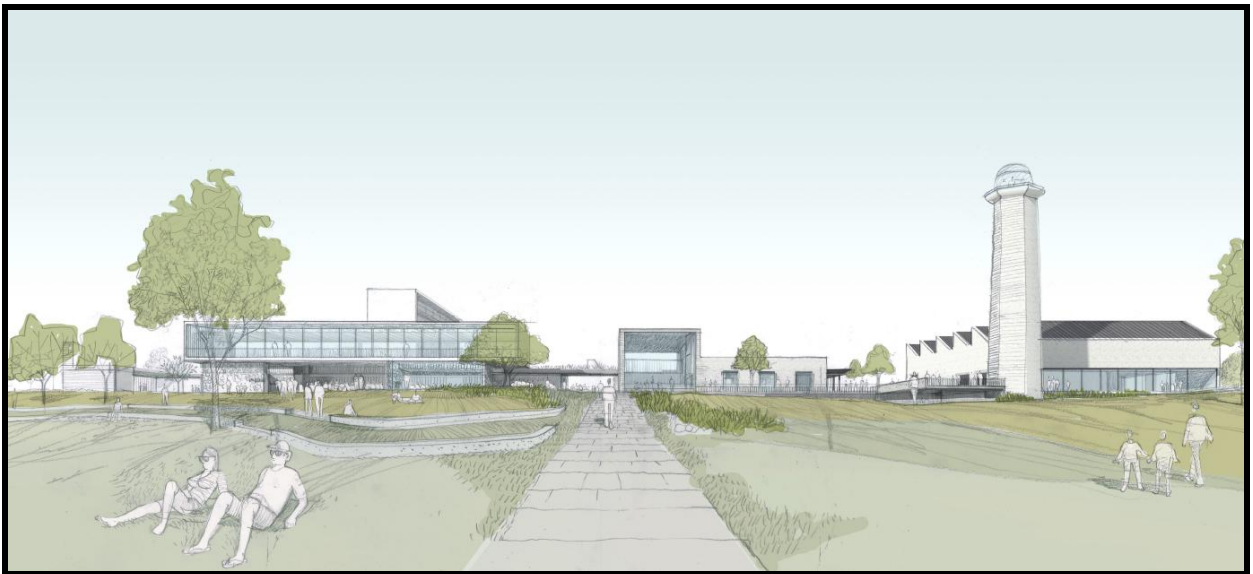

TOWN PLANNING REPORT

DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE



PROPOSED HOTEL, SHOP, MUSEUM AND ENTERTAINMENT & RECREATION (OUTDOORS)

**1780-1820 BRIBIE ISLAND ROAD, SANDSTONE POINT
LOT 6 ON SP199926**

I.B. Town Planning
May 2012

PROPERTY DETAILS

| | |
|-----------------------------------|--|
| Address: | 1780-1820 Bribie Island Road, Sandstone Point |
| Real Property Description: | Lot 6 on SP199926, Parish of Toorbul |
| Current Site Use: | Vacant |
| Zoning: | Rural Zone |
| Precinct: | Not applicable |
| Overlays: | Acid Sulfate Overlay Bushfire Hazard Overlay Catchment Protection Overlay Nature Conservation Overlay Scenic Amenity Overlay |
| Site Area: | 32.4399 hectares |
| Road Frontage: | Bribie Island Road Bestmann Road East Clark Terrace |
| Existing Services: | Water, Sewer, Electricity, Phone |
| Client: | Bribie Waters Pty Ltd (TTE) |

APPLICATION DETAILS

| | |
|-----------------------------|---|
| Type of Application: | Development Permit for Material Change of Use |
| Proposal: | Development Permit - Material Change of Use for Hotel, Shop (Bottle Shop), Museum (Entertainment & Recreation (Indoors)) and Entertainment & Recreation (Outdoors) |
| Level of Assessment: | Impact Assessment |
| Referral Triggers: | Department of Transport and Main Roads (Concurrence Agency for State Controlled Road) Department of Environment and Resource Management (Concurrence Agency for Coastal Management District) Department of Environment and Resource Management (Concurrence Agency for Remnant Vegetation) Department of Environment and Resource Management (Advice Agency for Acid Sulfate Soils) Department of Environment and Resource Management (Advice Agency for Referable Wetlands) |
| Applicant: | Bribie Waters Pty Ltd (TTE) C/- I.B. Town Planning |
| Contact Person: | Ian Buchanan |

1.0 INTRODUCTION

1.1 APPLICATION

The subject application is being made under the Caboolture Shire Plan and seeks a Development Permit for Material Change of Use for the following uses:

- (i) Hotel - the proposal seeks to construct a Hotel and Function Centre on the site, with an associated Motel (short-term accommodation). The Hotel use will consist of a restaurant, bar and lounge area, gaming room and meeting facilities, with a total gross floor area of 3000 square metres. In addition, the Hotel will also provide short-term accommodation via an attached motel having 50 rooms over 5 levels. The restaurant within the Hotel will be used to provide meals to patrons of the motel component, as well as the general public. The planning scheme defines a Hotel as follows:

The use of premises primarily for the serving and sale of alcohol. The term may include ancillary activities such as dining and entertainment facilities, short-term accommodation facilities or a gambling or betting agency.

- (ii) Shop - the proposal includes the construction of a detached bottle shop for the retail sale of liquor and associated items. The bottle shop will have a gross floor area of 750 square metres.
- (iii) Museum (Entertainment and Recreation (Indoors)) - the proposal includes the construction of a Museum, with a gross floor area of 950 square metres. The museum will be an open plan building with a saw-tooth roof to give it a distinct architectural presence within the development. The building has been designed to accommodate a wide variety of options for showcasing or displaying work of interest to the local community, as well as documenting the rich history of the site.

