP OF WINDOW
EXTENDING 100MM PAST EACH SIDE OF WINDOW FRAME

IMPORTANT NOTES

- The Project Design Specification (PDS) takes precedence over any plans
- To confirm inclusions - refer to your signed Project Design Specification (PDS) and if applicable; signed Form 5 Variation Documents
- Plans may show loose furniture and optional inclusions that are not included in your contract
- If you are unsure or require clarification, please ask!

I the Owner (details as per plan Title Box), confirm that these plans are correct and that I have noted and understood the details outlined above.

Name/s: _____

Signature/s: _____

Date: _____

FLOOR AREAS	
NAME	AREA (m ²)
MAIN BUILDING	44.68
FRONT VERANDAH	8.60
	53.28 m ²



ELEVATION DIRECTION

FLOOR PLAN

1:50

