



TENURE SOLUTIONS

Spatial Investments Holdings Pty Ltd

ACN: 090 020 563

www.tenuresolutions.com.au

TENURE SOLUTIONS : TENURE OPTIONS REPORT

Property address :

Property Description :

Survey Plan :

Significant affects on Property “

Page 1 - 7 - Landchecker Report

Page 8 - DAMS Report of SEQRP impacts.

Page 9 - 29 - Council Report including Overlay impacts - Flooding, Bush Fire, Natural Vegetation, etc.

Page 30 - 32 - Extract of Planning Scheme

Page 33 - 34 - Quotation for Town Planning Services

Possible Tenure Options :

Subdivision of this property - Limited by the SEQRP 100Ha minimum subdivisional site size,

Long Term Lease - Limited by the SEQRP 100Ha minimum subdivisional site size,

Dual Occupancy - Limited due to the Sunshine Coast Planning legislation,

Community/Strata Title - Limited due to the Sunshine Coast Planning legislation,

Secondary Dwelling - Possible via a Code Assessable Development Application,

Company Title - Possible, and

Lease over the building and Licence agreement - Possible



Tenure Solutions : Tenure Options Report



Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

DETAILS

LOT/PLAN NUMBER OR CROWN DESCRIPTION Lot. 12 SP209380			SPI (STANDARD PARCEL IDENTIFIER) 12 SP209380		
LOCAL GOVERNMENT (COUNCIL) Sunshine Coast Regional			COUNCIL PROPERTY NUMBER N/A		
LAND SIZE (APPROX) 🔒 Premium Report Only	FLOOR AREA 141m ²	FRONTAGE (APPROX) 🔒 Premium Report Only	ORIENTATION 🔒 Premium Report Only	ROOF MATERIAL Colorbond	WALL MATERIAL Weatherboard And Colorbond
HOUSE 🏠 4 🏡 2 🚗 8		YEAR BUILT 2000		SALE HISTORY \$760,000 23/08/2018 \$630,000 18/11/2009	

STATE ELECTORATES

LEGISLATIVE COUNCIL N/A	LEGISLATIVE ASSEMBLY
----------------------------	----------------------

COUNCIL INFORMATION - SUNSHINE COAST REGIONAL

PHONE 07 5475 7272 (Sunshine Coast Regional Council)	
WEBSITE http://www.sunshinecoast.qld.gov.au/	EMAIL mail@sunshinecoast.qld.gov.au

🔒 PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Aerial Imagery
Real world comparisons



Site Dimensions
Approximate Site Dimensions



Much more
Have a look today!

Visit landchecker.com.au to purchase online

Tenure Solutions : Tenure Options Report



Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

PLANNING ZONE



RURAL

6.2.19 The purpose of the Rural zone code is to provide for a wide range of rural activities and a limited range of non-rural activities which complement, value add or provide a service to rural areas. Activities in rural areas maintain and enhance the character, visual amenity and rural production capability of the area.

[Rural](#)

For confirmation and detailed advice about this planning zone, please contact SUNSHINE COAST REGIONAL council on 07 5475 7272.

OTHER PLANNING ZONES IN THE VICINITY:

- | | |
|---|----------------------|
| ENVIRONMENTAL MANAGEMENT AND CONSERVATION | RURAL |
| OPEN SPACE | SPORT AND RECREATION |

🔒 PREMIUM REPORT \$19.90 - Includes:

- | | | | |
|---|---|---|--|
| Planning Permits
Approved and Pending | Aerial Imagery
Real world comparisons | Site Dimensions
Approximate Site Dimensions | Much more
Have a look today! |
|---|---|---|--|

Visit landchecker.com.au to purchase online

Tenure Solutions : Tenure Options Report

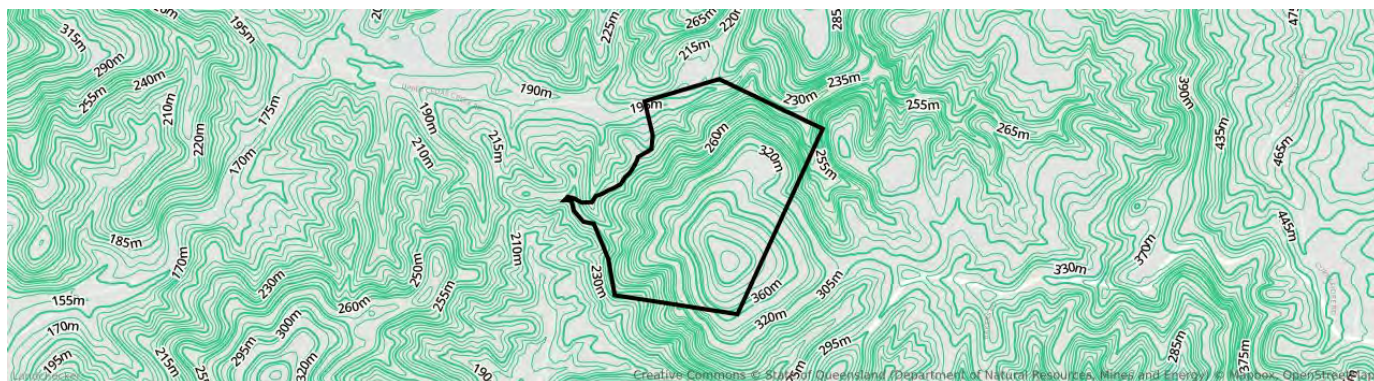


Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

ELEVATION CONTOURS



1 - 5m Contours

For confirmation and detailed advice about the elevation of the property, please contact SUNSHINE COAST REGIONAL council on 07 5475 7272.

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Aerial Imagery
Real world comparisons



Site Dimensions
Approximate Site Dimensions



Much more
Have a look today!

Visit landchecker.com.au to purchase online



landchecker.com.au

Printed on February 2nd, 2023 16:24

Copyright Landchecker 2023

Tenure Solutions : Tenure Options Report

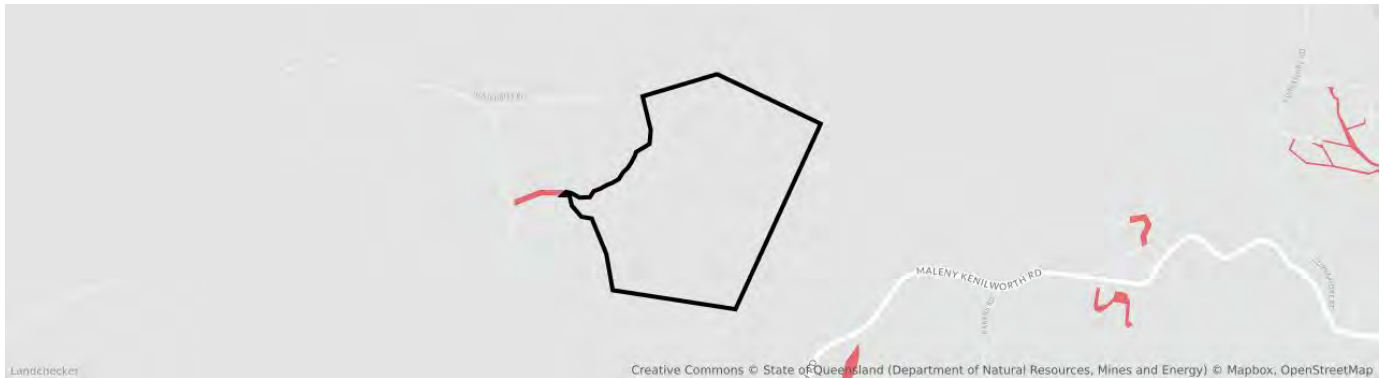


Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

EASEMENTS



The easement displayed is indicative only and may represent a subset of the total easements.

For confirmation and detailed advice about the easement on or nearby this property, please contact SUNSHINE COAST REGIONAL council on **07 5475 7272**.

🔒 PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Aerial Imagery
Real world comparisons



Site Dimensions
Approximate Site Dimensions



Much more
Have a look today!

Visit landchecker.com.au to purchase online

Tenure Solutions : Tenure Options Report



Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

Terms and Conditions

LANDCHECKER PTY LTD ACN 607 394 696 (Landchecker)

1. Property Report

This Property Report:

- is issued subject to the terms and conditions in respect of which Property Reports are issued by Landchecker; and
- contains data owned or licensed by our service providers that Landchecker Pty Ltd licences under the terms and conditions in the following links:
 - <https://creativecommons.org/licenses/by/4.0/> and <https://creativecommons.org/licenses/by/3.0/au/> in respect of data supplied by the State of Queensland;
 - <https://creativecommons.org/licenses/by/3.0/au/> in respect of data supplied by the Sunshine Coast Regional Council;
 - <https://creativecommons.org/licenses/by/4.0/> in respect of census data supplied by the Commonwealth of Australia;
 - <https://www.mapbox.com/tos> in respect of data supplied by Mapbox Inc.; and
 - <https://www.openstreetmap.org/copyright> in respect of data supplied by Open Street Maps;
 - <https://www.corelogic.com.au/resources/pdf/misc/rpdata-terms-conditions-integrators.pdf> in respect of data supplied by RP Data Pty Ltd trading as CoreLogic Asia Pacific (CoreLogic); and
 - <https://creativecommons.org/licenses/by/4.0/> in respect of data supplied by the Australian Curriculum, Assessment and Reporting Authority (ACARA).

2. Use of Property Report

This Property Report is made available for information purposes only. Recipients of this Property Report acknowledge and agree that they may not rely upon the content of this Property Report for any other purposes other than the express purpose for which it is issued and that recipients:

- must not use in any manner which is unlawful, offensive, threatening, defamatory, fraudulent, misleading, deceptive or otherwise inappropriate;
- must seek their own independent professional advice and seek their own professional advice in respect of the subject matter of this Property Report before acting on or referring to any of the information contained in this Property Report;
- acknowledge that this Property Report is provided entirely at recipients' own risk and neither Landchecker nor its service providers take any responsibility or liability for any loss or damage suffered by recipients in reliance on this Property Report; and
- acknowledge that this Property Report will be accurate, complete or reliable.
- acknowledge that the CoreLogic Data (as defined below) provided in this Property Report is of a general nature and should not be construed as specific advice or relied upon in lieu of appropriate professional advice. While CoreLogic uses commercially reasonable efforts to ensure the CoreLogic Data is current, CoreLogic does not warrant the accuracy, currency or completeness of the CoreLogic Data and to the full extent permitted by law excludes all loss or damage howsoever arising (including through negligence) in connection with the CoreLogic Data.

