

File No: TPC-77 Our Ref: LP/HJF00580

17 January 2024



Yabba Deer Park
C/- Adams and Sparkes Town Planning
PO Box 1000
BUDDINA QLD 4575
admin@astpd.com.au

Attention: Aspen Dunn

Information Request – Change Application (Other)

(Given under section 12 of the Development Assessment Rules)

The Gympie Regional Council has carried out a further review of your development application for the following premises.

Applicant Details

Applicant Name:	Yabba Deer Park C/- Adams and Sparkes Town Planning PO Box 1000 BUDDINA QLD 4575 admin@astpd.com.au
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Application Details

Application Number:	TPC-77
Approval Sought:	Change (Other) to existing Town Planning Consent Permit – Camping Ground and Tourist Facilities
Nature of Development:	Material Change of Use
Description of Change:	Addition of Low Impact Events and Changes to Accommodation Facilities
Assessing Officer:	Lisa Pienaar

Location Details

Street Address:	1133 – 1139 Yabba Creek Road, Imbil
Real Property Description:	Lot 4 RP894556

Information Requested

Council has determined that the following additional information is needed to assess the application:

Existing TPC77 - People/sites

Issue:

The application material specifies up to 2000 people attend the site at any one time during peak periods. Under the existing approval, the site has 105 sites (noting there is no mention of numbers of people). This equates to 19 people per site, which is unusually high for a tourist park. There is a need to understand what constitutes a 'site' relative to the number of people within the camping area. There is a concern, that the camping area/numbers have expanded over time since the original approval.

Information Required

1. Provide further evidence to substantiate the claim that the current approval permits 2000 people to be located onsite or that the sites were undefined/unlimited by size.
2. Provide a detailed site plan, showing the area for the existing approval for all tent/trailer sites, caravan, bunk houses, cabins and permanent caravan sites and additionally provide a site plan for the proposed 75 tent/trailer sites, caravan sites and 12 cabins. On the plan, include a legend to indicated numbers in each grouping ie. Tent/campers/cabins etc.
3. Advise the maximum number of people allowed or that can fit per site.

Biodiversity

Issue:

No consideration or assessment has been made against the Temporary Local Planning Instrument – Protection of Biodiversity Values (TLPI).

Of particular concern is the impact of the introduction of events producing 86- 90dB(A) (and additional lighting and vibration which has not been assessed) within Core Ecological Linkage and Priority Species Habitat overlay and near the waterway.

Several Priority Species (TLPI Schedule 1) may occur within the waterway and mapped habitat overlay areas and use the riparian zone as a movement corridor, the impact of the new proposed activity on these fauna species is undefined, with no mitigation measures provided.

Noting the concerns identified above, it remains unclear why this area has been identified to accommodate these proposed events.

Information Required

4. Modify the overall development layout such that the newly proposed 'event' areas are in an area that minimises the impact on the environmental values mapped under the TLPI. Alternatively, provide an assessment against the TLPI, ensuring to consider the following:
 - a. Provide a plan that demonstrates that all new infrastructure and required services will be located within existing cleared and approved areas;
 - b. Placement of new 'stage area' within TLPI overlay areas and assessment of subsequent noise/vibration/activity/light (particular reference to PO17) impacts on the values as mapped under the TLPI (note possible priority fauna species within creek and priority species habitat and corridor overlay areas);
 - c. Increased or changed activity levels within the 'Event/Community use area' and potential impact on the values as mapped under the TLPI;
 - d. What measures will be taken to ensure that biodiversity values (as mapped under the TLPI) will be protected and enhanced.

N.B. In the absence of any compelling justification provided to date and noting the environmental values outlined above, council staff are unable to envisage how the proposed 'event areas' in the location as currently proposed could be supported.

Stage area

Issue:

No detail of the construction of the stage is given. The proposal states that no earthworks are required to facilitate the change, however there is no documentation to demonstrate how the 'stage' area will be constructed, especially relevant given its location within TLPI overlay areas.

Information Required

5. Supply a design drawing and description of the new 'stage' and how it will be constructed without any vegetation clearing, earthworks or impact to biodiversity values mapped under the TLPI.

Events and day trippers

Issue:

The site has day use areas, open to visitors. The application material states that the events will only be accessible to those camping on site and not day use/visitors to the site. However, it needs to be understood how this is to be managed. There is a concern that events will draw in additional people when they are held, introducing additional impacts on and off the site.

Information Required

6. Provide information regarding how day use/visitors will be managed when events are held, as the site is currently physically accessible to anyone, including those accessing Yabba Creek and other day use areas.

Flood and Bushfire hazard

Issue:

The application material identifies there are 'strict operational procedures in place' where the property would be closed or evacuated in response to flood hazard or where there is a bushfire threat. However, there is no mention, what these procedures are. The management is critical when dealing with up to 2000 people.

