

Contact Officer: Rhianne McMullen-Legdin  
Our Ref: DA/50/2019

27 October 2020

Doug and Dianne Laurie  
135 Newtons Road  
ROSEDALE QLD 4674

Dear Sir/Madam

**NEGOTIATED NOTICE OF DECISION  
PLANNING ACT 2016 S76**

**DA/50/2019 - MATERIAL CHANGE OF USE - IMPACT  
TOURIST PARK (14 SITES AND LODGE (12 GUESTS))  
135 NEWTONS ROAD, ROSEDALE QLD 4674  
LOT 15 RP 619121**

Reference is made to the above Development Application and to your request to make representations in relation to certain matters within Council's Notice of Decision dated 14 July 2020.

I wish to advise that your request was considered by Council at its 20 October 2020 General Meeting where it was resolved to agree to the representations in full as set out in the following Negotiated Notice of Decision. The Negotiated Notice of Decision replaces the Notice of Decision previously issued and dated 14 July 2020.

Should you have any questions or require further clarification in relation to any matters raised in the Decision Notice, please do not hesitate to contact Council's Planning Officer Rhianne McMullen-Legdin on (07) 4970 0700.

Yours faithfully



**H A ROBERTSON  
MANAGER DEVELOPMENT SERVICES**



**NEGOTIATED NOTICE OF DECISION - DA/50/2019**  
**PLANNING ACT 2016 S76**

Application:	Material Change of Use - Impact - Tourist Park (14 Sites and Lodge (12 Guests))
Applicant Name & Address:	Doug and Dianne Laurie 135 Newtons Road ROSEDALE QLD 4674
Owner:	Ms D M Laurie
Subject Land:	135 Newtons Road, ROSEDALE QLD 4674
Location:	Lot 15 RP 619121
Zoning:	Rural Zone
Site Area:	16.08 hectares
Definition of Use:	<i>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.</i>
Submissions Received:	One (1) Properly Made Submission
Application Received:	23 October 2019
Planning Scheme:	<i>Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2</i>

You are advised that your application was Approved in Full. The conditions relevant to this approval are attached. These conditions are clearly identified to indicate whether the assessment manager or a concurrence agency imposed them.

**1. DETAILS OF THE APPROVAL**

	<b>Development Permit</b>	<b>Preliminary Approval</b>
<ul style="list-style-type: none"> <li><b>Material change of use</b> made assessable by the planning scheme</li> </ul>	✓	

**2. NATURE OF CHANGES**

The nature of the changes are:

- Condition 1 – Amended; and
- Condition 18 – Amended.

### 3. BENCHMARKS APPLIED TO THE DEVELOPMENT

The following is a description of the assessment benchmarks applying to the development:

Benchmarks applying to the development:	Benchmark reference:
<i>State Planning Policy July 2012</i>	<ul style="list-style-type: none"> <li>• Biodiversity; and</li> <li>• Natural Hazards, Risk and Resilience</li> </ul>
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2</i>	<ul style="list-style-type: none"> <li>• Strategic Framework;</li> <li>• Acid Sulfate Soils Overlay Code;</li> <li>• Bushfire Hazard Overlay Code;</li> <li>• Coastal Hazard Overlay Code;</li> <li>• Scenic Amenities Overlay Code;</li> <li>• Rural Zone Code;</li> <li>• Development Design Code; and</li> <li>• Landscaping Code</li> </ul>

### 4. CURRENCY PERIOD FOR THE APPROVAL

The currency periods stated in section 85 of the *Planning Act 2016* apply to each aspect of development in this approval, as outlined below unless otherwise conditioned within this approval:-

- ✓ material change of use - 6 years

Please note due to the recent amendment to the *Planning Act 2016* and declared Applicable Event by the Minister, a provision has permitted a six-month extension to all active development approvals and compliance permits.

### 5. APPROVED PLANS

The approved plans and/or documents for this development approval are listed in the following table:

Drawing Number	Revision	Description	Author	Date
PD 2198	3	Site Plan	John Poulsen Building Design	22/5/20
PD 2199	-	Proposed Camp Kitchen Floor Plan	John Poulsen Building Design	21/5/20
PD 2199	-	Proposed Camp Kitchen Elevations	John Poulsen Building Design	21/5/20
PD 2200	-	Proposed Toilets No. 2 Floor Plan	John Poulsen Building Design	21/5/19
PD 2200	-	Proposed Toilets No. 2 Elevations	John Poulsen Building Design	21/5/19
PD 2201	-	Proposed Toilets No.3 Floor Plan	John Poulsen Building Design	21/5/19
PD 2201	-	Proposed Toilets No.3	John Poulsen Building Design	21/5/19

		Elevations		
PD 2202	-	Proposed Toilet No. 4 Floor Plan	John Poulsen Building Design	21/5/19
PD 2202	-	Proposed Toilet No. 4 Elevations	John Poulsen Building Design	21/5/19
PD 2203	-	Proposed Toilet No. 5 Floor Plan	John Poulsen Building Design	21/5/19
PD 2203	-	Proposed Toilet No. 5 Elevations	John Poulsen Building Design	21/5/19
PD 2204		Proposed Toilet No. 6 Floor Plan	John Poulsen Building Design	21/5/19
PD 2204	-	Proposed Toilet No. 6 Elevations	John Poulsen Building Design	21/5/19

## 6. OTHER NECESSARY DEVELOPMENT PERMITS

Listed below are other development permits that are necessary to allow the development to be carried out:-

1. Building Works
2. Plumbing & Drainage Works

## 7. NOTICE OF REASONS

The following provides the Notice of Reasons under section 63(5) of the *Planning Act 2016*:

### Description of the development:

The approved development is for a Material Change of Use to Premise for a Tourist Park (45 Guests (14 Sites and Lodge (MAX 12 Guests))) located at 135 Newtons Road, Rosedale.

### Assessment Benchmarks:

Benchmarks applying to the development:	Benchmark reference:
<i>State Planning Policy July 2012</i>	<ul style="list-style-type: none"> <li>• Biodiversity; and</li> <li>• Natural Hazards, Risk and Resilience</li> </ul>
<i>Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2</i>	<ul style="list-style-type: none"> <li>• Strategic Framework;</li> <li>• Acid Sulfate Soils Overlay Code;</li> <li>• Bushfire Hazard Overlay Code;</li> <li>• Coastal Hazard Overlay Code;</li> <li>• Scenic Amenities Overlay Code;</li> <li>• Rural Zone Code;</li> <li>• Development Design Code; and</li> <li>• Landscaping Code</li> </ul>

### Reasons for the Assessment Managers Decision:

1. The Application was properly made in accordance with the *Planning Act 2016* and the Development Assessment Rules; and
2. The Application is generally compliant with the relevant benchmarks of the *State Planning Policy July 2017* and the *Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2* despite conflicts within the Rural Zone Code.

### Reasons for Approval despite any Non-compliance with certain Benchmarks:

Benchmark reference:	Reasons for the approval despite non-compliance with benchmark:
Strategic Framework – 3.3 Gateway to the World – Strategic Outcome 3.3.1 (14)	Generally compliant with Strategic Framework – 3.3 Gateway to the World – Strategic Outcome 3.3.1 (14)
Strategic Framework – 3.4 Community Living – Strategic Outcome 3.4.1 (9)	Generally compliant with Strategic Framework – 3.4 Community Living – Strategic Outcome 3.4.1 (9)
Strategic Framework – 3.7 Our environment and heritage – Strategic Element 3.7.2 – Sustainable management of the natural environment and resources	Generally compliant with Strategic Framework – 3.7 Our environment and heritage – Strategic Element 3.7.2 – Sustainable management of the natural environment and resources
Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Outcome 3.8.1 (1)	Generally compliant with Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Outcome 3.8.1 (1)
Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Outcome 3.8.1 (6)	Generally compliant with Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Outcome 3.8.1 (6)
Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Element 3.8.2 – Southern townships and place	Generally compliant with Strategic Framework – 3.8 Our rural and coastal townships and places – Strategic Element 3.8.2 – Southern townships and place
Acid Sulfate Soils Overlay Code – Table 8.2.1.3.1	Compliance with Acid Sulfate Soils Overlay Code – Table 8.2.1.3.1 via conditions.
Bushfire Hazard Overlay Code - Table 8.2.4.3.1 – Performance Outcome 1	Compliance with Bushfire Hazard Overlay Code – Table 8.2.4.3.1 – Performance Outcome 1 via a condition
Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Performance Outcome 2	Generally compliant with Coastal Hazard Overlay Code – Table 8.2.5.3.1 – Performance Outcome 2
Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Performance Outcome 4	Compliance with Coastal Hazard Overlay Code Table 8.2.5.3.1 – Performance Outcome 4 via a condition
Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Acceptable Outcome 5.1	Compliance with Coastal Hazard Overlay Code Table 8.2.5.3.1 – Acceptable Outcome 5.1 via a condition
Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Acceptable Outcome 5.2	Compliance with Coastal Hazard Overlay Code Table 8.2.5.3.1 – Acceptable Outcome 5.2 via a condition

Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Acceptable Outcome 6	Compliance with Coastal Hazard Overlay Code Table 8.2.5.3.1 – Acceptable Outcome 6 via a condition
Coastal Hazard Overlay Code - Table 8.2.5.3.1 – Performance Outcome 12	Compliance with Coastal Hazard Overlay Code Table 8.2.5.3.1 – Performance Outcome 12 via a condition
Scenic Amenity Overlay Code – Table 8.2.11.3.1 – Performance Outcome 2	Generally compliant with Scenic Amenity Overlay Code – Table 8.2.11.3.1 – Performance Outcome 2
Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 10	Generally compliant with Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 10
Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 11	Generally compliant with Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 11
Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 14	Generally compliant with Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 14
Rural Zone Code – Table 6.2.22.3.1 – Performance Outcome 15	Compliance with Rural Zone Code Table 6.2.22.3.1 – Performance Outcome 15 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.2	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 1.2 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 2.2	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 2.2 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.1	Generally compliant with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 5.1
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 11.1	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 11.1 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 15	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 15 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 16	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 16 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 19	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 19 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21	Compliance with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 21 via a condition
Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 31	Generally compliant with Development Design Code – Table 9.3.2.3.1 – Acceptable Outcome 31
Development Design Code – Table 9.3.2.3.1 – Performance Outcome 38	Compliance with Development Design Code – Table 9.3.2.3.1 – Performance Outcome 38 via a condition
Landscaping Code – Table 9.3.5.3.1	Generally compliant with Landscaping Code – Table 9.3.5.3.1

**Relevant Matters under Section 45(5)(b) of the Act that the Development was Assessed Against:**

1. The subject site is not constrained by Flood Hazard Overlay under the Planning Scheme. However, updated flood information and data is considered relevant in the assessment of this proposal.

**Matters raised in Submissions and Councils response in dealing with these matters:**

Submission	Officer's Response
<b>Number of Guests</b>	
How many people can an 18 site tourist park accommodate	Additional material was submitted after the Public Notification Period which now details 45 people onsite. To ensure the development maintains this scale throughout the operation, a condition has been recommended restricting numbers to that effect.
How many persons can the lodge accommodate	
What is the total number of "tourists" that would be permitted to be accommodated	
<b>Services</b>	
The provision and testing of potable water	The Applicant has advised a potable on-site water supply network is present at the site. The developer advises that there are 132,000 litres of potable water located in water tanks on site. As per a recommended condition, the Applicant is required to ensure the water supply for drinking is in accordance with <i>Water Supply (Safety and Reliability) Act 2008</i> by undertaking regular testing in accordance with the Act and provide signage to display outlets that are not suitable for drinking.
Refuse collection and Disposal	The Applicant has advised the waste management on site will enable the opportunity to separate the waste into recyclable and general waste. General waste will be taken to the transfer station in Rosedale and Recyclable items will be transported to Gladstone. As per a recommended condition, the Applicant will be required to provide a Waste Management Plan prior to commencement of use.
<b>Recurring Incidents to neighbouring sites</b>	
Campers wandering into adjoining properties	As per recommended conditions, the Applicant will be required to ensure noise complies with the <i>Environmental Protection (Noise) Policy 2008</i> and the Applicant is to delineate the extent of the boundaries to prevent trespassers.
Rubbish being thrown across the fence into the bush area on adjoining properties	
Campers cutting firewood in adjoining properties	
Campers cutting firewood with a chainsaw near adjoining boundaries late at night (11:00pm)	
Large groups during long weekends and Easter	

**Matters prescribed by a Regulation:**

1. The *State Planning Policy – July 2017 – Part E*;
2. The *Central Queensland Regional Plan*; and
3. The *Our Place Our Plan Gladstone Regional Council Planning Scheme, Version 2*.

**8. SUBMISSIONS**

There were one properly made submissions about the application. The name and address of the principal submitter for each properly made submission are as follows:-

Name of principal submitter	Address
Mr R Brookes	171 Newtons Road ROSEDALE QLD 4674

**9. APPEAL RIGHTS**

Schedule 1 of the *Planning Act 2016* details your appeal rights and the appeal rights of any submitters regarding this decision.

**10. WHEN THE DEVELOPMENT APPROVAL TAKES EFFECT**

This development approval takes effect:-

- From the time the Notice of Decision is given, if there is no submitter and the applicant does not appeal the decision to the court.

**OR**

- If there is a submitter and the applicant does not appeal the decision, the earlier date of either:
  - When the submitter's appeal ends; or
  - The day the last submitter gives the assessment manager written notice that the submitter will not be appealing the decision.

**OR**

- Subject to the decision of the court, when the appeal is finally decided, if an appeal is made to the court.

This approval will lapse if:-

- for a material change of use, the first change of use under the approval does not start within the relevant period stated in section 3 of this Notice of Decision;
- for a reconfiguration, a plan for the reconfiguration is not given to the local government within the relevant period stated in section 3 of this Notice of Decision;
- for a development approval other than a material change of use or reconfiguration, the development does not substantially start within the relevant period stated in section 3 of this Notice of Decision.



Should you wish to discuss this matter further, please contact Council's Planning Officer  
Rhianne McMullen-Legdin on (07) 4970 0700.

Yours faithfully

A handwritten signature in dark ink, appearing to read 'H A Robertson'. The signature is written in a cursive, slightly slanted style.

H A ROBERTSON  
**MANAGER DEVELOPMENT SERVICES**

**Attached:**     **Conditions**  
                  **Appeal Rights**  
                  **Approved Plans**

**ASSESSMENT MANAGER CONDITIONS - DA/50/2019**

**Approved Documentation**

1. Development is to be carried out generally in accordance with the submitted application including the following plans and supporting documentation except where amendments are required to satisfy the conditions of this approval:

<b>Drawing Number</b>	<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Date</b>
PD 2198	3	Site Plan	John Poulsen Building Design	22/5/20
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PD 2204		Proposed Toilet No. 6 Floor Plan	John Poulsen Building Design	21/5/19
PD 2204	-	Proposed Toilet No. 6 Elevations	John Poulsen Building Design	21/5/19

## Special Conditions

2. At all times, the total number of guests must not exceed 45 people on site during the operation of the 14 Camp Sites and Lodge (12 guests).
3. The Operation of the Tourist Park shall be monitored by the onsite Manager with respect to the number of a guests and compliance with conditions of this approval.
4. At all times, open campfires are prohibited unless a permit from Rural Fire Services has been obtained.
5. Boundaries are to be clearly delineated for Campers to mitigate trespassing on adjoining properties. Camping is to remain within the approved Camping Areas 1 and 2 and outside of the Esplanade reserve.
6. Prior to the commencement of the use, the Applicant must submit an Emergency Response and Evacuation Plan to Council for approval. The Plan is to:
  - a. Be prepared by a suitably qualified person;
  - b. Be provided for the whole of the site;
  - c. Provide an evacuation and emergency plan in the event of a bushfire or flood event;
  - d. Be implemented by the Applicant for the life of the approval.

### *Bushfire Event*

- i. Identify of the location and severity of all bushfire risks including vegetation, topography and bushfire history;
- ii. Identify fire risk reduction features including fire-fighting facilities to be installed and their ongoing maintenance schedule; and
- iii. Demonstrate that the site will be adequately serviced with onsite firefighting equipment.

### *Flood and Cyclone Event*

- i. Identify an alternative evacuation route in order to achieve an acceptable level of flood risk;
  - ii. Identify any influence including storm tide which alters the behaviour of flood hazard; and
  - iii. Identify of the location and severity of all flood risks including creeks, waterways and floodplains.
7. As part of any Development Application for Building Works, the Applicant is to construct all internal roads with a minimum width of 6m and a minimum formed width of 4m and with a maximum grade of 12.5%.
  8. As part of Building Works, a cleared fire break is to be provided at a minimum of 10m *of the immediate development footprint*.
  9. Prior to the commencement of the use, a water tank of a minimum size of 50,000 litres is to be constructed prior to the commencement of the use for the purpose of on-site potable water.
  10. At all times, an adequate supply of water must be provided and maintained for the purposes of drinking, cooking and personal hygiene. The water supply for drinking

purposes must be potable water in accordance with the *Water Supply (Safety and Reliability) Act 2008*.

*Advisory Note: If water obtained from a particular water outlet in the campground is not suitable for drinking, a sign must be permanently displayed at the outlet stating that it is "Unsuitable for Drinking".*

11. As part of Building Works, the Applicant is to provide an easily accessible concrete water storage tank or in-ground swimming pool or dam. The water storage infrastructure is:
  - a) To be constructed with fire brigade fittings;
  - b) To have a minimum capacity of 5,000 litres;
  - c) To be located within 100m of the immediate development footprint;
  - d) To be located outside of the Coastal Hazard Overlay; and
  - e) To be readily identifiable with clear signage.

### **Building, Plumbing and Drainage Works**

12. The Applicant is required to obtain a Development Permit and Building Final for Building Works in accordance with the *Planning Act 2016*. Construction is to comply with the *Building Act 1975*, the National Construction Code and the requirements of other relevant authorities.

13. The Applicant is required to obtain a Development Permit and Building Final for Building Works to reclassify the current Dwelling House to a Class 1b prior to the commencement of use.