3. Attributions

State Government Copyright Notice and Disclaimer

The State of Queensland and the Council own, as applicable, the copyright in the property data contained in the Property Report (Property Data) and reproduction of that data in any way without the consent of the State of Queensland or the Council may constitute a breach of the Copyright Act 1968 (Cth). Neither the State of Queensland nor the Council warrants the accuracy or completeness of the Property Data and any person using or relying on such information does so on the basis that the State of Queensland and the Council accept no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Neither Landchecker nor this Property Report are affiliated with, endorsed or authorised by the State of Queensland or the Council.

The data in this Property Report may contain property data in respect of an adjacent council area or State. The attribution in respect of the Property Data is only in respect of the property for which the Property Report was obtained. Additional attribution statements for adjoining properties are available in Landchecker's terms of use.

RP Data Pty Ltd trading as CoreLogic Asia Pacific

This Property Report reproduces materials and content owned or licenced by CoreLogic and may include data, statistics, estimates, indices, photographs, maps, tools, calculators (including their outputs), commentary, reports and other information (CoreLogic Data). © copyright 2018. CoreLogic and its licensors are the sole and exclusive owners of all rights, title and interest (including intellectual property rights) in the CoreLogic Data contained in this publication. All rights reserved.

Australian Curriculum Assessment and Reporting Authority

🔒 PREMIUM REPORT \$19.90 - Includes:



Planning Permits

Approved and Pending



Aerial Imagery

Real world comparisons



Site Dimensions

Approximate Site Dimensions



Much more

Have a look today!

Visit landchecker.com.au to purchase online

Tenure Solutions : Tenure Options Report



Property Report

120 Upper Cedar Creek Road, Elaman Creek Qld 4552

Created On: February 2nd, 2023

This Property Report contains data that was downloaded from the ACARA website (www.acara.edu.au) (accessed 1 April 2019) and was not modified that is © copyright 2009 to present. ACARA does not:

- a. endorse any product, such as this Property Report, that uses ACARA material; or
- b. make any representations as to the quality of such products.

Any product that uses material published in this Property Report should not be taken to be affiliated with ACARA or have the sponsorship or approval of ACARA. A recipient of this Property Report should make their own assessment of the material in this Property Report.

PREMIUM REPORT \$19.90 - Includes:



Planning Permits
Approved and Pending



Aerial Imagery
Real world comparisons



Site Dimensions
Approximate Site Dimensions



Much more
Have a look today!

Visit landchecker.com.au to purchase online



SARA DA Mapping

SEQ REGIONAL PLAN TRIGGERS

SEQ REGIONAL PLAN TRIGGERS

- ☐ All
- ☒ SEQ Regional Plan land use categories
- ☐ Regional Landscape and Rural Production Area
- ☐ Urban Footprint
- ☐ Rural Living Area
- ☐ SEQ major development area

For further information about SEQ major development areas, please refer to the *South East Queensland Regional Plan 2017 (ShapingSEQ)*.

For other SEQ Regional Plan layers, refer to the 'Other State Planning Matters' category below.

- QUEENSLAND HERITAGE
- UNEXPLODED ORDNANCE (UXO)
- COASTAL PROTECTION
- FISH HABITAT AREAS

FISH HABITAT AREAS

- ☐ All
- ☐ Fish habitat management area A
- ☐ Fish habitat management area B
- ☒ Queensland waterways for waterway barrier works
- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major

PLEASE NOTE: By using this mapping you agree to the full [terms and conditions](#) available on the department's website.

[Show DA Layers](#)

SEQ REGIONAL PLAN TRIGGERS

- SEQ Regional Plan land use categories

FISH HABITAT AREAS

- Queensland waterways for waterway barrier works

WATER RESOURCES

- Water resource planning area boundaries

NATIVE VEGETATION CLEARING

- Regulated vegetation management map (Category A and B extract)

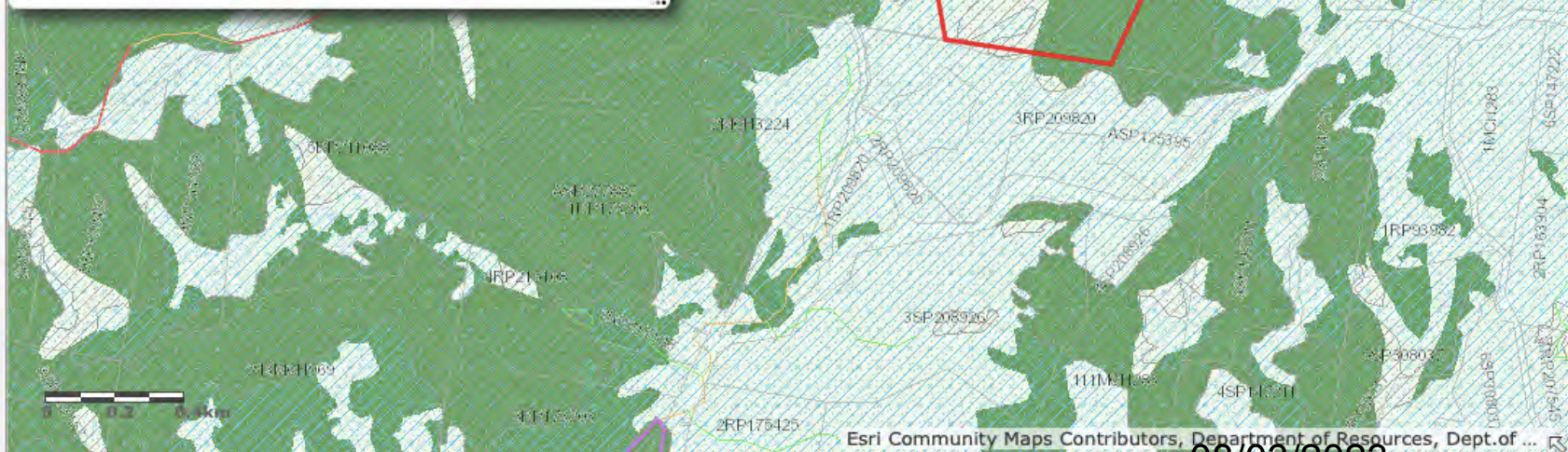
KOALA PRIORITY AREA

- Koala priority area

KOALA HABITAT AREA

- Core koala habitat area

PLEASE NOTE: This symbol indicates the layer contains sub-categories. Symbols for layer categories can be viewed in the legend to the left of the window.





The following report has been automatically generated to provide an indication (only) of development related information applying to the site.

For more information and to determine if the mapping overlays are applicable, refer to the Sunshine Coast Planning Scheme 2014. This report is not intended to replace the requirement to carry out a detailed assessment of Council and State controls. You are advised to seek your own professional advice on town planning laws and other controls that may impact on the existing or intended use of the subject site.

If you are undertaking development or building certification, it is recommended that Council [property searches](#) are sought. These may include (but not limited to) building information searches, planning and development certificates and flood information searches.

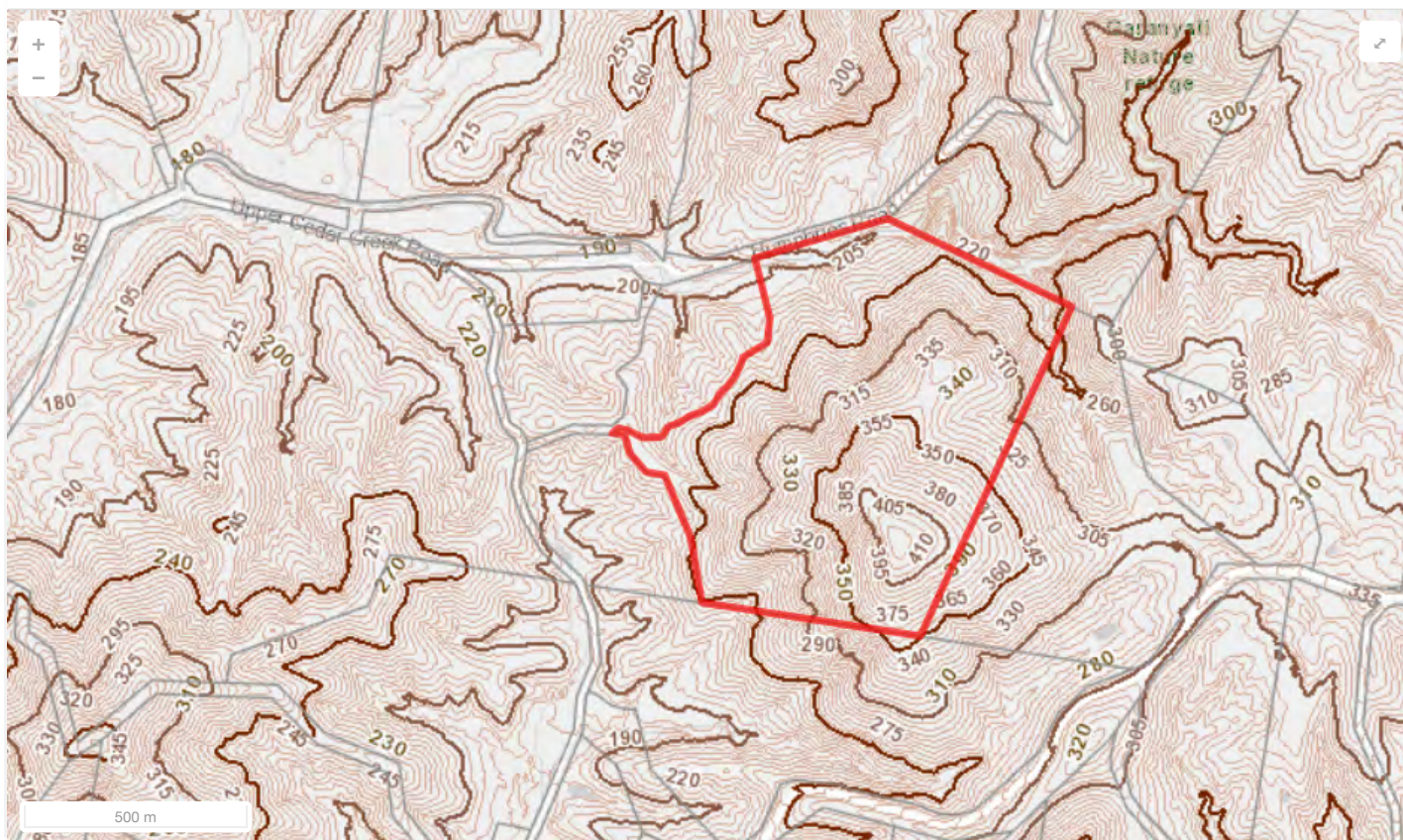
New Sunshine Coast Planning Scheme Project: Council is preparing a new planning scheme for the Sunshine Coast to help guide growth and development and preserve the things we love about our region. Council's first step towards creating a new planning scheme which reflects our community's vision for the region, was to seek early community input during February and March 2022, as part of the Preliminary Consultation Program. For more information about community feedback received during the preliminary consultation, Council's plans for progressing the drafting process, or to sign up to receive project updates, visit haveyoursay.sunshinecoast.qld.gov.au/newplanningscheme.

