INFORMATION REQUEST

Planning Act 2016

30 July 2025

Martin J Papadopoulos & Kaitlyn M Davies
5 Ohl Road
MISSION BEACH QLD 4852

E: katdavies@gmail.com

Dear Sir/Madam

Application Number	MCU25/0027
Proposal	Material Change of Use for Nature Based Tourism (Farmstay)
Address	5 Ohl Road, Mission Beach
Property Description	Lot 100 on SP262099

I refer to the above development application accepted by Council on 22 July 2025 and advise that Council as the assessment manager requires further information to satisfactorily assess the proposal.

INFORMATION REQUEST

Issue A

The definition of the use applied for:

Information Required:

Nature Based Tourism is defined in the Cassowary Coast Planning Scheme 2015 as follows:

The use of land or premises for a tourism activity, including tourist and visitor short-term accommodation, that is intended for the conservation, interpretation and appreciation of areas of environmental, cultural or heritage value, local ecosystem and attributes of the natural environment. Nature-based tourism activities typically:

- maintain a nature based focus or product;
- promote environmental awareness, education and conservation;
- carry out sustainable practices

Examples include: Environmentally responsible accommodation facilities including lodges, cabins, huts and tented camps.

Tourist Park is defined in the Cassowary Coast Planning Scheme 2015 as follows:

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.

Examples include: Camping ground, caravan park, holiday cabins.

It is noted that the proposed development provides for 30 x self-contained caravan sites, a camp kitchen, a communal fire pit, a bocce court and a fish cleaning facility, therefore it should also be defined as a Tourist Park under the Cassowary Coast Planning Scheme.

1.) Please provide an amended DA Form 1 which includes that you have applied for a Tourist Park use.
2.) Please provide assessment of the development against the provisions of 9.3.4 Camping, caravans and cabins code of the Cassowary Coast Planning Scheme 2015

Issue B
Traffic generation from the proposed development.

Information Required:
The proposed development is located at the end of Ohl Road which carries a small amount of vehicles at the current time. The proposed development is for 30 x self-contained caravan sites has the potential to increase the traffic on Ohl and Boyett Roads significantly.

1.) Please provide a traffic impact assessment from a suitability qualified and experienced register professional engineer of Queensland (RPEQ) which assesses the impact of the proposed development on the road network.

Issue C
Dump Point

Information Required:
The proposed development provides for a dump point, however the site is located within an unsewered area

1.) Please provide additional information in regard to the type and capacity of the on site sewerage system for the dump point.

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In accordance with the provisions of the *Development Assessment Rules*, the period for the applicant to respond to an information request is three months from the date the information request. The due date for the response to this Information Request to be provided is **29 November 2025** unless a further period is agreed between the applicant and the assessment manager.

Under the provisions of the *Development Assessment Rules*, you have three options available in response to this Information Request. You may give the Council as the Assessment Manager:

(a) all of the information requested; **or**
(b) part of the information requested; **or**
(c) a notice that none of the information will be provided.

For any response given in accordance with sections 13.2(b) or (c) of the *Development Assessment Rules*, the applicant may also advise the assessment manager that it must proceed with its assessment of the application.

The applicant must provide a copy of any response to an information request made by a referral agency to the assessment manager.

If you have any queries in relation to this matter, please contact Byron Jones, Principal Planner by Email: planning@ccrc.qld.gov.au or Phone: 07 4030 2208.

Yours faithfully

Daniel Horton
MANAGER PLANNING AND DEVELOPMENT

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