*Advisory Note: A final inspection is required prior to the commencement of operation.*

14. The Applicant is required to obtain a Development Permit for Plumbing and Drainage Works and Plumbing and Drainage Final in accordance with the *Planning Act 2016*. Construction is to comply with the *Plumbing and Drainage Act 2018* and the requirements of other relevant authorities.
15. Details of the proposed colour scheme, materials and finishes for all external areas of the new structures are to be submitted to Council for approval prior to the issue of a Development Permit for Building Works.
16. As part of Building Works, all outdoor lighting is to comply with Australian Standard AS4282 – Control of the Obtrusive Effects of Outdoor Lighting.
17. Prior to the commencement of the use, all lighting at ground level and associated with illuminating ground level areas must be focused downwards and be provided with hoods, shades or other permanent devices to direct illumination downwards and not allow upward lighting.

### **Environmental and Health**

18. **Provide and maintain adequate toilet and showering facilities as per the *Subordinate Local Law No. 1.6 (Operation of Camping Grounds) 2011* as follows:**
  - a. **at least 4 uni-sex showers (in separate cubicles) for every 14 individual camp sites (within the camping ground);**
  - b. **at least 2 handbasins; and**

- c. for water closets – for every 14 individual camp sites (within the camping group) –
  - i. 6 uni-sex water closet pedestals; and
  - ii. 0.9 metres of urinal stall.

***The following toilet and shower facilities are to be fixed and constructed in accordance with the Plumbing and Drainage Act 2018 and obtain Building Approval under the Building Act 1975.***

### **Sewerage Infrastructure**

- 19. As part of any Development Application for Plumbing and Drainage Works, any on-site effluent disposal systems are to be designed to withstand inundation during a Flood Event.
- 20. Prior to the commencement of the use, the Applicant must construct a suitably sized on-site sewerage treatment system, designed by a suitably qualified professional to cater for the development.

### **Transportation Services**

- 21. Prior to the commencement of use, the Applicant is to construct all internal driveways with a minimum cleared width of 6m and a minimum formed width of 4m and with a maximum grade of 12.5%.
- 22. Prior to the commencement of the use, a 7m wide Rural Road Access driveway is to be constructed in accordance with Council's Standard Drawing Rural Roads Access.

*Advisory Note: Council's standard drawing is located within the Capricorn Municipal Development Guidelines - Drawings and Specifications at <http://www.cmdg.com.au/index.htm>.*

- 23. Prior to the construction of any works within Council's road reserve, the Applicant shall obtain a Works on a Council Road Approval in conformity with Council's Subordinate Local Law No. 1.15.

*Advisory Note: Council's Local Law No. 1.15 – Application to Construct (and maintain) a Driveway (vehicle crossover) is found at <http://www.gladstone.qld.gov.au/forms>*

### **Waste Management**

- 24. As part of any Development Application for Building Works, a Waste Management Plan is to be submitted and approved by Council. The Waste Management Plan is to be in accordance with the Waste Management Planning Scheme Policy of the Our Place Our Plan Gladstone Regional Council Planning Scheme.
- 25. Prior to the commencement of the use, refuse bins are to be provided in accordance with Table SC6.7.3.2 of Schedule 6.7 Waste Management at a rate of one 240L waste storage bin and one 240L recycling bin per 4 campsites.
- 26. Prior to the commencement of the use, open storage areas shall be adequately screened so as not to detract from the visual amenity of the area. One way of achieving compliance with this condition is as follows:

- a. Outdoor storage areas are situated in locations not visible from the street; and
- b. A 1.8m solid screen fence is located around storage areas.

### **Miscellaneous**

27. Prior to the commencement of the use, the Applicant must submit a Property Pest Management Plan for approval by Council. The Plan is to detail what restricted matter under the *Biosecurity Act 2014* (Qld) the Plan relates to; the location of restricted matter on the site; and what actions will be undertaken to manage the restricted matter before, during and after the development activity. The Plan must be drafted by a suitably qualified person who has a minimum of five years of experience in invasive species management. Upon approval of the Pest Management Plan, the Applicant must undertake all recommended actions.

*Advisory Note: Council's Regulatory Services Division (Pest Management Section) can provide support in the development of this Property Pest Management Plan which are contactable on (07) 4970 0700.*

28. At all times, the development must achieve the noise generation levels set out in the *Environmental Protection (Noise) Policy 2008*. That is the development must prevent or minimise the generation of any noise or vibration such that nuisance is not caused to other nearby sensitive land uses.

### **Lawful Commencement**

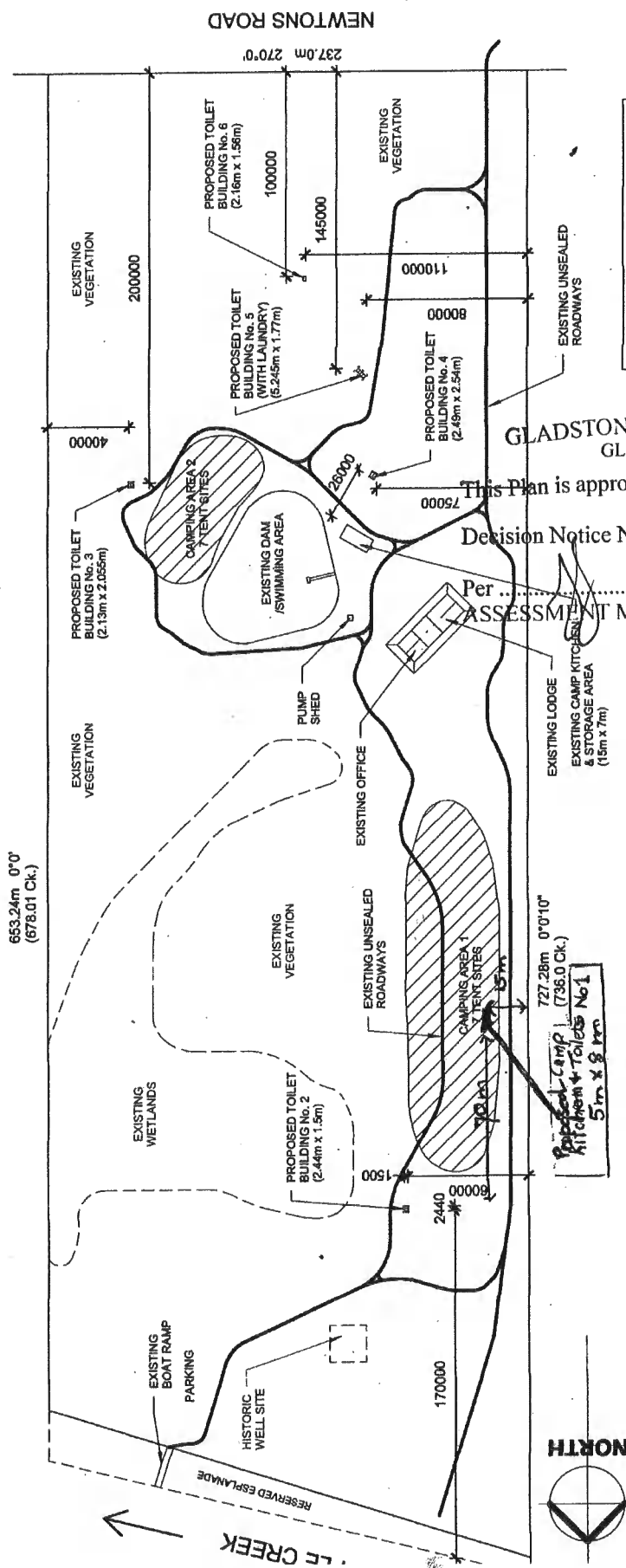
29. Prior to the commencement of this use, the Applicant is to request a Compliance Inspection be undertaken by Council to confirm that all conditions of this Development Permit are considered compliant.
30. Upon receipt of confirmation from Council that all conditions of this Development Permit are considered compliant, the Applicant is to notify Council within 20 business days that this approved use has lawfully commenced.

### **END OF CONDITIONS**

#### **Advice to Applicant:**

An Adopted Infrastructure Charge Notice in relation to the infrastructure charges applicable to this development has been provided separately.

If any proposed Advertising Devices are to be included onsite, please note the Gladstone Regional Council *Subordinate Local Law No 1.4 (Installation of Advertising Devices) 2011* or Planning Scheme - Advertising Devices Code may be applicable.