Site Information		Change location
Property Address	120 Upper Cedar Creek Rd ELAMAN CREEK QLD 4552	
Lot Plan	12SP209380	
Land Area	551700 SQ METRES	
More Information	View in MyMaps. View in Development.i. View in State Assessment Referral Agency (SARA) DA mapping (External Site). View in State Planning Policy Interactive Mapping System (External Site). View in Google Street View (External Site).	

Location Map



Contour Map



Water & Sewer Infrastructure Map

The following information has been provided and maintained by [Unitywater](#). Please contact Unitywater directly for any errors or omissions. Limited layers have been displayed for the purpose of this report. Go to [Unitywater's Web Mapping Application](#) for more information. Usage in agreement with © Unitywater 2017 [terms and conditions](#).



- Water Hydrant - Bulk Supply Point
- Water Hydrant - Hydrant
- Water Network Meter - Network Meter
- Sewer Pressure Main - Pressure Sewer
- Sewer Pressure Main - Rising Main
- Sewer Pressure Main - Vacuum Main
- Water Main - Raw Water Main
- Water Main - Trunk Main
- Water Main - Reticulation Main
- Sewer Manhole - Flume Pit
- Sewer Manhole - Maintenance Shaft
- Sewer Manhole - Manhole
- Sewer Manhole - Vacuum Collection Pit
- Sewer Gravity Main - Trunk Main
- Sewer Gravity Main - Reticulation Main
- Sewer Gravity Main - Overflow Main
- Sewer Gravity Main - Siphon Main

Stormwater Network



- Box Culvert
- BoxCulvertCauseway
- Pipe Culvert
- PipeCulvertCauseway
- Allotment
- Box
- Pipe
- Stormwater Open Drain (Non Council)
- Stormwater End Structure (Non Council)
- CatchPit
- EndCap
- FieldInlet
- Manhole
- Stormwater Open Drain (Council)
- Stormwater End Structure (Council)

Easements and Covenants Map



- Acoustic
- Geotechnical Report
- Agricultural Buffer
- Protective Mechanism
- Vegetation Protection
- Voluntary Conservation Agreement
- Other Covenant Type
- Easements

Applications Associated with Site

Development & Building applications lodged to Sunshine Coast Council since 2007 and searchable on Development.i. To check if applications or approvals exist over site prior to 2007, it is recommended that you contact council

Note: This list does not include applications lodged under the provisions of the *Economic Development Act 2012* with respect to the [Caloundra South Priority Development Area \(Aura\)](#) and [Maroochydore City Centre Priority Development Area](#). Visit the web links to get an overview of the approval process for these areas and how to get further information.

Lodged over current land parcel (Decided or Past):	PC21/03163 - DECK AND CARPORT - 120 Upper Cedar Creek Rd ELAMAN CREEK - O'Brien Building Consultants Pty Ltd, Received: Mon Apr 19 2021
	2008/BLD1049 - 122 Upper Cedar Creek Rd Elaman Creek - Farm Shed - Sunshine Sheds and Garages - Sunshine Sheds & Garages, Received:
	PC19/2291 - SWIMMING POOL - 120 Upper Cedar Creek Rd ELAMAN CREEK - Mycert Building Certification Qld, Received: Fri Apr 26 2019
	PC19/2908 - FARM SHED - 120 Upper Cedar Creek Rd ELAMAN CREEK - Coastal Building Certifications Pty Ltd, Received: Thu May 30 2019
	2007/520019 - 120 122 and 124 Upper Cedar Creek Road Elaman Creek - Reconfiguring of Lots 1 and 3 RP842772 and Lot 1 RP209809 into 3 Lots (Boundary Realignment) - MA Toohey, Received: Thu Jun 07 2007

Other Approval Information

- Key residential and industrial approvals varying the effect of a Planning Scheme; or
- Master Plan details for land within Development Control Plan 1 – Kawana Waters

Sunshine Coast Planning Scheme 2014

Sunshine Coast Planning Scheme Map Tile:

24

25

Zones:

Rural Zone

[View Tables of Assessment](#)[View Zone Codes](#)

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

Stream Order 1 - 2

Stream Order 5 and above

Stream Order 3 - 4

Wetlands

Native Vegetation Area

Riparian Protection Area

[View Tables of Assessment](#)[View Overlay Code](#)

Land Subject to Bushfire Hazard Overlay:

High Bushfire Hazard Area

Medium Bushfire Hazard Area

High Bushfire Hazard Area Buffer

[View Tables of Assessment](#)[View Overlay Code](#)

Height of Buildings and Structures Overlay:

8.5 metres

[View Tables of Assessment](#)[View Overlay Code](#)

Land Subject to Landslide Hazard and Steep Land Overlay:

High Hazard Area

Moderate Hazard Area

Slope 15-20%

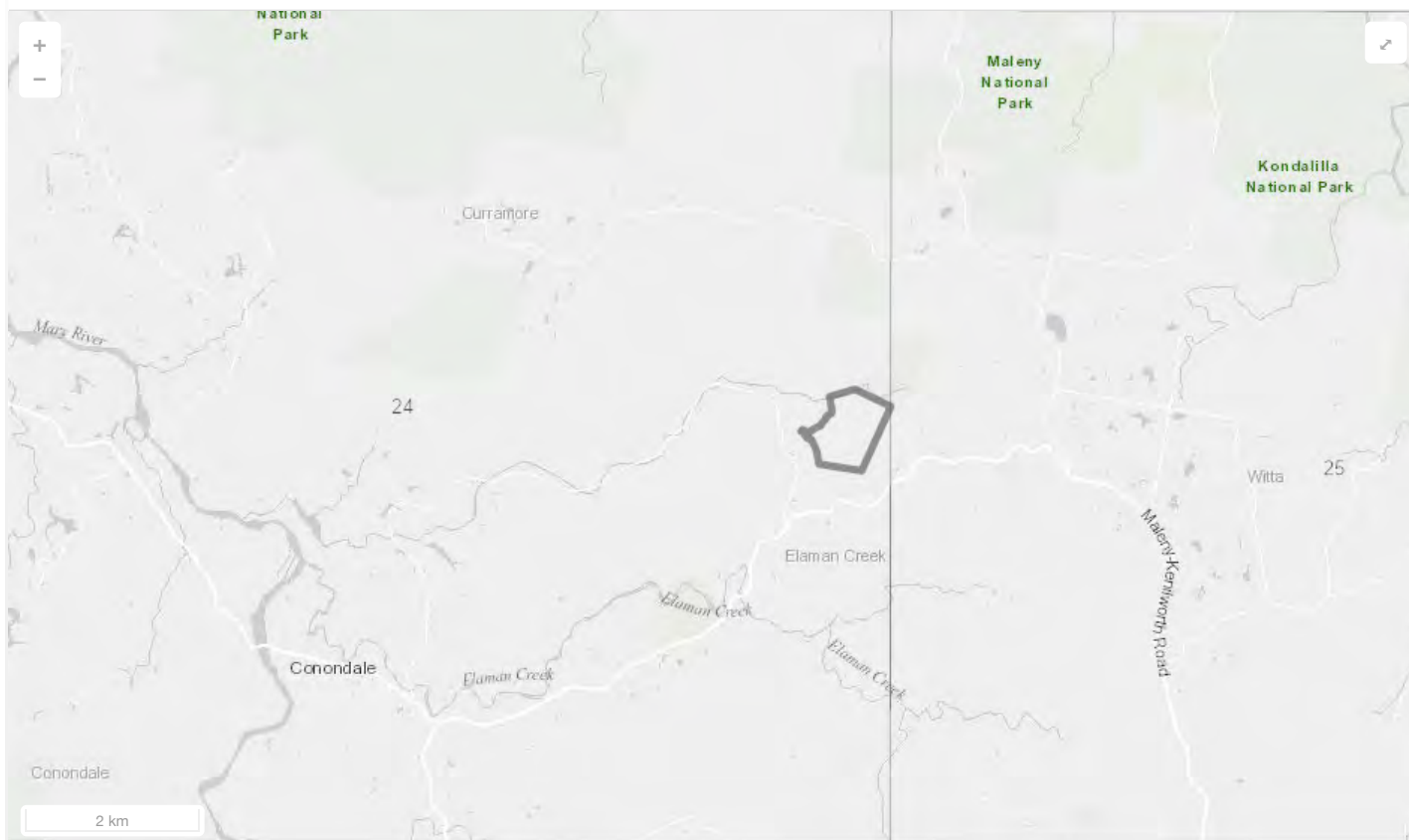
Slope 20-25%

Slope greater than 25%

[View Tables of Assessment](#)[View Overlay Code](#)

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades

Sunshine Coast Planning Scheme Map Tile:



☐ Map Tiles

Zones:

- [View Tables of Assessment](#)
- [View Zone Codes](#)