While a museum is essentially a community building or tourist activity, there are no such definitions contained within the planning scheme for these uses. The closest definition is therefore Entertainment and Recreation (Indoors), which is consistent with the approach taken by Council for similar approvals in the past.

- (iii) Entertainment and Recreation (Outdoors) - the development is located on a large site that gently slopes down to Pumicestone Passage, making it well suited for outdoor activities and events that would complement the proposed use. While hotels generally host outdoor activities that are ancillary to the primary use, approval for outdoor recreation activities is included within this application to ensure that occasional events can be catered for. Outdoor activities will also provide connectivity between the proposed structures and the existing boathouse and jetty at the northern end of the site.

The proposed development has been designed to take advantage of the natural features of the land, and the outlook over the Pumicestone Passage toward Bribie Island. The uses proposed ensure that public access is maintained to a gateway property between Bribie Island and the mainland, rather than restricting access through a private residential development.

This application contains sufficient information to support the approval of a development permit for the construction of the proposed hotel, along with associated shop and museum uses.

1.2 APPLICATION DETAILS

1.2.1 Site Details

The site is identified on the Planning Scheme maps as being located within the Rural Zone. The site has three road frontages, being Bribie Island Road, Bestmann Road East, and Clark Terrace, and is described as Lot 6 on SP199926. The subject site has an area of 32.4399 hectares.

1.2.2 Planning Designations

The site is located within the Rural Zone of the Caboolture Shire Plan. The site is also identified as being affected by the following overlays:

- Acid Sulfate Overlay
- Bushfire Hazard Overlay
- Catchment Protection Overlay
- Nature Conservation Overlay
- Scenic Amenity Overlay

1.2.4 Referral Triggers

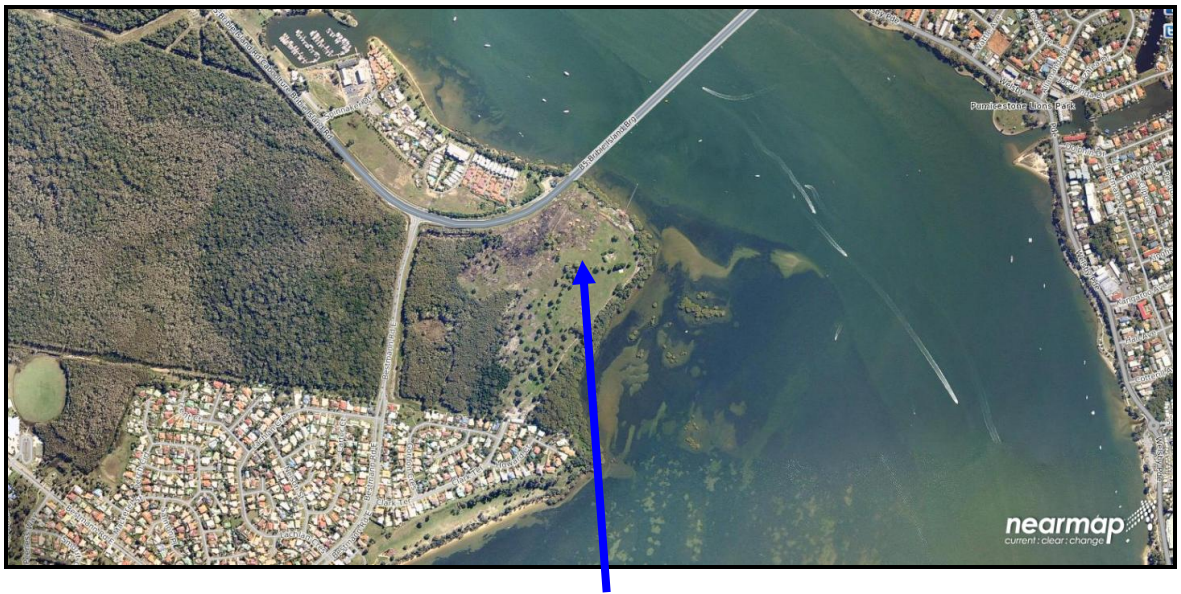
The application will trigger assessment by the following Referral Agencies under Schedule 7 of the Sustainable Planning Regulation:

- The Department of Transport and Main Roads will be a Concurrence Agency, as the site has frontage to a State Controlled Road.
 - The Department of Environment and Resource Management will be a Concurrence Agency as the proposed building work will be carried out completely or partly in a coastal management district, and the construction of new premises will have a GFA of at least 1000m².
 - The Department of Environment and Resource Management will be a Concurrence Agency as the site is 2ha or larger, and the lot contains either native vegetation shown on the regional ecosystem map or remnant map as remnant vegetation; or native vegetation in a category A area or category B area shown on a PMAV.
 - The Department of Environment and Resource Management will be an Advice Agency, as the development may involve excavating more than 1000m³ of soil or sediment; or using more than 1000m³ of material as fill on land to which 'State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils' applies.
 - The Department of Environment and Resource Management will be an Advice Agency, as part of the land is situated in a Wetland Management Area.
-

2.0 SITE ANALYSIS AND URBAN CONTEXT

2.1 SITE LOCATION

The subject site is located on the southern side of Bribie Island Road in Sandstone Point, and is delineated by its frontage to Bribie Island Road, Bestmann Road East, and a long frontage to Pumicestone Passage. The site also has frontage to Clark Terrace on its southern boundary, however this is a road connection that has been provided as part of the residential development to the south to cater for the future development of this land, rather than a principle frontage.



Subject Site

The site is positioned within a highly accessible location adjacent to the Bribie Island Bridge, where it connects the island to the mainland at Sandstone Point. The site is at the junction of two major roads, providing access to Bribie Island and Caboolture, as well as the main residential area of Sandstone Point to the south.

The land is elevated and has spectacular views out over the Pumicestone Passage towards Bribie Island to the east and Moreton Bay to the south.