**PROPERTY DESCRIPTION**  
 LOT 15  
 RP 619121  
 AREA - 16.08 ha  
 Resd Esp - 0.7393 ha  
 TOTAL - 16.8193 ha  
 PARISH - TOTTENHAM  
 COUNTY - FLINDERS  
 135 Newtons Road  
 ROSEDALE

GLADSTONE REGIONAL COUNCIL  
 GLADSTONE OFFICE

This Plan is approved subject to the attached  
 Decision Notice No. DA/50/2019  
 Per [Signature] Date 26/10/20  
 ASSESSMENT MANAGER

**CAMPING AREA  
 TENT SITE DETAILS**  
 AREA 1 = 7 SITES  
 AREA 2 = 7 SITES  
 TOTAL = 14 SITES  
 TOTAL CAMPERS = 45



**SITE PLAN**

**SITE PLAN**

Project number	PD 2198
Date	21 May 2018
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
Scale	1:2000

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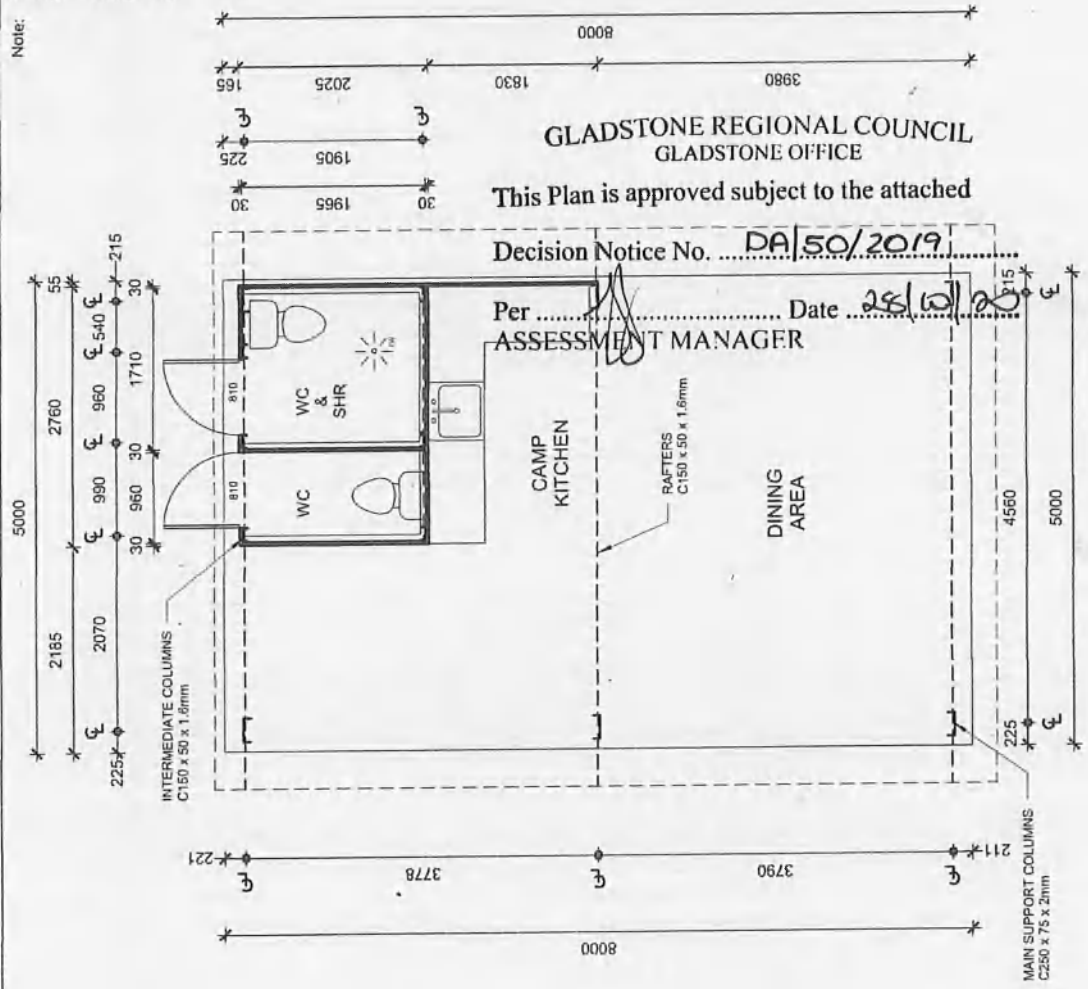
**Midkinrick Lodge &  
 Camping  
 Proposed Buildings**

No.	Description	Date
2	CAMP SITES DESIGNATED ON SITE PLAN	10 Oct 2019
3	CAMP KITCHEN & TOILET No. 3 REMOVED	12 May 2020

**IN POULSEN BUILDING DESIGN**

BARGARA O.4870  
 Mob 0427 593 882  
 Email: johnpoulsen@inpsd.com  
 BSA License No. 58182

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1694.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hymc version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termite control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



FLOOR AREA  
CAMP KITCHEN  
& WC/SHR 40.00 m<sup>2</sup>



FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulsen Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR PLAN

Project number		PD 2199
Date		21 May 2019
Drawn by		NJ Poulsen
Checked by		NJ Poulsen
SHEET SIZE:		A3
Scale		1:50

**FLOOR PLAN**

Midkinrick Lodge & Camping  
Proposed Camp Kitchen

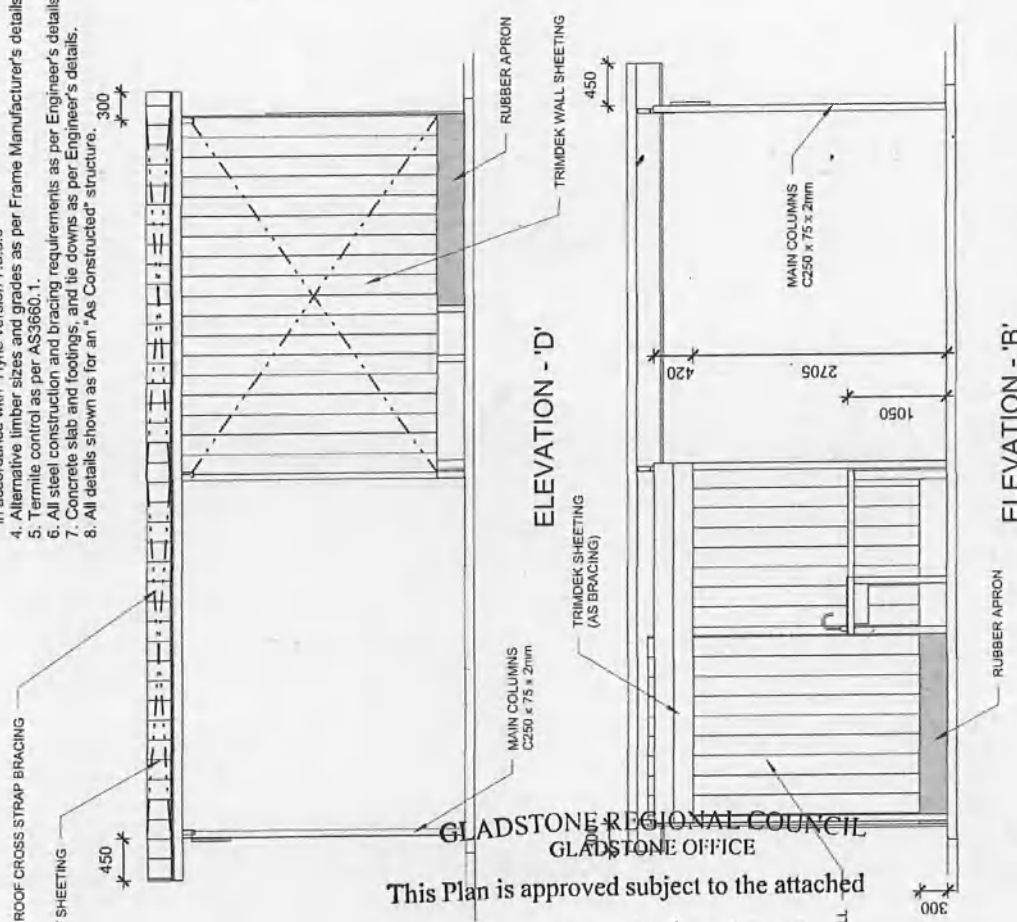
No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**

PO Box 2905  
SUNDABERG Q 4670  
Phone 0427 503 682  
Email: johnpoulsen@jpbdesign.com  
BSA Licence No. 56962



- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termite control as per AS3680.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings; and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



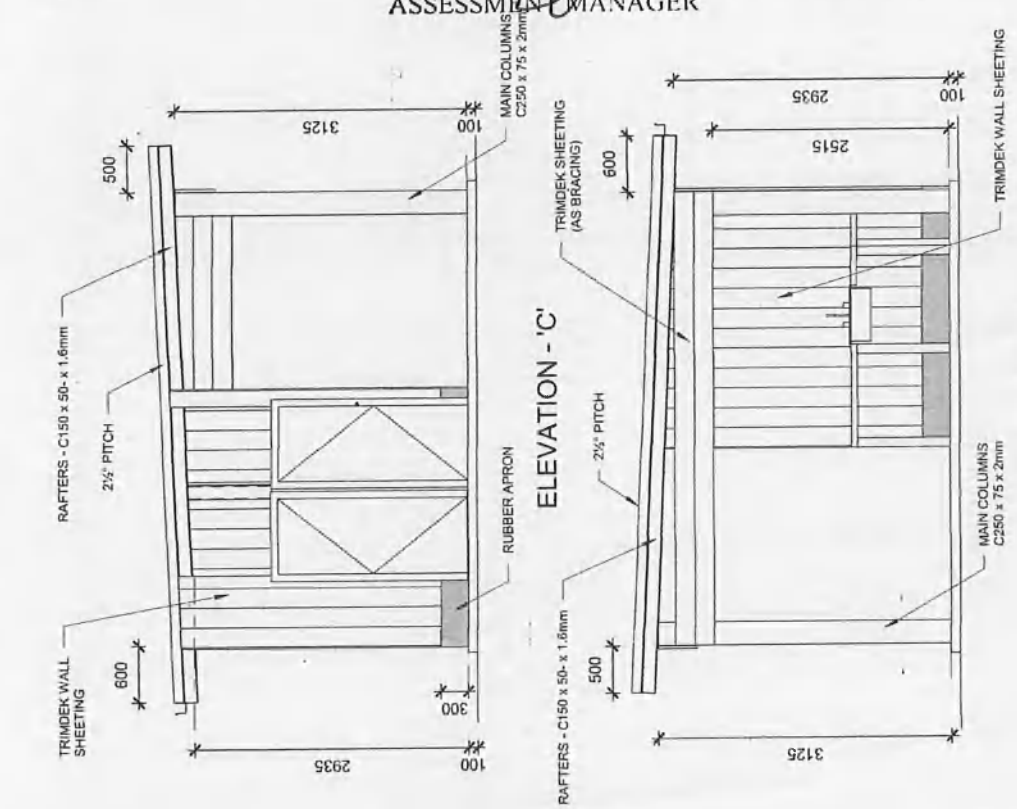
NOTE: DO NOT SCALE OFF DRAWING CAT C2

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA/30/2019

Per [Signature] Date 28/10/20  
ASSESSMENT MANAGER



ELEVATIONS	
Project number	PD 2199
Date	21 May 2019
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
SHEET SIZE:	A3
Scale	1:50