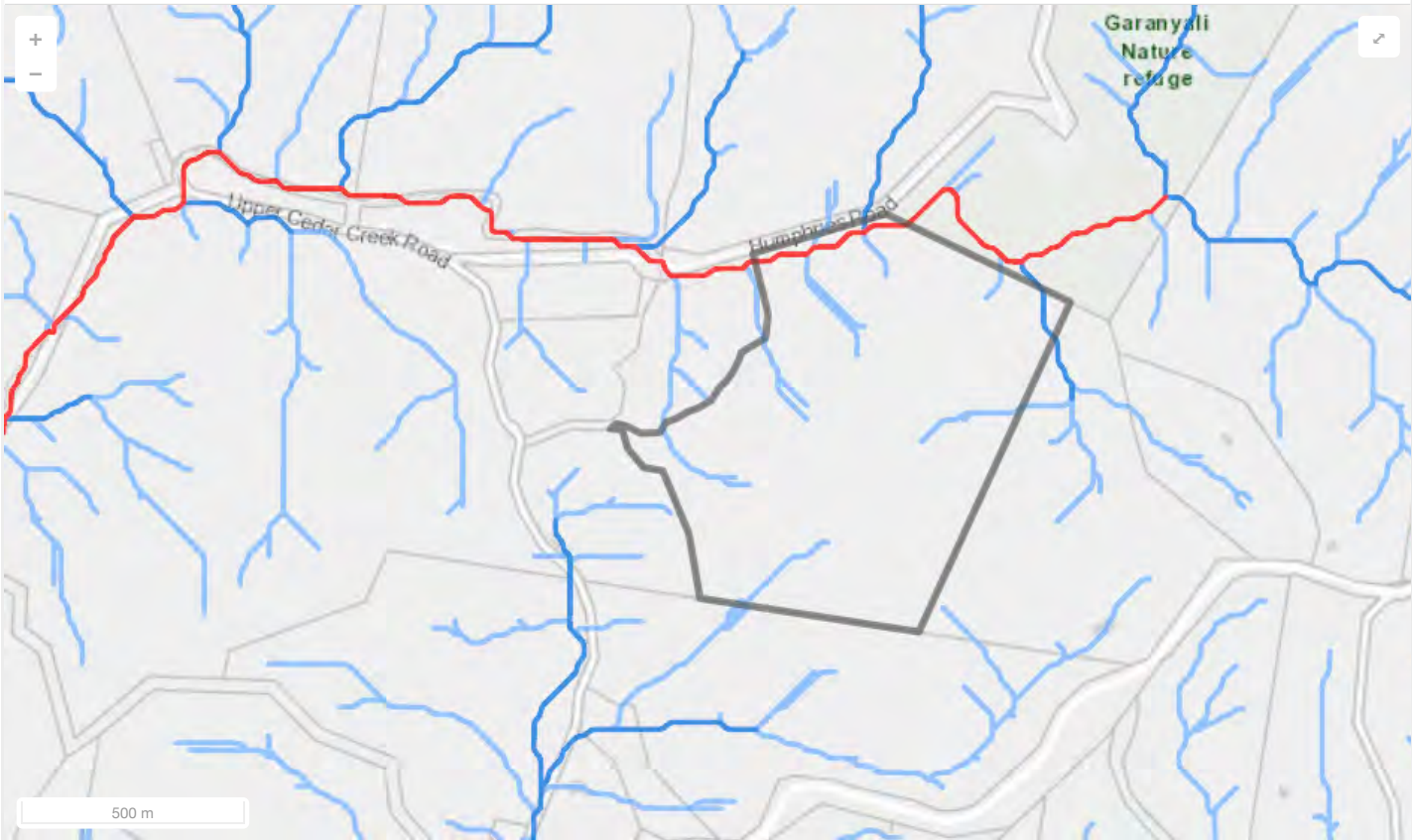


- Low Density Residential Zone
- Medium Density Residential Zone
- High Density Residential Zone
- Tourist Accommodation Zone
- Principal Centre Zone
- Major Centre Zone
- District Centre Zone
- Local Centre Zone
- Sport and Recreation Zone
- Open Space Zone
- Environmental Management and Conservation Zone
- Low Impact Industry Zone
- Medium Impact Industry Zone
- High Impact Industry Zone
- Waterfront and Marine Industry Zone
- Community Facilities Zone
- Emerging Community Zone
- Limited Development (Landscape Residential) Zone
- Rural Zone
- Rural Residential Zone
- Specialised Centre Zone
- Tourism Zone

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

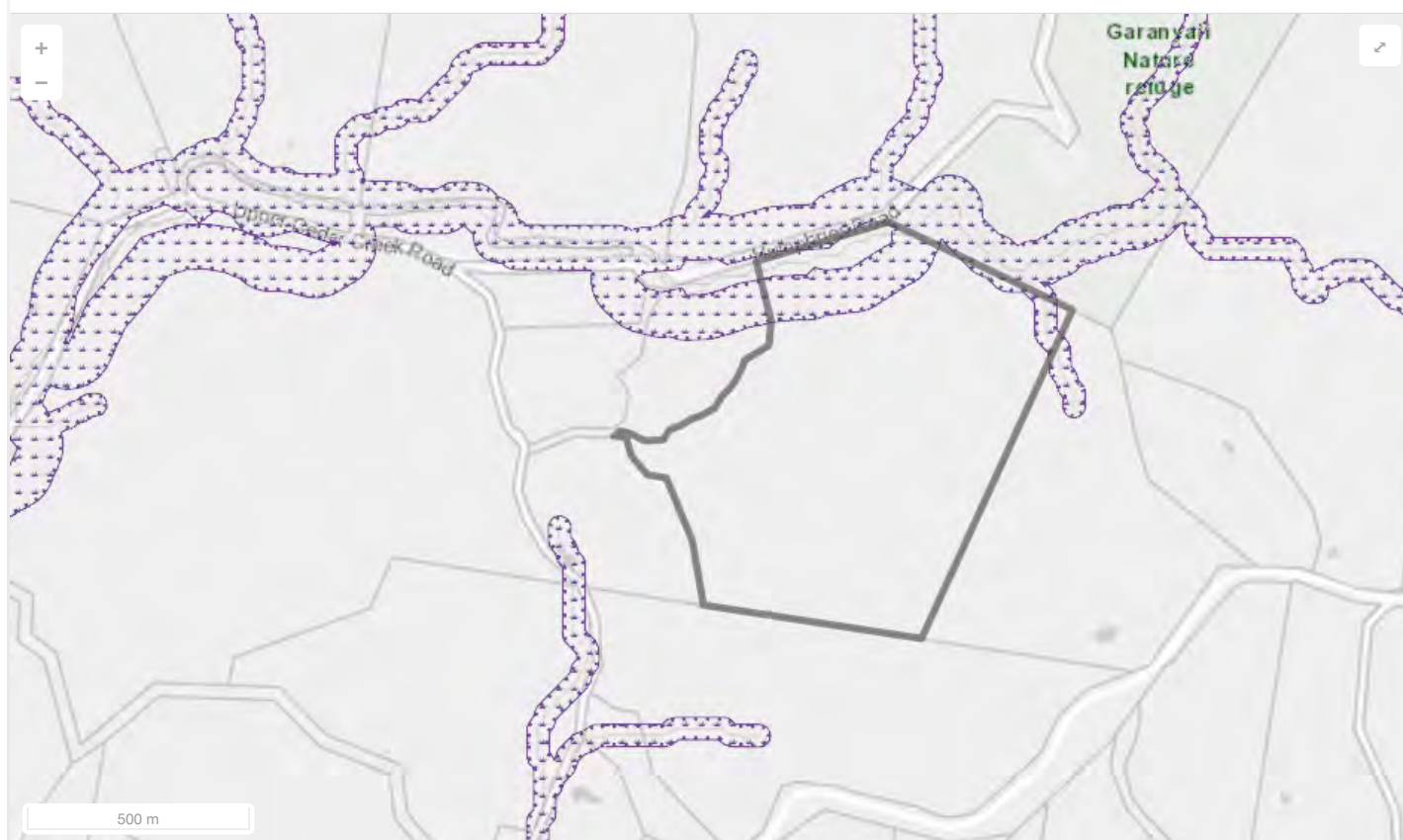


- Stream Order 1 - 2
- Stream Order 3 - 4
- Stream Order 5 and above

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

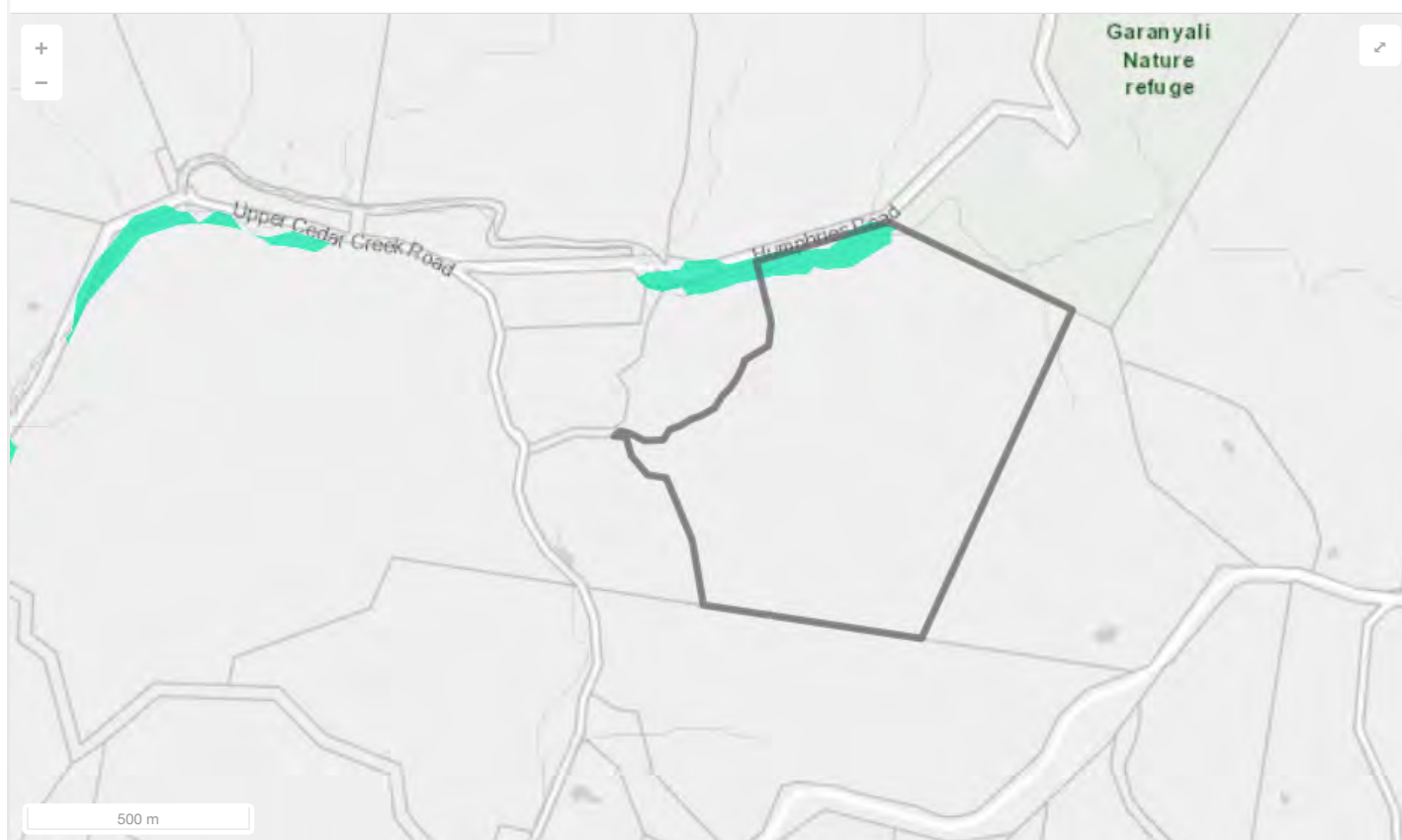


 Riparian Protection Area

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



Wetlands

Land Subject to Biodiversity, Waterways and Wetlands Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)