2.2 SITE ANALYSIS

2.2.1 Surrounding Land Uses

The subject site adjoins the Pumicestone Passage on its eastern boundary, road frontages on its northern and western boundaries, and existing urban development on its southern boundary.

The adjoining land to the north and south of the site is currently developed for urban purposes, with residential apartments and a marina located to the north of the site, and a large residential area to the south of the site. Land further to the east on Bribie Island is also developed for urban purposes, while a significant amount of urban development is also located to the west of the site along Bribie Island Road. The land immediately to the west of the site on the opposite side of Bestmann Road is currently undeveloped.

2.2.2 Previous Land Use

The site has been previously used for rural and agricultural activities (including oyster farming), residential housing, a school and as a major Australian and US navy training base during and after the second world war. Historic photographic evidence demonstrates that during at least the first half of the 1900s the site was almost entirely clear of vegetation. Recent work on the site has included the clearing of vegetation for essential management, improved maintenance of the land, and renovation of the existing boathouse.

2.2.3 Road Frontage and Access

The site has frontage to three roads as follows:

- 482 metres to Bribie Island Road
- 477 metres to Bestmann Road East
- 20 metres to Clark Terrace

Access is currently gained to the site via each of these frontages. It is proposed that access to the development will be via both Bribie Island Road and Bestmann Road East, with a private internal road connecting to the intersections shown on the proposal plans. There is no proposed access to the development from Clark Terrace.

2.2.4 Topography

The development site rises up from the water frontage, and is well elevated. The proposed buildings are located on a part of the site that continues to rise in elevation, while the lower areas adjoining the road frontages in the western section of the site will be retained as balance land. The proposed bottle shop will be constructed at RL4.0m AHD, while the Hotel will be constructed at RL6.5m AHD, and the motel will be constructed at RL9.0m AHD.

2.2.5 Contaminated Land

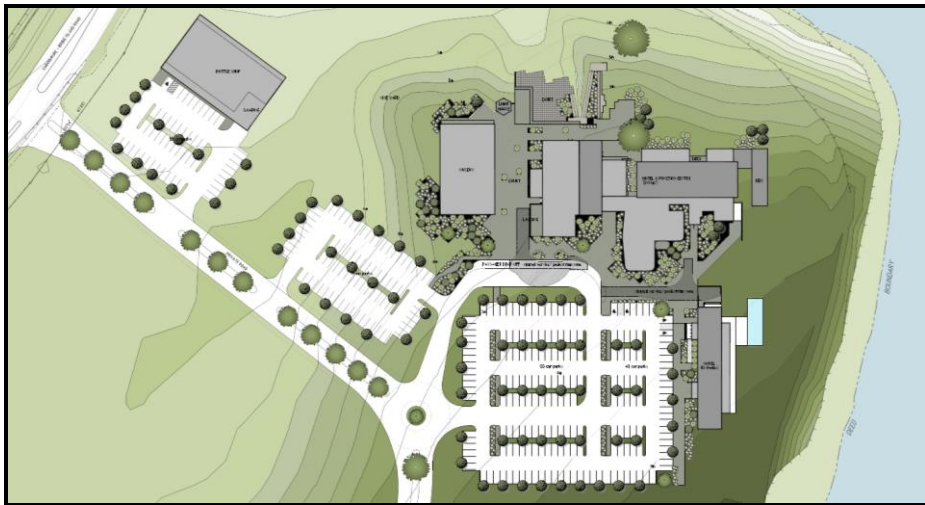
The subject site is not located on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR).

3.0 DEVELOPMENT PROPOSAL

3.1 Proposed Development

The proposal seeks to construct a Hotel and Function Centre on the site, with an associated motel (short-term accommodation), bottle shop, and museum. In addition, the approval is seeking use rights for outdoor recreation activities to enable functions associated with the hotel to be conducted on the landscaped open space areas on the site. On-site parking will be provided for 330 cars, with 53 spaces provided adjoining the bottle shop, and the remainder in two areas near the hotel and museum. Designated loading areas are provided to all of the buildings.

The overall site plan for the development is shown below:



The Hotel use will consist of a restaurant, bar and lounge area, gaming room and meeting facilities, with a total gross floor area of 3000 square metres. The Hotel has been designed to face north, and provide an architectural connection to the vista across the boathouse and jetty, and out to the Pumicestone Passage.



Proposed Floor Plan



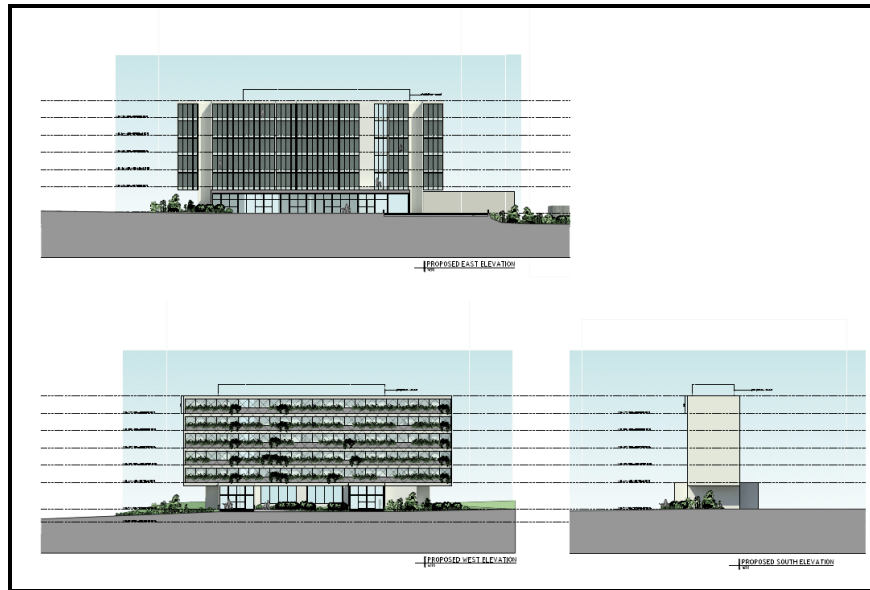
Proposed Hotel Elevations

In addition, the Hotel will also provide short-term accommodation via an attached motel having 50 rooms over 5 levels. The motel building has been designed to face east, to take advantage of the optimal solar orientation and the views out over the Pumicestone Passage. The motel has been located directly adjacent to the Hotel and function centre to ensure that these buildings function in an integrated manner, and that convenient access is available to the restaurant for guests on the site. The restaurant within the Hotel will be used to provide meals to patrons of the motel component, as well as the general public.