Midkinrick Lodge &  
Camping  
Proposed Camp Kitchen

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
PO Box 2885  
BUNDABERG Q 4870  
Mob 047 593 682  
Email johnpoulsen@johnpoulsen.com  
ESR Licence No. 36962

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termite control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.

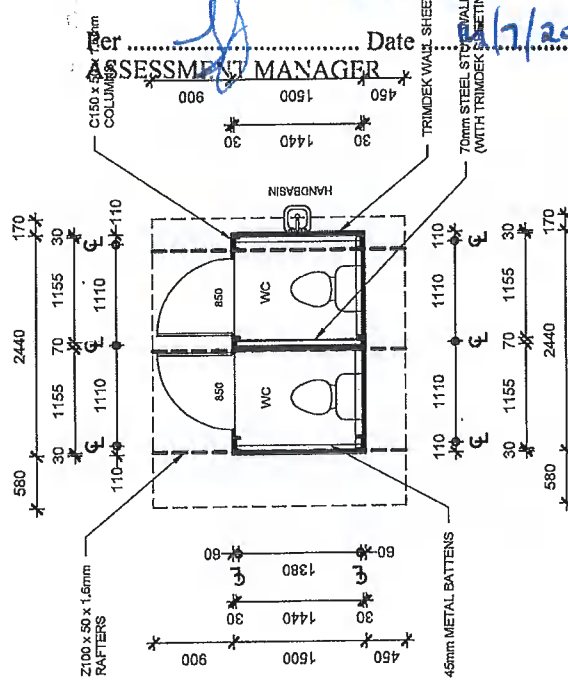


GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA150/2019

Per [Signature] Date 17/7/20  
ASSESSMENT MANAGER



FLOOR PLAN

FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulsen Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR AREA  
TOILETS 3.66 m<sup>2</sup>



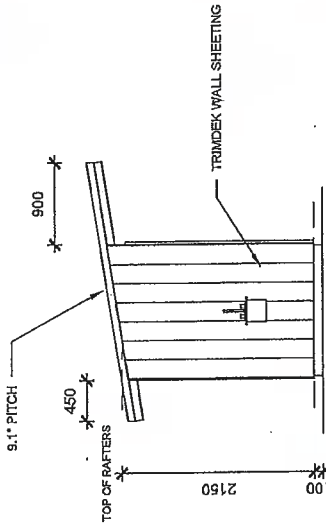
Midskinrick Lodge &  
Camping  
Proposed Toilets No. 2

No.	Description	Date

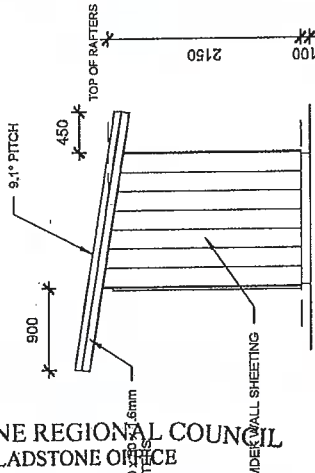
**JOHN POULSEN BUILDING DESIGN**  
PO Box 2885  
BUNDABERG Q 4670  
Mob 0427 585 682  
Email johnpoulsen@bjpound.com  
BSA Licence No. 56862

**FLOOR PLAN**  
Project number PD 2200  
Date 21 May 2019  
Drawn by N.J. Poulsen  
Checked by N.J. Poulsen  
SHEET SIZE: A3 Scale 1:50

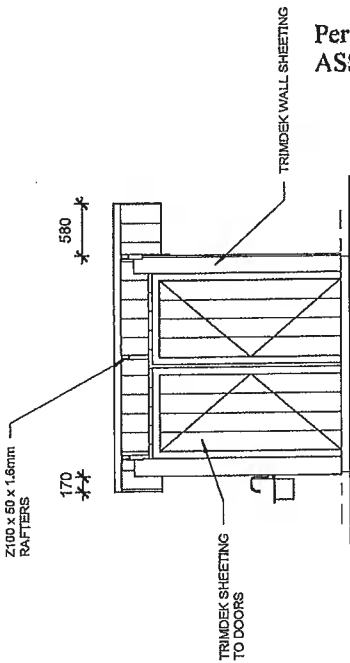
- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termite control as per AS3660-1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



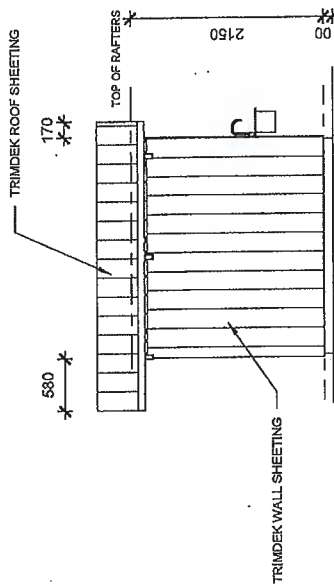
ELEVATION - 'D'



ELEVATION - 'B'



ELEVATION - 'C'



ELEVATION - 'A'

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

This Plan is approved subject to the attached

Decision Notice No. DA/50/2019

Per [Signature] Date 14/7/20  
ASSESSMENT MANAGER

NOTE: DO NOT SCALE OFF DRAWING CAT C2

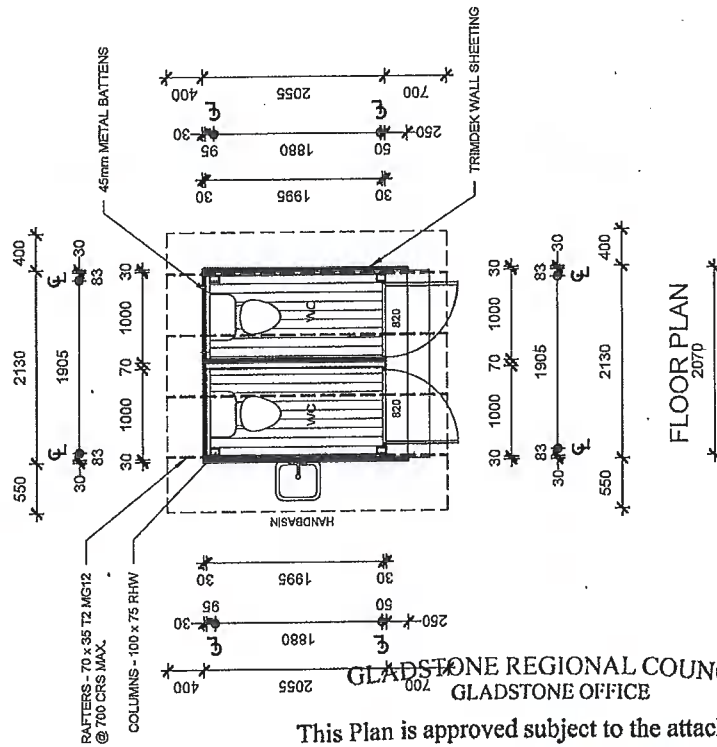
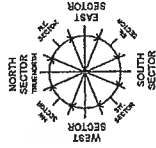
<b>ELEVATIONS</b>	
Project number	PD 2200
Date	21 May 2019
Drawn by	N.J. Poulsen
Checked by	N.J. Poulsen
SHEET SIZE: A3	
Scale 1:50	

Midskinrick Lodge & Camping  
Proposed Toilets No. 2

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
 PO Box 2885  
 BUNDABERG Q 4670  
 Mob 0427 583 832  
 Email: johnpoulsen@jpsdesign.com  
 BSA Licence No. 56982

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Terminate control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulsen Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR AREA  
TOILETS 4.36 m<sup>2</sup>



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Decision Notice No. DA/50/2019