 Native Vegetation Area

Land Subject to Bushfire Hazard Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

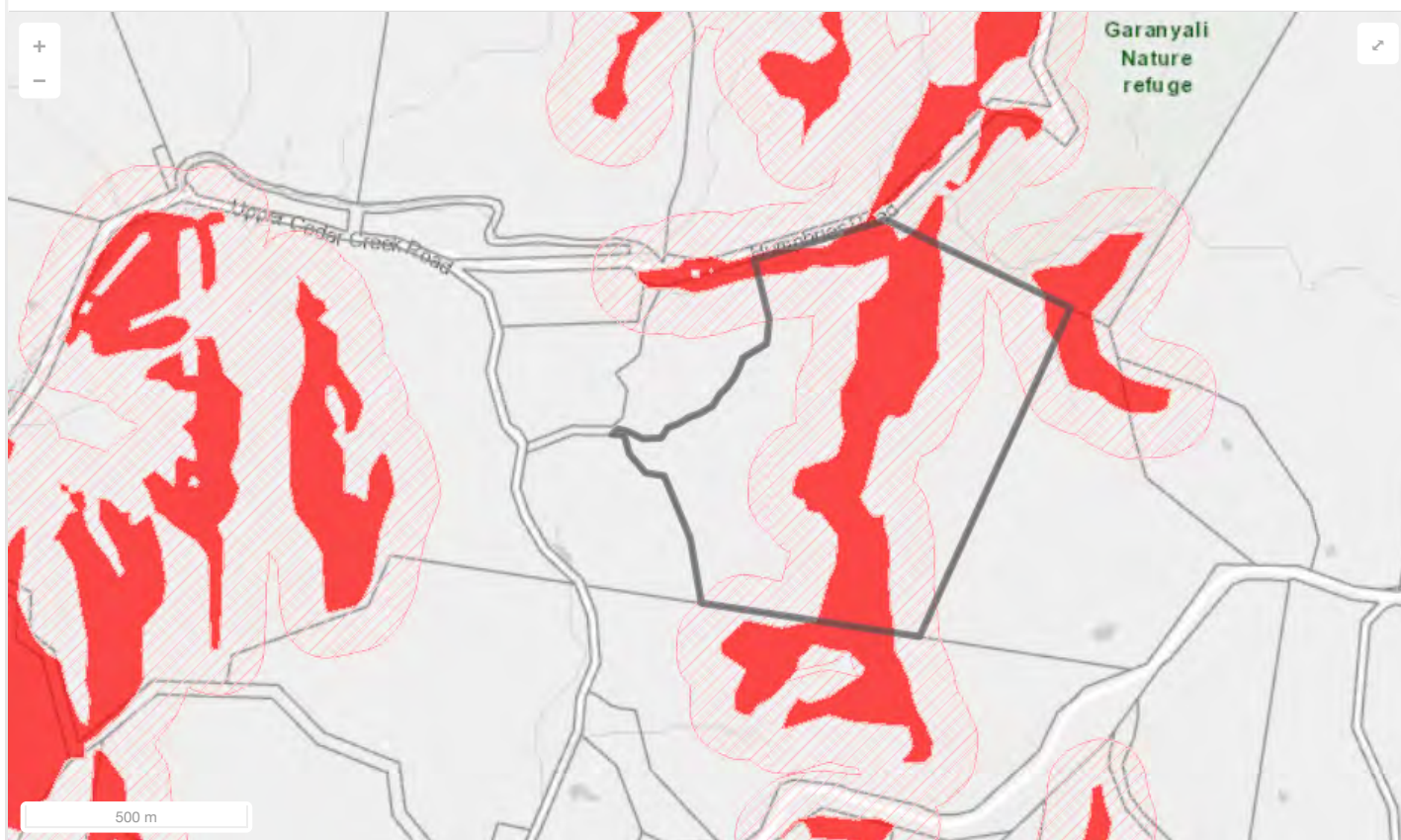


High Bushfire Hazard Area

Land Subject to Bushfire Hazard Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

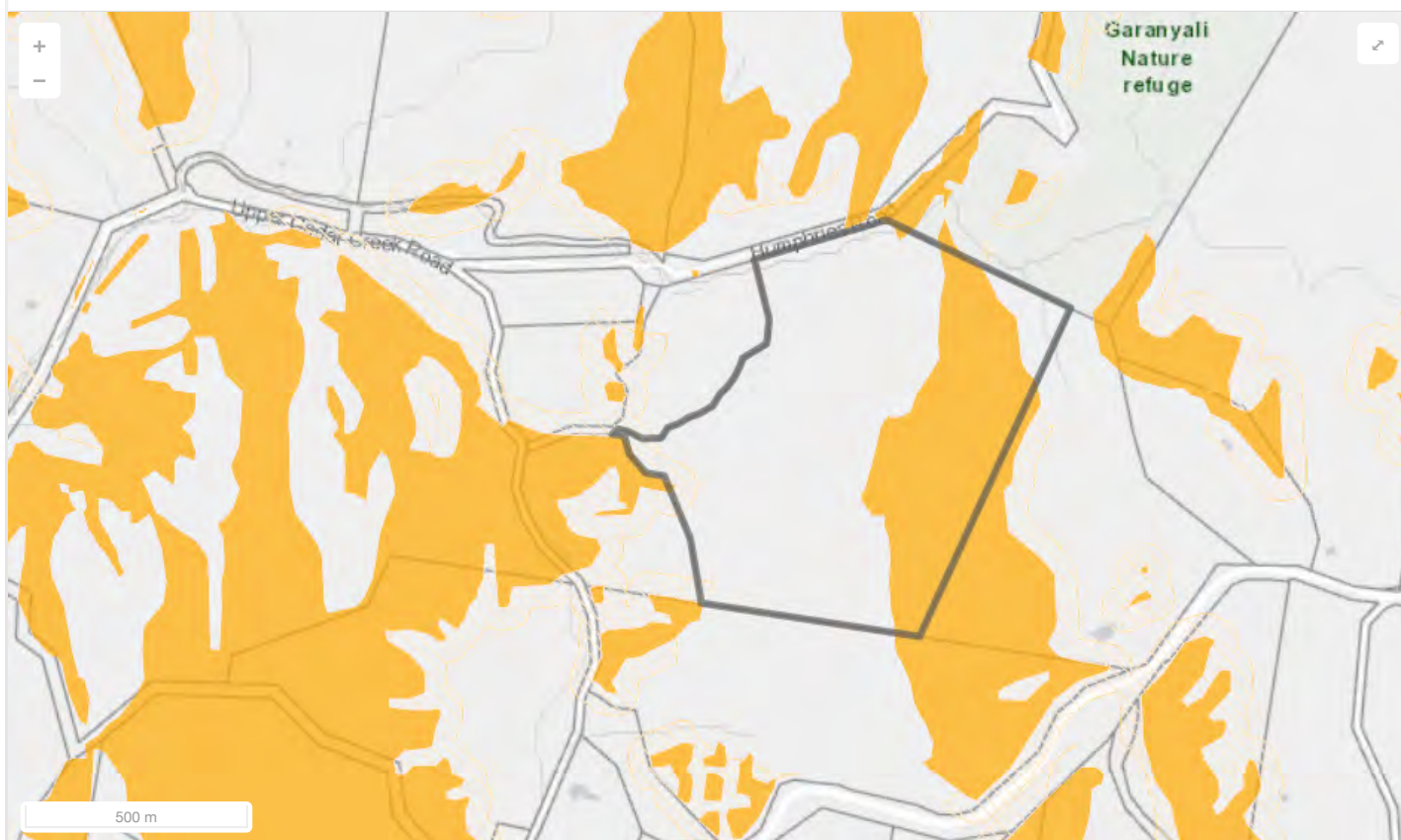


 High Bushfire Hazard Area Buffer

Land Subject to Bushfire Hazard Overlay:

[View Tables of Assessment](#)