The images below show the proposed floor plan and elevations of the motel component.

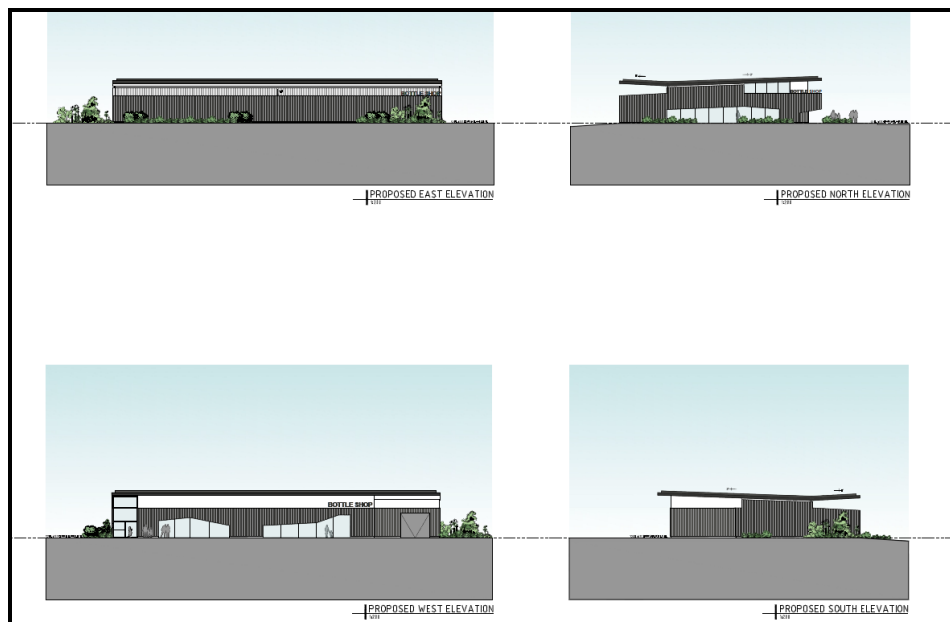


Motel Floor Plan



Motel Elevations

The proposal includes the construction of a detached bottle shop for the retail sale of liquor and associated items. The bottle shop will have a gross floor area of 750 square metres and is the type of use that is typically associated with a Hotel. The image below shows the elevations of the bottle shop building, which confirm that it will complement the overall architectural character of the development.



Bottle Shop Elevations

In addition to the core Hotel and Shop uses, given the physical characteristics of the site, its historical connection with the local community, and landscaped interface with the Pumicestone Passage, it is also proposed to include provision for a museum and outdoor entertainment or recreation events.

The proposed museum will have a gross floor area of 950 square metres, and will be an open plan building with a saw-tooth roof to give it a distinct architectural presence within the development. The building has been designed to accommodate a wide variety of options for showcasing or displaying work of interest to the local community, as well as documenting the rich history of the site.

The natural features of the site make it well suited for outdoor activities and events that would complement the proposed Hotel use. While hotels generally host outdoor activities that are ancillary to the primary use, a component for outdoor recreation or entertainment activities is included within this application to ensure that occasional events can be catered for. These outdoor activities will also provide connectivity between the proposed structures and the existing boathouse and jetty at the northern end of the site.

The large site area, combined with the small footprint of the proposed development will result in a very low site density, with the proposed site coverage representing only 1.755% of the site area. This ensures that extensive landscaped areas are provided, therefore creating a very high standard of visual amenity with minimal impact on the surrounding area.

3.2 TRAFFIC AND ACCESS

3.2.1 Road network

The subject site is located on a State Controlled Road, and also has a large frontage to Bestmann Road East, which is the main road access into the Sandstone Point residential area to the south of the site. The proposed development will be provided with access from both Bribie Island Road and Bestmann Road East.

In order to fully assess the access needs for the development, and the possible impact on the external road network, a Traffic Impact Assessment report has been prepared by Cardno. This assessment has concluded:

- The proposed development is expected to have an acceptable impact on the external road network, without any required external road network upgrading, other than the two proposed access points.
 - Two accesses to the development are proposed, off Caboolture-Bribie Island Road and Bestmann Road East. Note that both access are unsignalised and will require auxiliary right turn lanes. At the access on Caboolture-Bribie Island Road, an auxiliary left turn lane is required and the right turn exit from the site is to be banned.
 - The sight distance at both proposed site access intersections is well in excess of the industry accepted safe intersection sight distance and is therefore satisfactory.
-

3.2.2 Car Parking and Manoeuvring

On-site parking will be provided for 330 cars, including 5 disabled spaces, plus parking for motorcycles and bicycles will be available where necessary. The car parking requirements for the proposed development have been assessed in the attached traffic report using the Caboolture ShirePlan planning scheme guidelines, which requires the quantum of car parking displayed in Table 5.1 of the Cardo report.