Per [Signature] Date 14/7/20  
ASSESSMENT MANAGER

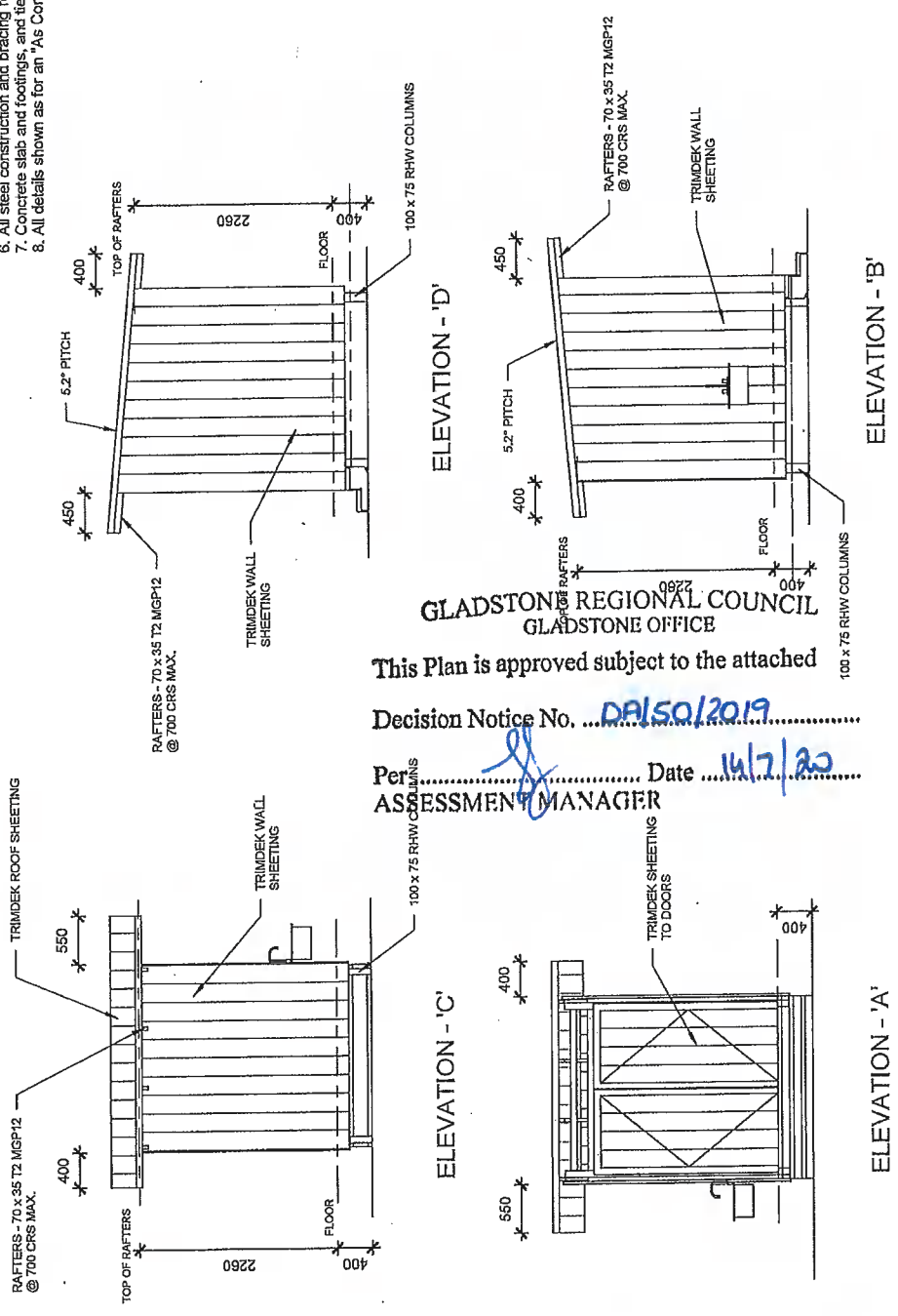
FLOOR PLAN	
Project number	PD 2201
Date	21 May 2019
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
SHEET SIZE: A3	Scale 1:50

Midskinrick Lodge & Camping  
Proposed Toilets No. 3

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
 PO Box 2886  
 BONDABERG Q 4670  
 Mob 0427 563 882  
 Email: johnpoulsen@bigpond.com  
 BSA Licence No. 55962

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyme version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termite control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
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GLADSTONE OFFICE

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Decision Notice No. DA/50/2019

Per [Signature] Date 14/7/20  
ASSESSMENT MANAGER

NOTE: DO NOT SCALE OFF DRAWING CAT C2

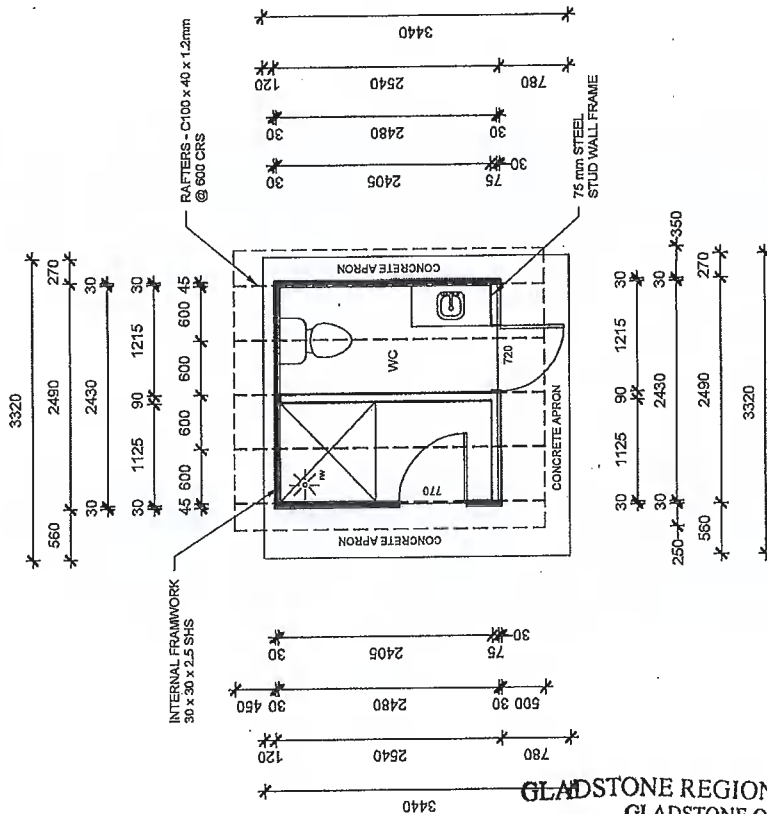
<b>ELEVATIONS</b>	
Project number	PD 2201
Date	21 May 2019
Drawn by	N.J. Poulsen
Checked by	N.J. Poulsen
SHEET SIZE: A3	Scale 1:50

Midskinrick Lodge & Camping  
Proposed Toilets No. 3

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
 P.O. Box 2885  
 BUNDABERG Q 4670  
 Mob 0427 588 682  
 Email johnpoulsen@jpsdesign.com  
 BSA Licence No. 58962

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
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  5. Termite control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulisen Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR PLAN

FLOOR AREA	6.32 m <sup>2</sup>
TOILET/ SHR	5.10 m <sup>2</sup>
CONC. APRON	11.42 m <sup>2</sup>
TOTAL AREA	

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

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Decision Notice No. DA/50/2019

Per [Signature] Date 11/7/19  
ASSESSMENT MANAGER



JOHN POULISEN BUILDING DESIGN

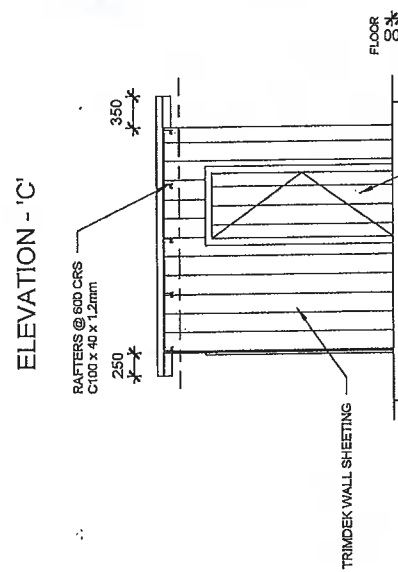
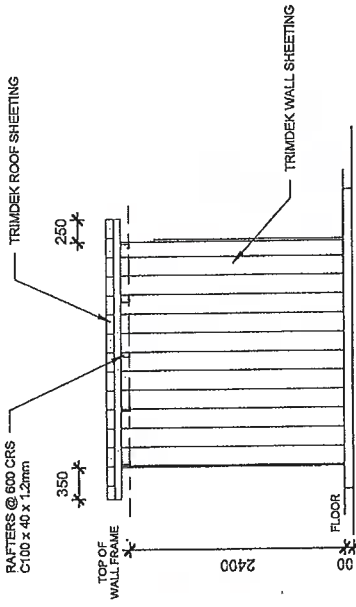
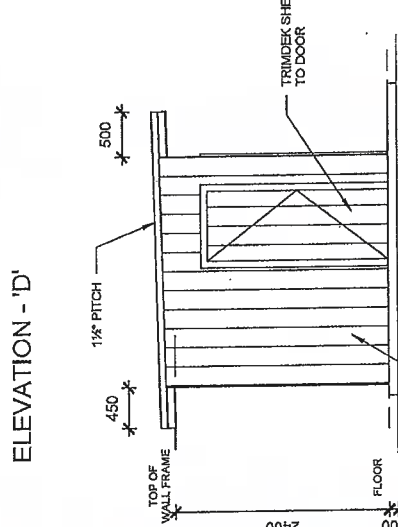
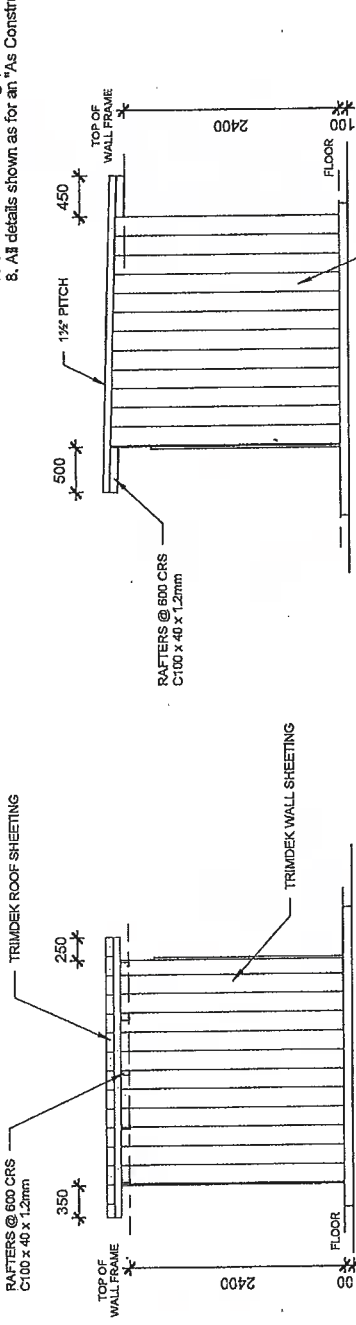
PO Box 2885  
BUNDABERG Q 4670  
Mob 0427 593 882  
Email: johnpoulisendesign@bigpond.com  
BSA Licence No. 56162