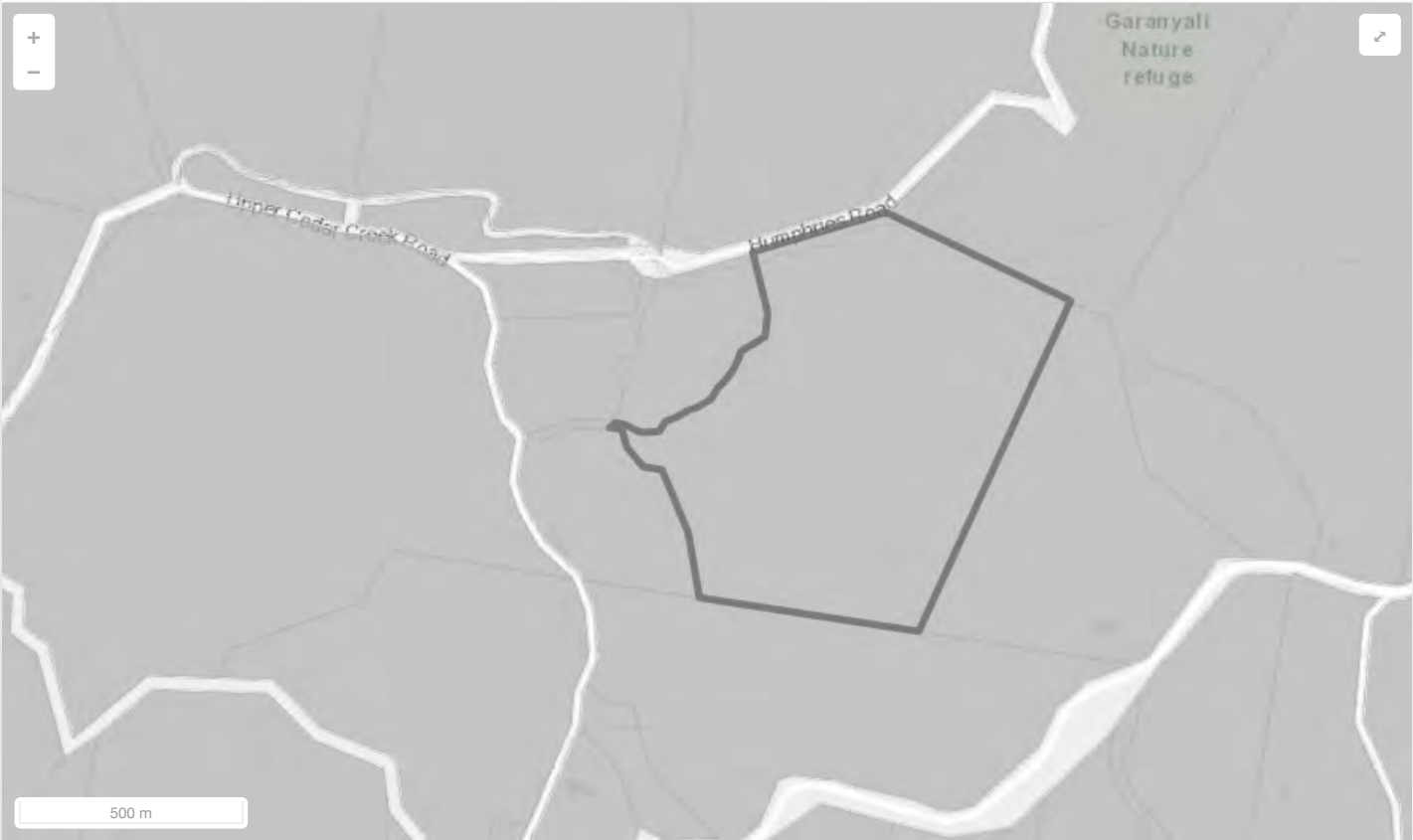
[View Overlay Code](#)



Medium Bushfire Hazard Area

Height of Buildings and Structures Overlay:

[View Tables of Assessment](#)
[View Overlay Code](#)

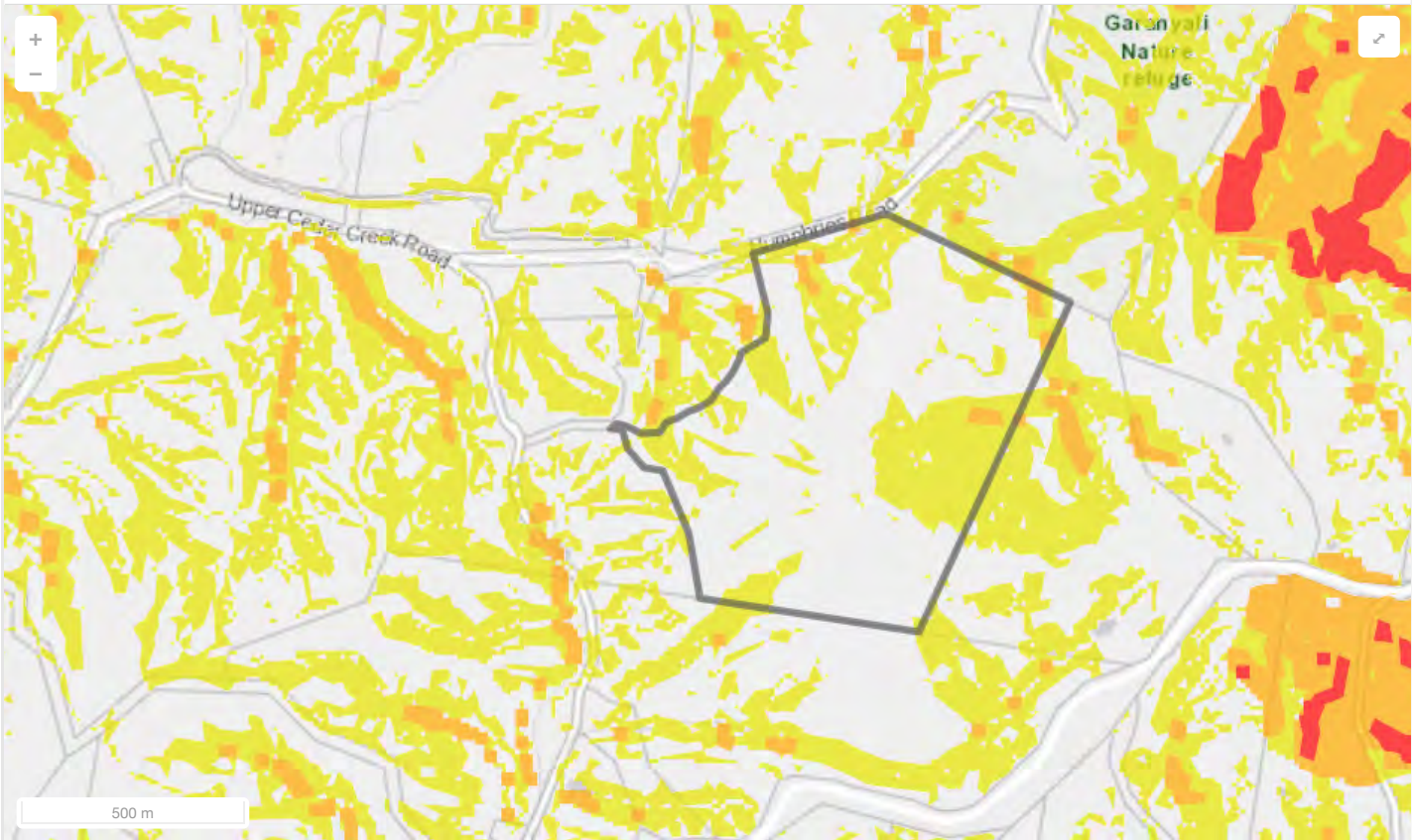


- 8.5 metres
- 10 metres
- 12 metres
- 15 metres
- 18 metres
- 21 metres
- 25 metres
- 30 metres
- 37.5 metres
- 40 metres
- 45 metres
- Unspecified maximum height

Land Subject to Landslide Hazard and Steep Land Overlay:

[View Tables of Assessment](#)

[View Overlay Code](#)

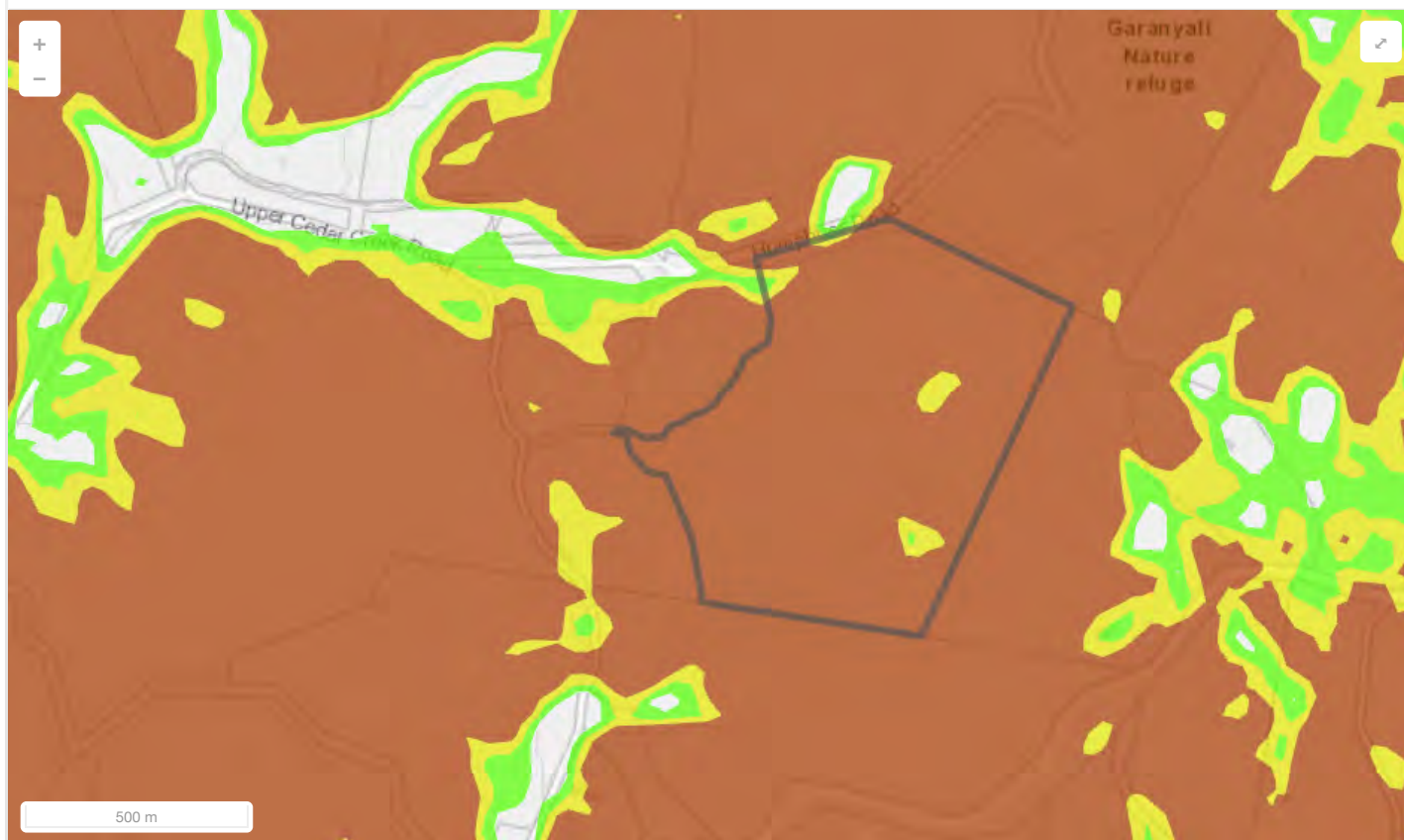


- Moderate Hazard Area
- High Hazard Area
- Very High Hazard Area

Land Subject to Landslide Hazard and Steep Land Overlay:

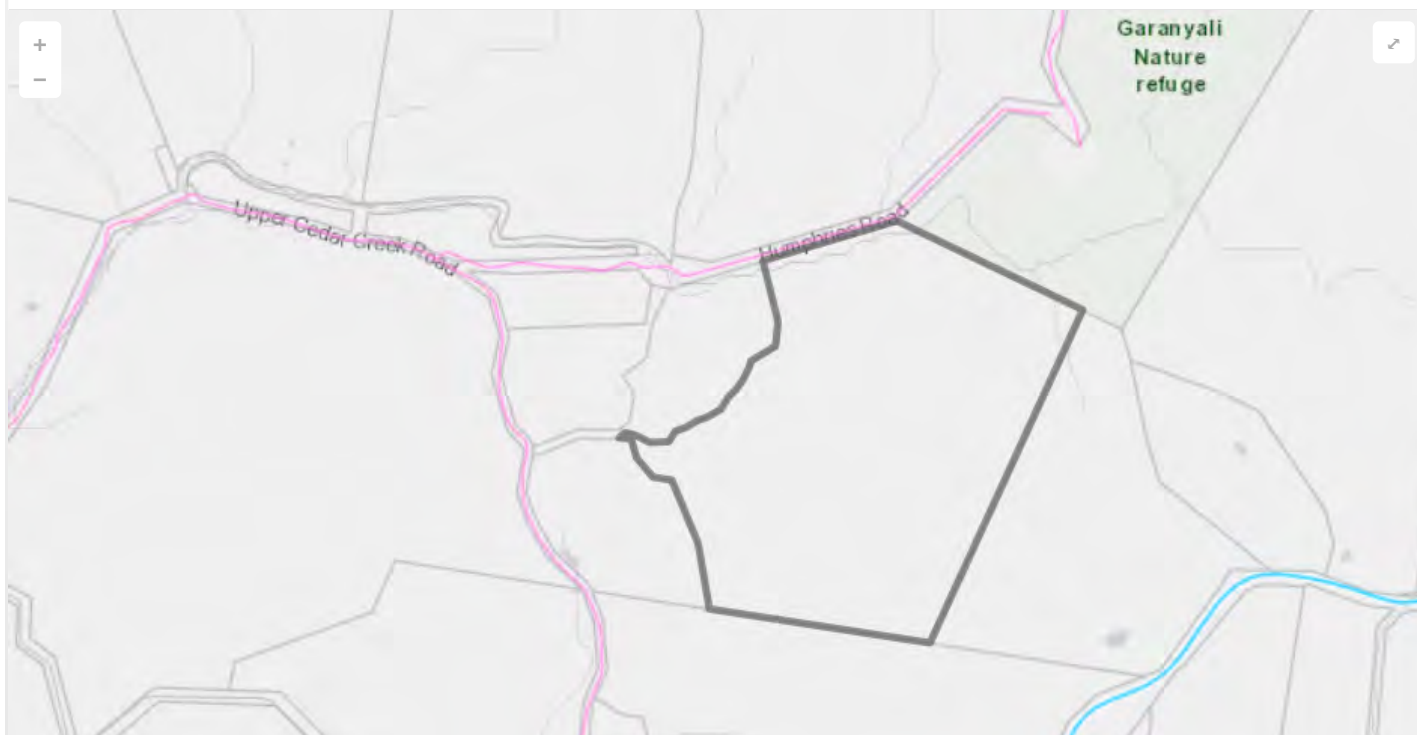
[View Tables of Assessment](#)

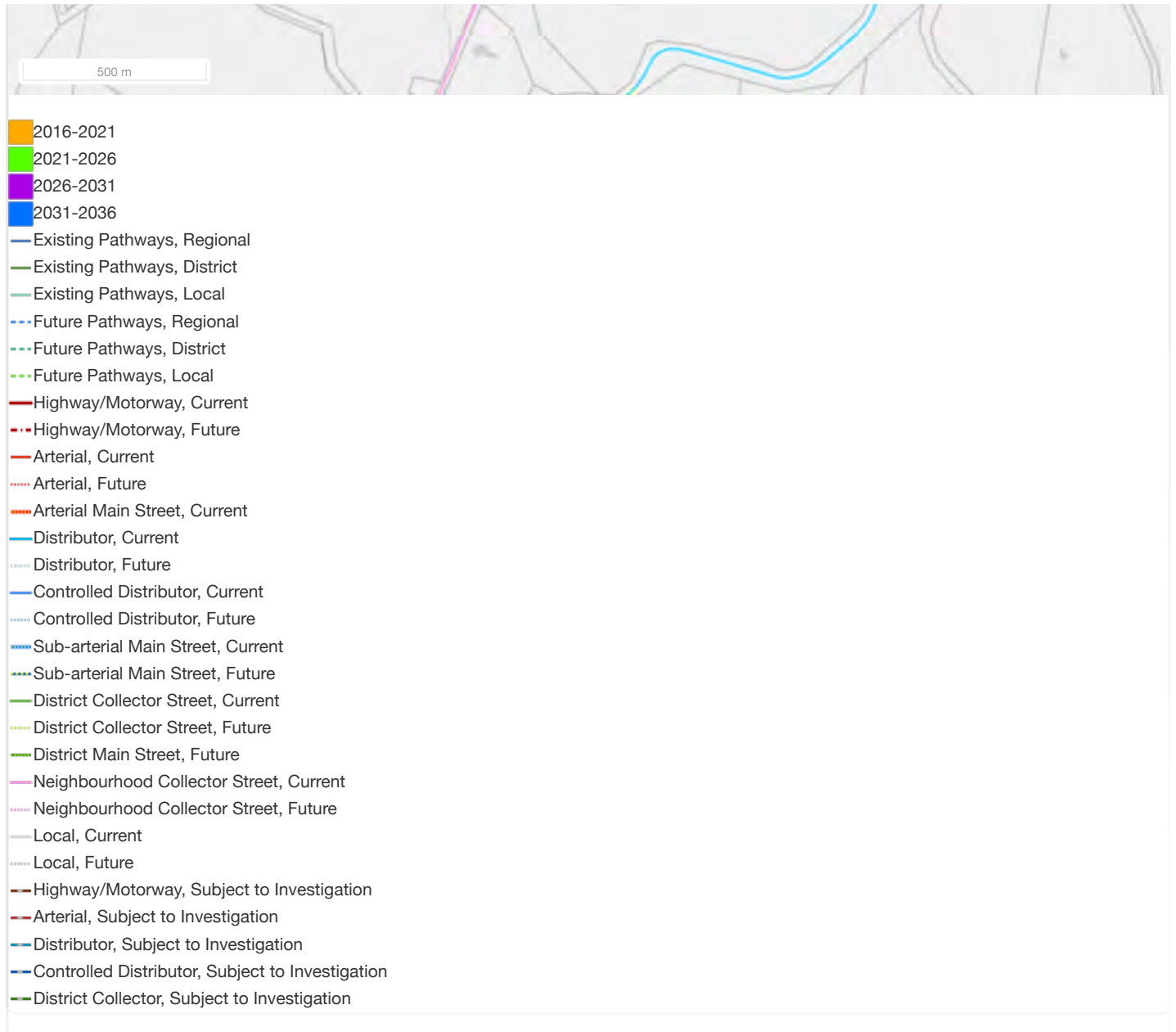
[View Overlay Code](#)



- Slope 15-20%
- Slope 20-25%
- Slope greater than 25%

Road and Pathway Hierarchy + Proposed Trunk Transport Corridor Upgrades





Additional Site Information

Electoral Division	Division 5 Winston Johnston
State Assessment Referral Agency (SARA) DA Mapping	<p>This map relates to assessment and referral triggers under the Sustainable Planning Regulation 2009. Limited Layers have been displayed for the purpose of this report. Go to SARA DA Mapping.</p> <p>Note: Development and/or clearing of vegetation in Koala Habitat areas may be prohibited and penalties may apply. Visit Koala Maps for more information.</p>
Defined Flood Event	<p>This map contains Council's most recent public flood mapping of the Defined Flood Event and differs from the Sunshine Coast Planning Scheme 2014, Flood Hazard Overlay. The Defined Flood Event mapping shows the 1 in 100 year flood event based on a year 2100 planning horizon. It includes climate change allowances. A flood information search may include more recent information that has become available since the Defined Flood Event public flood mapping was published.</p> <p>If you are undertaking development or building certification, it is strongly recommended that you make application to Council for a flood information search.</p> <p>Proposed New Flood Mapping – Not yet adopted</p> <p>A new map of the Flood Hazard Area for Building Regulation purposes has been prepared and is currently available for review as</p>