Table 5.1 Car Parking Requirements

| Land Use | Yield | Parking Requirement | Spaces Required |
|--------------|-----------------------------|---|-----------------|
| Bottle Shop | 750sq.m GFA | Based on Shop Rate of 1 space per 15sq.m. | 50 |
| Museum | 920sq.m GFA | Based on indoor recreation of 1 space per 20sq.m with 50% cross utilisation | 23 (46 x 50%) |
| Tavern | 3,000sq.m GFA | Based on Hotel Rate of 1 space per 15sq.m | 200 |
| Motel | 50 Rooms (Assuming 6 staff) | 1 per dwelling unit and 1 per staff member and 1 washing bay | 57 |
| Total | | | 330 |

The traffic report has identified that the development should provide loading zones for the following vehicles and proposed land uses:

- 12.5m long Heavy Rigid Vehicle (HRV) for the Hotel (3.5m x 12.5m loading bay);
- 12.5m long HRV for the Bottle Shop (3.5m x 12.5m loading bay);
- 8.8m long Medium Rigid Vehicle (MRV) for the Motel (3.5m x 8.8m loading bay).

In addition, it is considered that all land uses will be required to be serviced by a 10m Refuse Collection Vehicle whilst the Museum may be required to be serviced by a bus (thus requiring a 3.5m wide by 13m long bus parking bay). No formal coach parking bay has been shown on the site plan but there is sufficient space for this to be accommodated in the design.

Swept path analyses for all relevant service vehicles are included at Appendix E of the Cardo Report and show that all are able to manoeuvre within the site and into the designated service bays without onerous movements. Whilst the proposed development is not required to be serviced by a 19m Articulated Vehicle, the swept paths contained at Appendix E indicate that both access points have been designed to ensure a 19m Articulated Vehicle can safely and efficiently manoeuvre into position.

The Cardo report has noted though that the service vehicles required to access both the motel and shared tavern/museum loading areas will be required to traverse shared use areas. These shared use areas will need to be designated as such to avoid potential pedestrian conflicts. These shared use areas will also need to be designed in such a way that the surface is not impacted in such a way that could impact on pedestrian movement. It should be noted that for the vast majority of the time, service vehicles operate outside the hours of operation of the development.

3.3 INFRASTRUCTURE SERVICES

3.3.1 Water

The subject site will be serviced by the existing reticulated network. The engineering report for the development prepared by Bornhorst and Ward consulting engineers has identified that trunk water infrastructure is present within and surrounding the site. There are existing water mains in the northern and southern sides of the Bribie Island Road reserve.

To provide potable water services to the development, a new connection will be made into the existing water main in the southern side of the Bribie Island Road reserve. A new water meter will be provided for this connection. All water infrastructure works required to service the development, from this proposed water connection, will be private internal plumbing works. (Refer to the layout plans attached to the Bornhorst and Ward report for further details).

3.3.2 Sewerage

The engineering report for the development prepared by Bornhorst and Ward consulting engineers has assessed the provision of sewage infrastructure for the development. The report has identified that there is no existing sewerage infrastructure located within the development site, however; there are existing sewer mains in the Bribie Island Road road reserve fronting the development. The existing sewer infrastructure is summarised as follows and is illustrated in Appendix B of the Bornhorst and Ward report:

- There is an existing sewer pump station located on the northern side of Bribie Island Road, approximately 60m west of the proposed Bribie Island Road entrance into the development site.
- There is an existing sewer gravity main located within the northern side of Bribie Island Road which discharges to the aforementioned pump station.
- A sewer rising main drains northeast from the pump station following the alignment of Bribie Island Road and continues across the Bribie Island Road bridge.

To provide sewerage services to the development site, it is proposed to construct a new 150mm diameter uPVC sewer line into the development site from an existing sewer manhole located on the gravity sewer main in the northern side of the Bribie Island Road road reserve. This existing sewer structure is located approximately 60m west of the entrance into the site from Bribie Island Road. Sewer connection stubs will be provided to each of the proposed building structures which comprise the proposal. Refer to the Bornhorst & Ward Sewer and Water Layout Plan attached in Appendix D of their report.

3.3.3 Electricity Supply and Communications

All new development on the subject site is to be provided with and connected to appropriate telecommunications and electricity infrastructure prior to commencement of use.

3.3.4 Stormwater

A Stormwater Management Plan for the development has been prepared by Bornhorst and Ward consulting engineers, and is contained within the Engineering Report attached to this submission. This Stormwater Management Plan has demonstrated that the site can be developed in accordance with Engineering Best Management Practice and Moreton Bay Regional Council guidelines. The following points summarise the findings and recommendations:

- To ensure the existing point of stormwater discharge from the development is maintained, a grassed open channel will be constructed along the property boundary fronting Bribie Island Road, east of the Bribie Island Road entrance to the site. This open channel will be sized to cater for the expected Q100 site flow and will discharge stormwater runoff to the bay as overland flow in accordance with the existing site conditions.
 - Due to the proposed road construction and the site topography, three required culvert crossing locations have been identified. All the proposed culverts have been sized to cater for the expected Q50 flows in accordance with the Queensland Urban Drainage Manual.
 - Two bio-retention areas will be provided in the development site to achieve the State Planning Policy 4/10 Healthy Waters requirements. The bio-retention areas will be located to the south and to the north of the bottle shop car park. The bio-retention area to the south of the bottle shop will treat stormwater runoff from the majority of the development including; the two large car parks, roofwater from the museum, hotel and function centre and motel, and some of the private road area. The bio-retention area to the north of the bottle shop car park will treat stormwater from the bottle shop roof and the car park and loading bay area. Rainwater tanks will also be provided for each of the proposed building structures, for additional stormwater quality treatment. Refer to Section 7.0 of the Bornhorst and Ward report for the proposed stormwater quality treatment details.
 - Underground piped drainage will be constructed within the development works area of the site to convey stormwater runoff towards the open channel along the Bribie Island Road property frontage. Stormwater infrastructure will be constructed around the hotel and function centre and museum, and in the private road and car parking area, and will drain to the bio-retention area south of the bottle shop car park. Piped drainage will be constructed from this bio-retention area and will drain to the proposed open channel at the Bribie Island Road property frontage through an outlet in the culvert headwall. A stormwater drainage line will be constructed from the bio-retention area west of the bottle shop car park and will discharge to the proposed open channel via a headwall. Refer to the Bornhorst & Ward Siteworks and Drainage Plan in Appendix D of the attached report for details.
 - As stormwater from this development discharges directly to Pumicestone Passage via the existing flow path, no stormwater detention is required.
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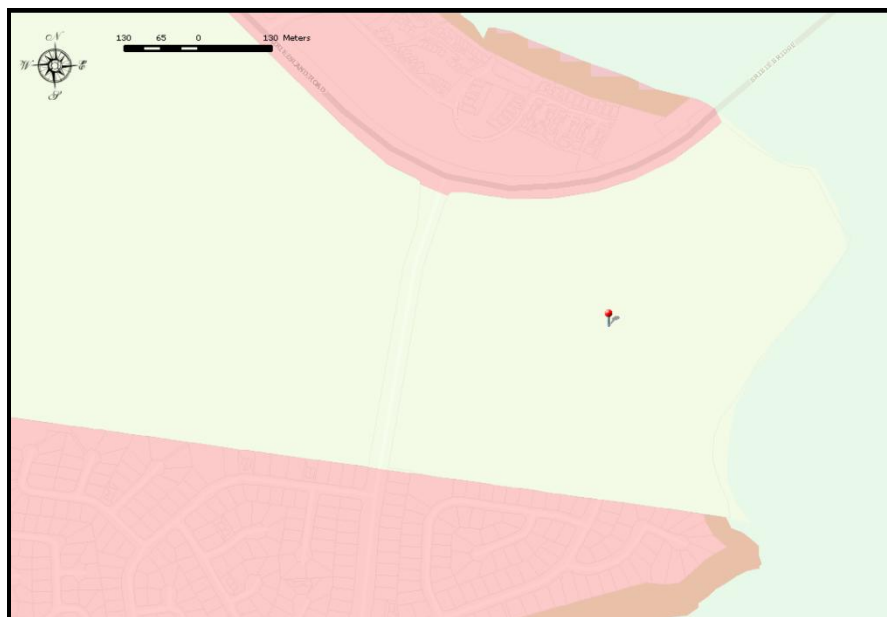
4.0 PLANNING FRAMEWORK

4.1 SUSTAINABLE PLANNING ACT

The *Sustainable Planning Act 2009* (SPA) provides the overall statutory planning framework for managing growth and change within Queensland. The Planning Scheme for the former Caboolture Shire area should accordingly be read in conjunction with the SPA. To facilitate the proposal, an application is made for a Material Change of Use for a Development Permit for the uses outlined in the application, and this application will be subject to Impact Assessment.

4.2 SOUTH EAST QUEENSLAND REGIONAL PLAN

The subject site is located within the Regional Landscape and Rural Production Area of the South East Queensland Regional Plan 2009-2031 ("Regional Plan"), however it is noted that the adjoining land to both the north and south of the site is contained within the Urban Footprint. While it is clear that the site will ultimately be developed for urban purposes consistent with the adjoining development form, the Regulatory Provisions of the Regional Plan are still applicable to the site while it remains in the Regional Landscape and Rural Production Area.



Division 2 of the Regulatory Provisions for the Regional Plan outline the assessment criteria for a Material Change of Use outside of the Urban Footprint. A Material Change of Use in the Regional Landscape and Rural Production Area does not require assessment by the referral agency for the Regulatory Provisions (DSDIP) if the use is identified in Column 1 of the applicable tables below.

The proposed uses are consistent with the requirements of the Regional Plan, and are suitable for this location.

| Table 2B—Community activity, sport and recreation and tourist activity | |
|---|---|
| Column 1 Material change of use not requiring referral agency assessment | Column 2 Material change of use requiring referral agency assessment and impact assessment |
| A material change of use having a gfa of no more than 5000 m ² on the premises (excluding short-term accommodation) where— (a) any incidental commercial or retail activity on the premises is no more than 250 m ² ; and (b) short-term accommodation on the premises contains no more than 300 persons. | A material change of use not identified in Column 1 must comply with the site, use and strategic intent requirements under Schedule 4 of these regulatory provisions. |

The proposed Museum use and the Entertainment and Recreation (Outdoors) use would fall under the requirements for Table 2B as they are defined as community activity, sport & recreation and tourist activities by Schedule 2 of the Regional Plan Regulatory Provisions. These uses have a GFA of less than 5000sqm, and therefore do not require referral agency assessment.

| Table 2C—indoor recreation | |
|---|---|
| Column 1 Material change of use not requiring referral agency assessment | Column 2 Material change of use requiring referral agency assessment and impact assessment |
| A material change of use having a gfa of no more than 3000 m ² on the premises (excluding short-term accommodation) where— (a) the premises caters for no more than 250 persons; and (b) short-term accommodation on the premises contains no more than 100 persons. | A material change of use not identified in Column 1 must comply with the following assessment criteria— (a) the locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint; (b) there is an overriding need for the development in the public interest. |

The proposed Hotel, Function Centre and Motel would fall under the requirements for Table 2C as they are defined as indoor recreation by the Regional Plan. These uses have a GFA of no more than 3000sqm (excluding the short-term accommodation), and the motel provides accommodation for no more than 100 persons. Therefore this component of the use does not require referral agency assessment.

| Table 2E—Other urban activities | |
|---|---|
| Column 1 Material change of use not requiring referral agency assessment | Column 2 Material change of use requiring referral agency assessment and impact assessment |
| <ol style="list-style-type: none"> 1. A material change of use for an industrial and commercial purpose having a gfa of no more than 750 m² on the premises where— <ol style="list-style-type: none"> (a) any incidental retail activity on the premises is no more than 50 m²; and (b) any associated outdoor area on the premises is no more than 1500 m². 2. A material change of use for a service station having a gfa of no more than 1000 m² on the premises where any— <ol style="list-style-type: none"> (a) incidental retail activity on the premises is no more than 250 m²; and (b) associated outdoor area on the premises is no more than 2000 m². | A material change of use not identified in Column 1 must comply with the following assessment criteria— <ol style="list-style-type: none"> (a) the locational requirements or environmental impacts of the development necessitate its location outside the Urban Footprint; (b) there is an overriding need for the development in the public interest. |

The proposed Bottle Shop would fall under the requirements for Table 2E as it is defined as an Urban Activity by the Regional Plan. The shop has a GFA of no more than 750sqm, and therefore this component of the use does not require referral agency assessment.