Midkinrick Lodge &  
Camping  
Proposed Toilet No. 4

No.	Description	Date

FLOOR PLAN	
Project number	PD 2202
Date	21 May 2019
Drawn by	NJ Poulisen
Checked by	NJ Poulisen
PAGE 2 OF 5	
SHEET SIZE: A3	Scale 1:50

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
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  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

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Decision Notice No. DA/50/2019

Per [Signature] Date 14/7/20  
ASSESSMENT MANAGER

NOTE: DO NOT SCALE OFF DRAWING CAT C2

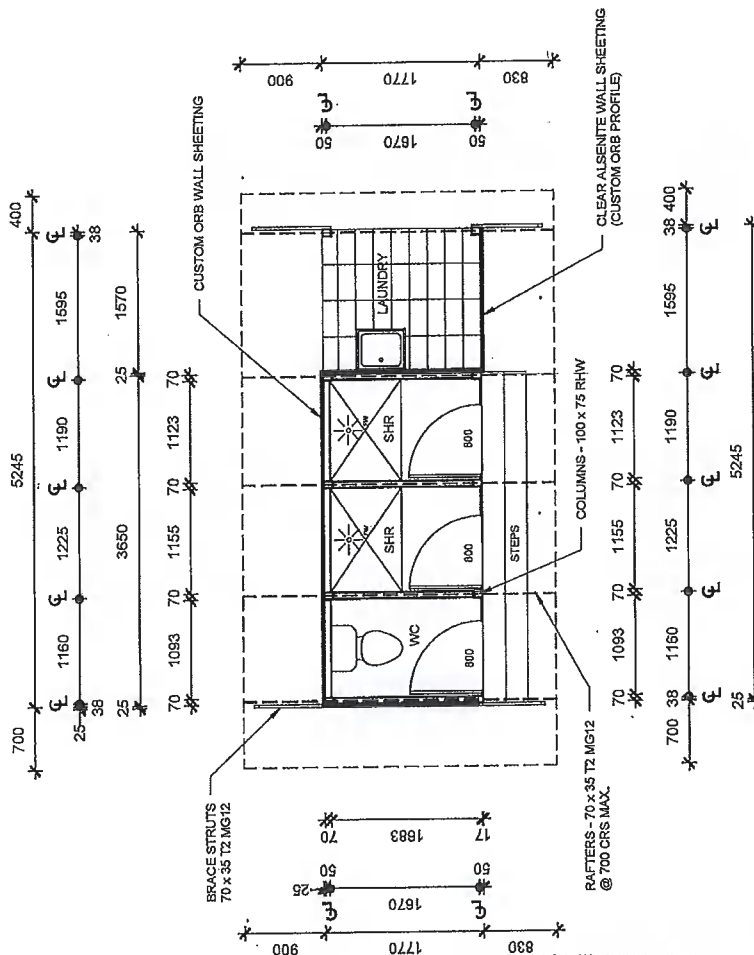
ELEVATIONS	
Project number	PD 2202
Date	21 May 2019
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
SHEET SIZE: A3	Scale 1:50

Midkinrick Lodge & Camping  
Proposed Toilet No. 4

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
PO Box 2885  
BUNDABERG Q 4670  
Mob 0427 593 882  
Email johnpoulsen@bigpond.com  
BSA License No. 56962

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
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  7. Concrete slab and footings, and tie downs as per Engineer's details.
  8. All details shown as for an "As Constructed" structure.



FLOOR PLAN

FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulson Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR AREA	6.64 m <sup>2</sup>	9.46 m <sup>2</sup>
TOILET/SHRS	2.82 m <sup>2</sup>	
LAUNDRY		
TOTAL AREA		

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

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Decision Notice No. **DA/50/2019**

Per *[Signature]* Date **14/7/20**  
ASSESSMENT MANAGER



Midskinrick Lodge &  
Camping  
Proposed Toilet No. 5

No.	Description	Date

JOHN POULSEN BUILDING DESIGN

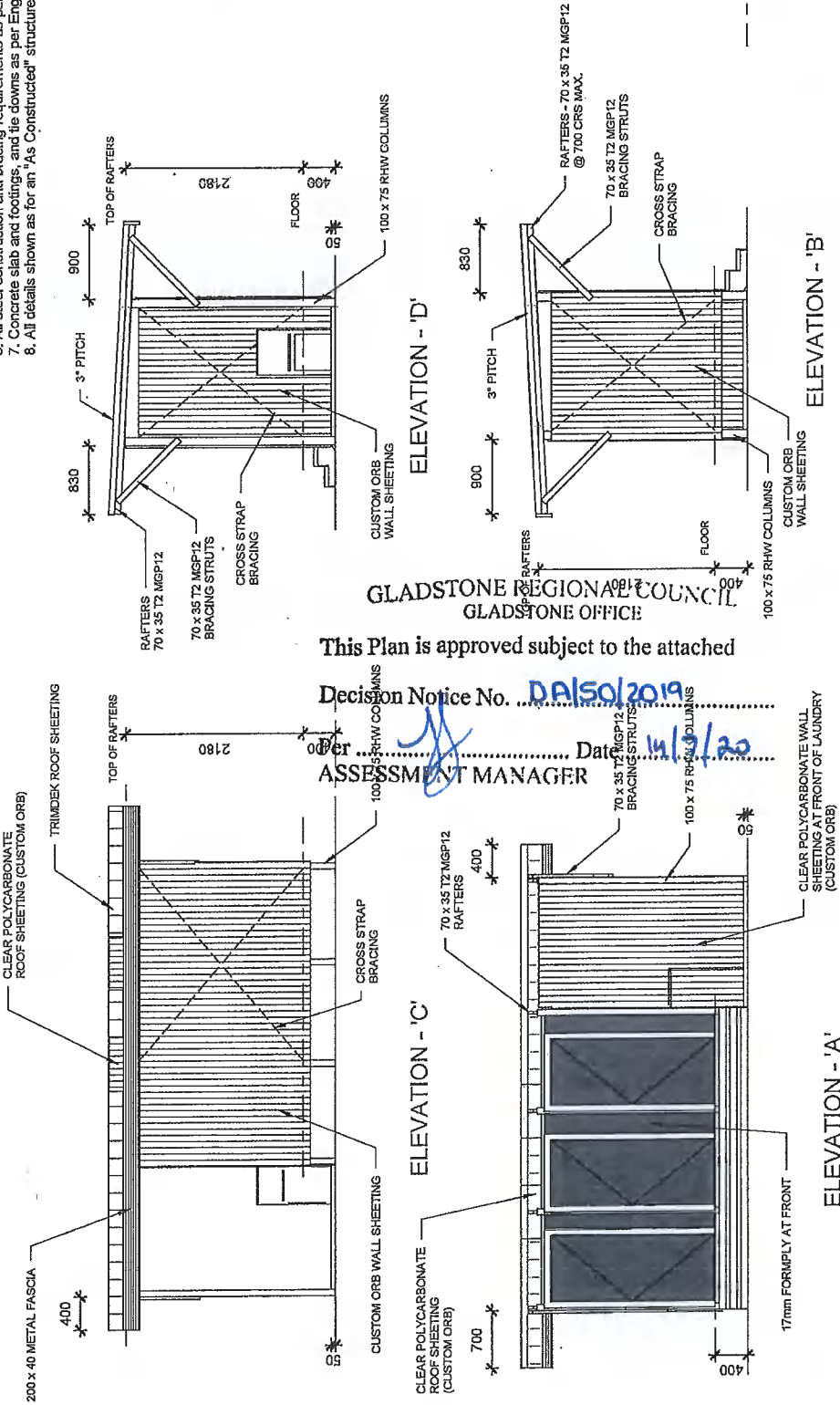
PO Box 2885  
BUNDABERG Q 4870  
Mob: 0427 593 532  
Email: johnpoulson@bjpound.com  
BSA Licence No. 58862