Information Required

7. Provide the extent of the Q100 flood levels for the Yabba Creek catchment on the site plan, relevant to all existing and proposed structures.
8. Provide an operational procedural document that outlines responses to flood and bushfire hazards when they arise.
9. Regarding flood, a Flood Evacuation Management Plan (FEMP), prepared by a suitably qualified person is to be submitted. It should take into consideration that the external road network becomes inundated during a major storm event, with no access to and from the site. Council's Disaster Management Advisor should be consulted in the formation of this document.

Issue:

Although, the new cabins are proposed to be raised off the ground in response to the flood hazard, it is not known if the floor levels are flood immune.

Information Required

10. Provide evidence of a flood search to determine flood levels and provide amended plans identifying that the new cabins will achieve Q100 flood immunity. Alternatively, further justification for the proposal in the context of the State Planning Policy with respect to flood hazard and mitigating the risk to people and property to an 'acceptable or tolerable level' will be required.

Noise

Issue:

In addition to the planned events outlined in the application material, the applicant's website advertises karaoke & disco, where *'the music will be cranked up so you sing and dance the night away'*. Insufficient information is contained in Environmental Noise Assessment - Proposed Outdoor Event Use – 21BRA0081 RP01_0 – TTM Consulting Pty Ltd supplied with the application material to satisfactorily permit such an activity.

Information Required

11. An amended acoustic report which addresses the following:
 - a. Environmental Noise Assessment does not acknowledge the generator at the rear of the stage as a noise source. The applicant is requested to specify the expected impact of the use of the generator at the rear of the stage on the nearest noise sensitive receiver and confirm that there are no other generators used for commercial purposes at the site;

- b. Provide clarification or document reference as to the nomination of '7db noise attenuation for an open window' as a measurement (6.3 - Calculation Assumptions).
- c. Provide clarification or document reference for Appendix C – Calculations, including units of measurement;
- d. Provide an 'Event Noise Management Plan' addressing items not limited to the following:
 - i. Provide details of expected noise sources;
 - ii. Resident notification procedures;
 - iii. Details/restriction of external amplified music;
 - iv. Measures and procedures to monitor noise emissions;
 - v. Details of complaint response procedures;
 - vi. Identify procedures to monitor and review the event noise management plan.

Sewerage treatment

Issue:

The application material suggests there is an effluent disposal system on site and there is no evidence of an ERA approval relating to the land. Given there are more than 21 EP on site, evidence of an ERA approval is required. If there is no approval, an ERA will need to be obtained and evidence that this is achievable will need to be demonstrated. That aside, the site has been operating for some time, and evidence that the sewerage treatment system is operating in accordance with the appropriate standards.

Information Required

- 12. Provide full details of current effluent system on site are required and evidence that it is in compliance with current health standards is to be submitted. Notably, it is to be demonstrated that any existing/proposed effluent disposal system is 'fit for purpose' and sufficient for the total number of persons to be accommodated on site. The report should be prepared and certified by a suitably qualified person. The report should identify plumbing, collection equipment, storage and treatment tanks, irrigation/disposal areas, control systems, housing, structures, etc. It should also include details about the Caravan dump point.
- 13. Identify the number of toilets on site.

Water provision and quality

Issue:

There is no detail regarding the on-site water storage or treatment. Nor is there any detail regarding ablution facilities.

Information Required

- 14. Provide information regarding the amount of water storage available to users of the site, the location of ablution facilities and details of water treatment facilities.

Stormwater

Issue:

A stormwater management plan has not been provided for the proposed cabins.

Information Required

15. Submit a stormwater management plan, prepared by a suitably qualified person (RPEQ), that addresses stormwater quantity to demonstrate the management of the site's stormwater and the non-worsening downstream at the lawful point of discharge.

Proposal Plans:

Issue: Proposal plans for the new use areas following conventional plan making standards has not been supplied (i.e., scale, north point, use area dimensions etc).

Information Required:

16. Submit updated proposal plans addressing the above concerns.

N.b. Reference is made to the DA Forms Guide prepared by the Department of Infrastructure, Local Government and Planning.

Please advise Council of your response to this information request in accordance with section 13 of the Development Assessment Rules. The response is required to be provided within **three (3) months** of the date of this request.

As the Council's assessment of your application will be based on the information provided, it is recommended that you provide all of the information requested. In accordance with section 14.2 of the Development Assessment Rules, if you do not provide a response before the above due date (or a further agreed period), it will be taken as if you have decided not to respond to the information request and Council will continue with the assessment of your application without the information requested.

Should you wish to discuss the above matter further, please contact Lisa Pienaar Council's Development Assessment Unit on (07) 5481 0454 or email planning@gympie.qld.gov.au.

Yours faithfully



Lisa Pienaar
Planning Officer