4.3 STATE PLANNING MATTERS

A copy of the application will be provided to all applicable referral agencies on receipt of Council's acknowledgement notice.

4.3.1 Department of Transport and Main Roads

The Department of Transport and Main Roads will be a Concurrence Agency, as the site has frontage to a State Controlled Road.

4.3.2 Department of Environment and Resource Management

The Department will assess four matters within their jurisdiction, with two as a Concurrence Agency, and two as an Advice Agency as outlined below.

Concurrence Agency

Coastal Management District. The proposed building work will be carried out completely or partly in a coastal management district, and the construction of new premises will have a GFA of at least 1000m².

Remnant Vegetation / Vegetation Management Act. The site is 2ha or larger, and the lot contains either native vegetation shown on the regional ecosystem map or remnant map as remnant vegetation; or native vegetation in a category A area or category B area shown on a PMAV. In this instance there is a PMAV that has been adopted for the site, and a small amount of clearing will be required for the proposed internal road. There will be no clearing proposed within the PMAV area for the proposed buildings. A property vegetation management plan will be provided to the Department as part of the referral information.

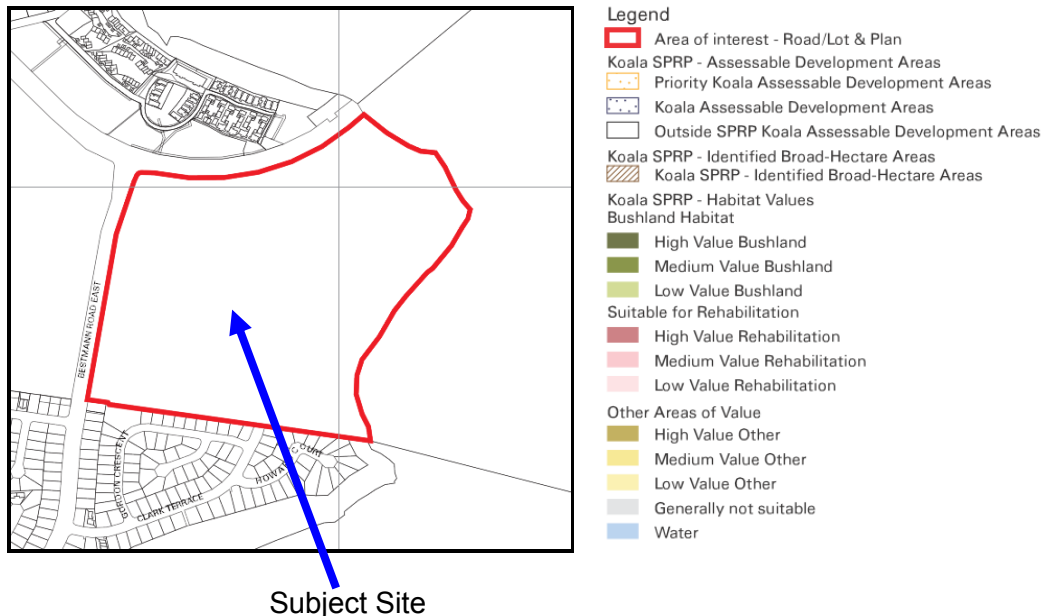
Advice Agency

Acid Sulfate Soils. The development may involve excavating more than 1000m³ of soil or sediment; or using more than 1000m³ of material as fill on land to which 'State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate Soils' applies.

Referable Wetlands. Part of the land is situated in a Wetland Management Area, and the impact on this area will be assessed as part of the referral process.

4.3.3 State Planning Policy 2/10 - Koala Conservation in South East Queensland

As the image below confirms, the subject site is located outside of the SPRP Koala Assessable Development Area.



The proposed development will therefore not require any specific assessment against the requirements of the Koala SPRP.

4.4 CABOOLTURE SHIRE PLAN

The Caboolture Shire Plan ("Planning Scheme") provides the framework for land use planning within the context of the subject site. The following sections consider how the proposed change is considered to not compromise the future use of the area or the surrounding areas.

4.4.1 Zoning

The subject site is identified as being located within the Rural Zone of the Planning Scheme. While this zone is primarily intended for agricultural and related activities, non-residential uses that are allied to and compatible with the local area are appropriate where residential character and amenity will not be detrimentally affected;

The overall outcomes sought for the Rural Zone under the planning scheme are the following:

- (i) *A wide range of agricultural, forest practice, animal husbandry and rural support activities are encouraged;*
 - (ii) *Agricultural practices and associated activities are managed and located to ensure environmental sustainability;*
-

- (iii) *The ongoing viability of extractive resource industries and extractive resource deposits is not compromised by the inappropriate location of residential and other sensitive uses;*
- (iv) *Rural activities minimise negative impacts on sensitive receptors;*
- (v) *Agricultural land and rural industries are protected from the intrusion of incompatible development;*
- (vi) *Adequate access to services, markets and labour is maintained;*
- (vii) *The cultural, environmental and scenic values of the area are maintained;*
- (viii) *Accommodation Buildings that cater for short term tourist stays are established in association with or in proximity to tourist attractions and rural based activities;*
- (ix) *Activities avoid the fragmentation of land that compromise the viability and integrity of current and future rural based activities.*

Outcome (viii) within the requirements for the Rural Zone supports the establishment of short-term accommodation in the zone, particularly in proximity to tourist attractions. The range of uses proposed on the site complement each other, and will establish a node that will attract tourists and visitors to the area. After reviewing the site and surrounding development form, it is apparent that the proposed uses will also not fragment land that would otherwise accommodate viable agricultural activities.