FLOOR PLAN	
Project number	PD 2203
Date	27 May 2019
Drawn by	NJ Poulson
Checked by	NJ Poulson
SHEET SIZE: A3	Scale 1:50

PAGE 2 OF 5



- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
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  7. Concrete slab and footings, and tie downs as per Engineer's details.
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GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

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Decision Notice No. DA150/2019  
 Date 14/09/20  
 ASSESSMENT MANAGER

NOTE: DO NOT SCALE OFF DRAWING CAT C2

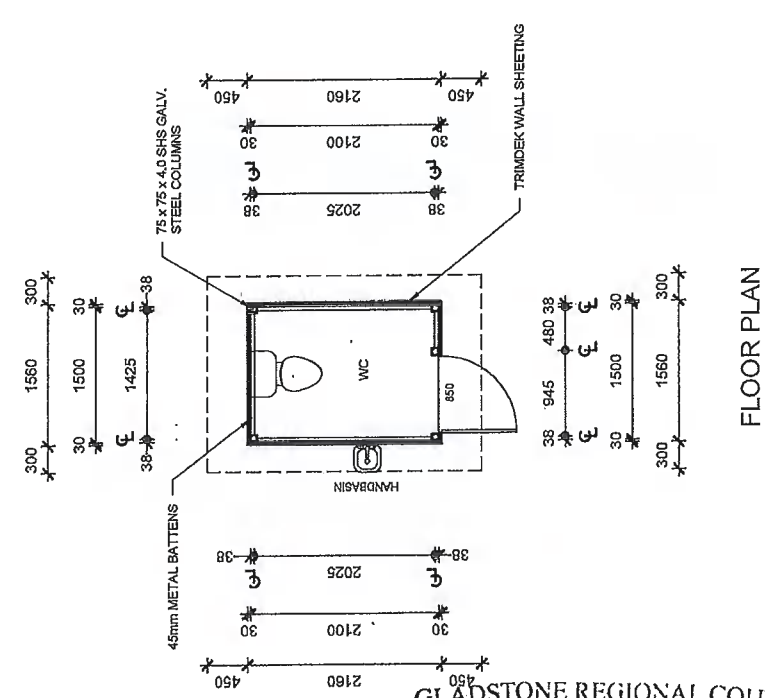
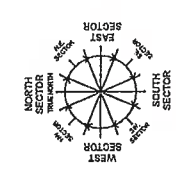
<b>ELEVATIONS</b>	
Project number	PD 2203
Date	21 July 2019
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
PAGE 3 OF 5	
SHEET SIZE: A3	
Scale 1:50	

**Midskinrick Lodge & Camping**  
**Proposed Toilet No. 5**

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
 PO Box 2845  
 BUNDABERG Q 4670  
 Mob 0427 502 662.  
 Email johnpoulsen@jpbdesign.com  
 GSA Licence No. 36162

- Note:
1. Builder to confirm all dimensions and roof pitch prior to construction.
  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyne version 7.5.8.0"
  4. Alternative timber sizes and grades as per Frame Manufacturer's details.
  5. Termitic control as per AS3660.1.
  6. All steel construction and bracing requirements as per Engineer's details.
  7. Concrete slab and footings, and tie downs as per Engineer's details.



FLOOR PLAN

FOR SITE PLAN DETAILS REFER TO PLAN No. PD2198  
(John Poulsen Building Design)

NOTE: DO NOT SCALE OFF DRAWING CAT C2

FLOOR AREA  
TOILET 3.37 m<sup>2</sup>

<b>FLOOR PLAN</b>	
Project number	PD 2204
Date	21 May 2019
Drawn by	N.J. Poulsen
Checked by	N.J. Poulsen
PAGE 2 OF 5	
SHEET SIZE: A3	
Scale 1:50	

Midskinrick Lodge & Camping  
Proposed Toilet No. 6

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**  
 PO Box 2885  
 BUNDABERG Q 4670  
 Mob 0427 593 882  
 Email johnpoulsen@jpbond.com  
 BSA Licence No. 59882

GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

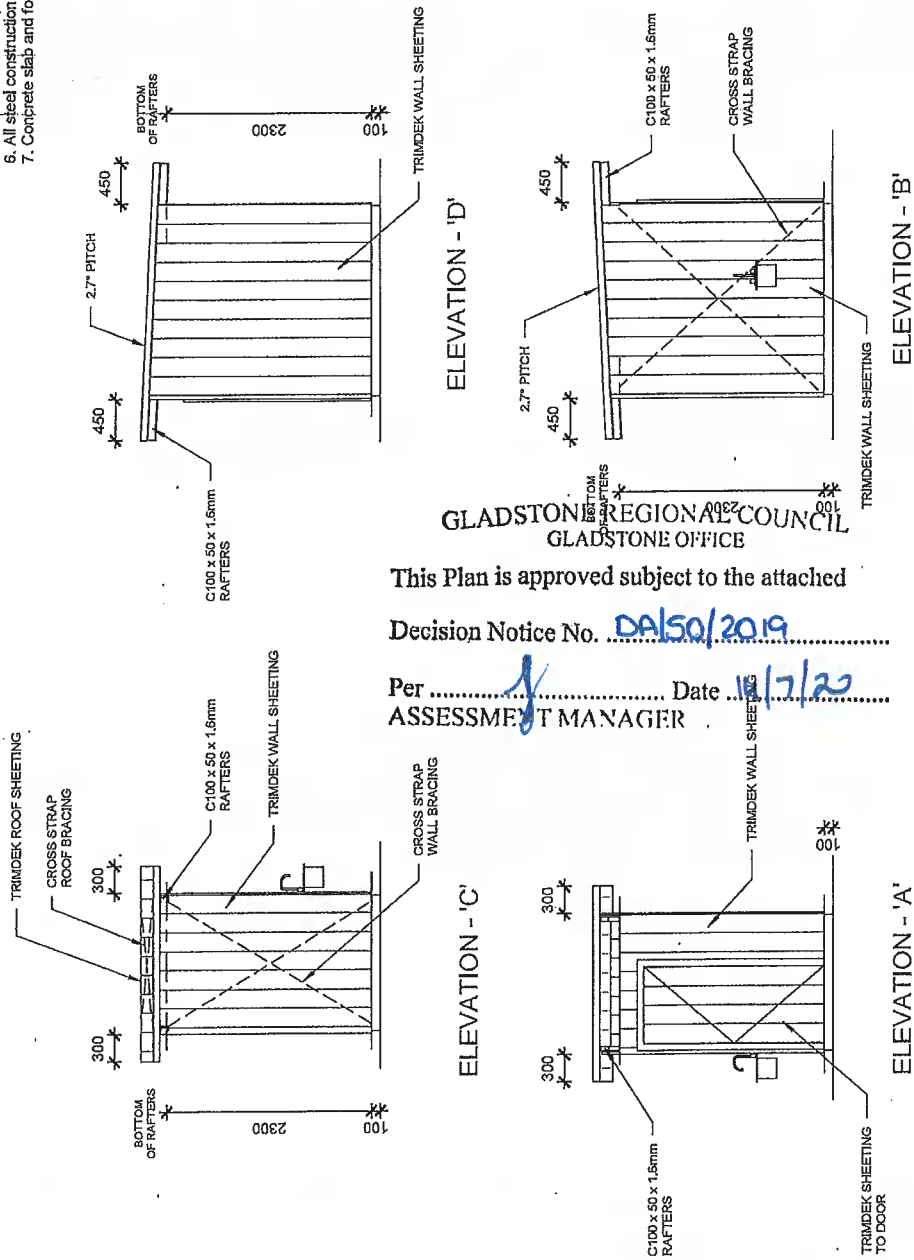
This Plan is approved subject to the attached

Decision Notice No. DA/50/2019

Per [Signature] Date 14/7/20  
ASSESSMENT MANAGER



- Note:
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  2. All construction to conform with Building Code of Australia & AS1684.3.
  3. Unless otherwise indicated all timber sizes calculated in accordance with "Hyme version 7.5.8.0"
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  5. Termite control as per AS3680.1.
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GLADSTONE REGIONAL COUNCIL  
GLADSTONE OFFICE

This Plan is approved subject to the attached  
Decision Notice No. DA150/2019

Per [Signature] Date 11/7/20  
ASSESSMENT MANAGER

NOTE: DO NOT SCALE OFF DRAWING CAT C2

ELEVATIONS	
Project number	PD 2204
Date	21 May 2019
Drawn by	NJ Poulsen
Checked by	NJ Poulsen
SHEET SIZE: A3	Scale 1:50

Midskinrick Lodge & Camping  
Proposed Toilet No. 6

No.	Description	Date

**JOHN POULSEN BUILDING DESIGN**

PO Box 2855  
BUNDABERG Q 4670  
Mob 0427 356 682  
Email john@jhpoulsen.com  
ESA Licence No. 55862