Subject Site

4.4.2 Overlay Codes

The property information for the subject site indicates that it is affected by five mapped overlays under the Planning Scheme Plan, being:

Acid Sulfate Overlay



The site is mapped within the overlay that identifies where land may be prone to Acid Sulfate Soils. Given the nature of the development, the application will be referred to DERM as an Advice Agency under the State Planning provisions, and any assessment of this issue will also address the relevant requirements of Council's Overlay Code.

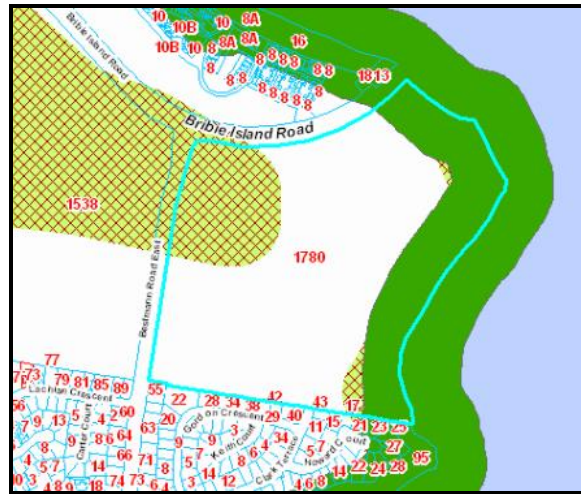
Bushfire Hazard Overlay



Green - Low
Orange - Medium
Pink - High

The proposed buildings will be located in a part of the site that has negligible vegetation cover and therefore a low bushfire risk. It is not considered that a bushfire management report would be required in this instance.

Catchment Protection Overlay



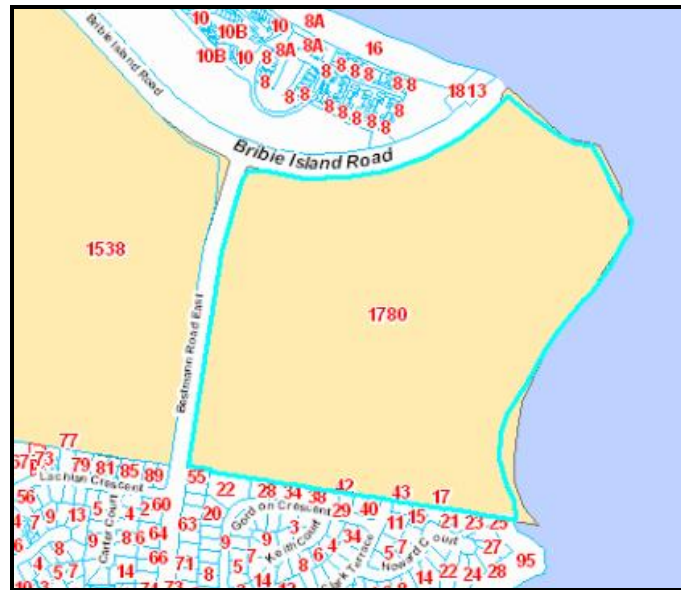
The site is mapped as adjoining a Major Waterway (Pumicestone Passage), and also a Wetland Protection Area. The proposed works have been provided with substantial setback distances to the waterway, and the stormwater design ensures that there will be no impact on the mapped wetland areas. In addition, DERM will also provide advice regarding wetland issues.

Nature Conservation Overlay



The Nature Conservation Overlay maps the site as having Biodiversity Significance (Regional), and it also identifies a 20 metre buffer to the mapped area. Subsequent to this mapping being undertaken for Council, a property map of assessable vegetation (PMAV) has been implemented for this site under the Vegetation Management Act. The PMAV area is considerably smaller than Council's mapping, and it reflects the most up to date assessment of vegetation on the site. As DERM will be assessing the vegetation issues as a Concurrence Agency, it is proposed that all vegetation assessment issues will be handled in a consistent manner.

It is noted however that the proposal will have minimal impact on mapped vegetation, with the main area of disturbance limited to a small section of the internal road.



5.0 PUBLIC NOTIFICATION

The application is subject to Impact Assessment and therefore public notification will be carried out in accordance with the applicable requirements of the Sustainable Planning Act.

6.0 CONCLUSION

The proposal seeks to construct a Hotel and Function Centre on the site, with an associated motel (short-term accommodation), bottle shop, and museum. In addition, the approval is seeking use rights for outdoor recreation activities to enable functions associated with the hotel to be conducted on the landscaped open space areas on the site.

The large site area ensures that the proposed development will have a very low site density, with the proposed site coverage representing only 1.7% of the site area. This ensures that extensive landscaped areas are provided, therefore creating a very high standard of visual amenity with minimal impact on the surrounding area. Access will be provided from both Bribie Island Road and Bestmann Road East, and on-site parking will be provided for 330 cars.

The proposed development has been designed to take advantage of the natural features of the land, and the outlook over the Pumicestone Passage toward Bribie Island. The uses proposed ensure that public access is maintained to a gateway property between Bribie Island and the mainland, rather than restricting access through a private residential development.

The proposed use will not adversely affect the amenity of the direct or wider locality, and will make a positive contribution to the area. It is recommended that Council issue a Development Permit for the proposal, subject to reasonable and relevant conditions of approval.



Ian Buchanan
Planning Consultant