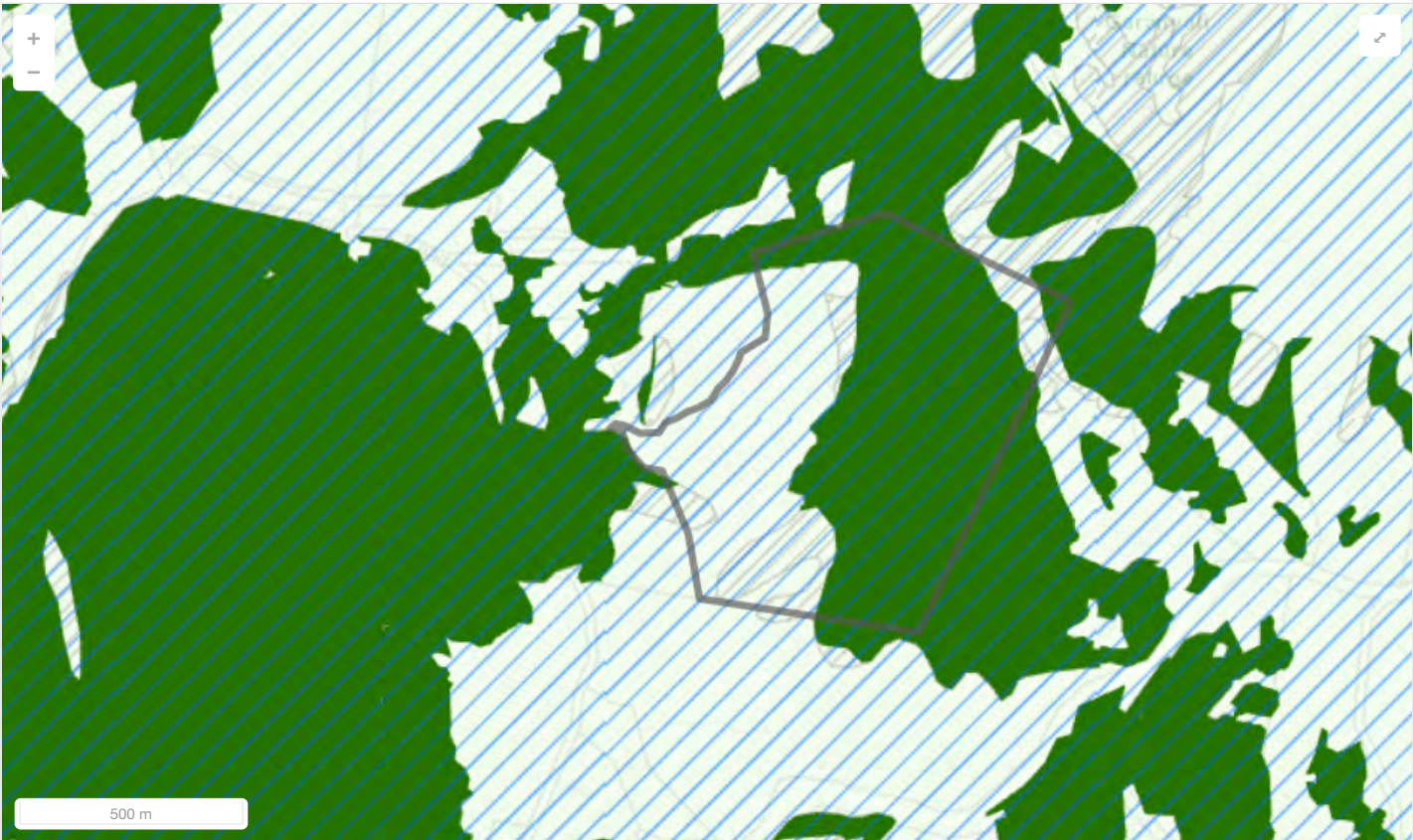
part of community engagement. [Click on this link](#) to see how your site may be affected.

This map represents the flood hazard area proposed for designation by Council in accordance with section 32(b) of the Building Act 1975 and section 8 of the Building Regulations 2021. The map is intended to be used by Building Certifiers to determine when a flood information search is required for formal advice on finished floor levels for new buildings.

The map includes buffers to the defined flood event. These buffer areas include the freeboard allowance on land adjacent to flooding as well as locations subject to shallow drainage inundation and overland flow paths. As such, the buffer areas should not be interpreted as land subject to river, creek or storm tide flooding.

If you would like more information go to [Flood mapping and information](#).

State Assessment Referral Agency (SARA) DA Mapping



- Locally refined koala habitat area
- Core koala habitat area
- Koala priority area
- Regulated Vegetation Management (Category A & B)
- Urban Footprint
- Regional Landscape and Rural Production Area
- Rural Living Area



© Sunshine Coast Regional Council 2023 [Terms of use and privacy](#)

Contact council

- Council offices
- General contacts
- Councillor contacts
- Development contacts

Stay connected



Site help & accessibility

- Website support
- Accessibility
- SCC App

9.3.12 Nature and rural based tourism code

9.3.12.1 Application

- (1) This code applies to assessable development identified as requiring assessment against the Nature and rural based tourism code by the tables of assessment in **Part 5 (Tables of assessment)**.
- (2) All provisions in this code are assessment benchmarks for applicable assessable development.

9.3.12.2 Purpose and overall outcomes

- (1) The purpose of the Nature and rural based tourism code is to ensure nature and rural based tourism activities are appropriately located and designed in a manner which meets visitor needs, protects environmental and landscape values and protects the amenity of surrounding premises.
- (2) The purpose of the Nature and rural based tourism code will be achieved through the following overall outcomes:-
 - (a) a nature or rural based tourism use is located and designed in a manner which sensitively responds to site characteristics;
 - (b) a nature or rural based tourism use provides high quality amenities and facilities commensurate with its setting, the types of accommodation supplied and the length of stay accommodated;
 - (c) a nature or rural based tourism use is of a scale and intensity that is compatible with, and subservient to, its rural or natural setting and the preferred character of the local area;
 - (d) a nature or rural based tourism use does not adversely impact on the amenity of rural and residential areas or the viable operation of rural activities; and
 - (e) a nature or rural based tourism use is provided with appropriate utilities and services.

9.3.12.3 Performance outcomes and acceptable outcomes

Table 9.3.12.3.1 Performance outcomes and acceptable outcomes for assessable development

Performance Outcomes		Acceptable Outcomes	
Location and Site Suitability			
PO1	A nature or rural based tourism use is located such that it avoids land use conflicts with residents and rural uses on surrounding properties.	AO1.1	The nature or rural based tourism use is sited so as to not overlook the living areas of neighbouring premises.
		AO1.2	The nature or rural based tourism use is <i>setback</i> at least:- (a) 50 metres from the common boundary of any property included in the Rural zone; and (b) 20 metres from any <i>site</i> boundary where the circumstances identified in (a) above do not apply.
PO2	The area of the <i>site</i> is sufficient to accommodate the use without detracting from the rural or natural character and amenity of the local area.	AO2	No acceptable outcome provided.
PO3	The nature or rural based tourism use is located such that it conserves the productive characteristics of Agricultural Land Classification Class A and Class B.	AO3	The nature or rural based tourism use:- (a) is not located on Agricultural Land Classification Class A or Class B; and (b) is separated from Agricultural Land Classification Class A and Class B and other farm activities such that it

Tenure Solutions : Tenure Options Report

Performance Outcomes		Acceptable Outcomes	
			<p>does not cause a land use conflict that would threaten the ongoing productive use of the Agricultural Land Classification Class A and Class B or an established farming enterprise.</p> <p>Note—Agricultural Land Classification Class A and Class B is identified under the State Planning Policy.</p> <p>Note—a site specific agricultural land assessment may be used to demonstrate that although the subject <i>site</i> is identified as Agricultural Land Classification Class A or Class B under the State Planning Policy, it is in fact not Agricultural Land Classification Class A or Class B under the State Planning Policy.</p> <p>If such an assessment confirms that that land is not Agricultural Land Classification Class A or Class B (and this is independently verified where necessary), then Performance Outcome PO3 will not be relevant to the development.</p>
Building Design and Appearance			
PO4	<p>The scale, design and external finish of buildings:-</p> <p>(a) complements the rural and/or natural character of the area and integrates with the surrounding natural landscape; and</p> <p>(b) incorporates colours and finishes that allow the buildings to blend in with the natural and rural landscape.</p>	<p>AO4.1</p> <p>AO4.2</p> <p>AO4.3</p>	<p>Buildings take the form of small, separate buildings which are visually separated.</p> <p>The architectural style and materials used for any new building:-</p> <p>(a) comprise a mix of lightweight and textured external materials such as timber cladding and corrugated iron roofs;</p> <p>(b) reflect the line, form, colour and texture found in the existing landscape and do not replicate artificial or imported themes; and</p> <p>(c) use muted earth/environmental tones that blend with the rural and natural environment.</p> <p>Note—appropriate colours will depend on the existing native <i>vegetation</i> and backdrop, but may include muted tones such as green, olive green, blue green, grey green, yellow green, green blue, indigo, brown, and blue grey.</p> <p>Low reflectivity roofing and building materials are used.</p>
Landscapes			
PO5	<p>A nature or rural based tourism use incorporates site landscapes that:-</p> <p>(a) provide an attractive landscape setting for the enjoyment and appreciation of visitors;</p> <p>(b) visually screen and soften built form elements and integrate the development into the surrounding landscape;</p> <p>(c) utilise native endemic <i>vegetation</i> as the major planting theme; and</p> <p>(d) maximise the retention of existing mature trees in order to retain the landscape character of the area.</p>	AO5	No acceptable outcome provided.
Temporary Accommodation			
PO6	Accommodation is provided for short-term stays only.	AO6	Guests stay no more than 14 consecutive nights.

Tenure Solutions : Property Checker Report

Performance Outcomes		Acceptable Outcomes	
Intensity of Use			
PO7	The size, scale and density of accommodation facilities:- (a) is appropriate to its environmental or rural location and setting; and (b) does not detract from the environmental or rural character and amenity of the local area.	AO7.1	For cabin accommodation:- (a) the <i>gross floor area</i> of each cabin does not exceed 60m ² ; (b) site density does not exceed 2 cabins per hectare; and (c) the maximum number of cabins on any <i>site</i> does not exceed 8.
		AO7.2	For <i>camping grounds</i> :- (a) site density does not exceed 20 camping sites per hectare; (b) the maximum number of camping sites on any <i>site</i> does not exceed 100; and (c) the total <i>gross floor area</i> of all buildings associated with the operation of the <i>camping ground</i> does not exceed 500m ² .
		AO7.3	For other forms of accommodation, no acceptable outcome provided.
Guest Facilities			
PO8	An acceptable standard of facilities is provided for guests.	AO8.1	For cabin accommodation:- (a) guest accommodation is self-contained; or (b) a common area or building is provided for meals and other facilities.
		AO8.2	For <i>camping grounds</i> , a minimum of 1 unisex toilet is provided on-site for every 10 camping sites.
		AO8.3	For other forms of accommodation, no acceptable outcome provided.
Services and Utilities			
PO9	A nature or rural based tourism use is provided with a level of <i>infrastructure</i> and services that:- (a) is appropriate to its location and setting; (b) maintains environmental and public health; and (c) is commensurate with the needs of users.	AO9.1	The nature or rural based tourism use is:- (a) connected to the reticulated sewer <i>infrastructure</i> network; or (b) where not located in a sewered area, the premises is connected to an on-site effluent treatment and disposal system. Note—the <i>Plumbing and Drainage Act 2003</i> sets out requirements for on-site effluent treatment and disposal.
		AO9.2	The nature or rural based tourism use is:- (a) connected to the reticulated water supply <i>infrastructure</i> network; or (b) where reticulated water supply is not available, provided with an alternative potable water supply source (e.g. rainwater) that complies with the <i>Australian Drinking Water Guidelines (NHMRC, 2011)</i> .

Tenure Solutions : Tenure Options Report

CONTRACT FOR TOWN PLANNING SERVICES

Date: 13 February 2023

Client Details: Tenure Solutions (Eddie Crawford)

Site Address: 120 Upper Cedar Creek Road, Elaman Creek (Lot 12/SP209380)

Proposal: Material Change of Use – Development Permit for Short-term Accommodation (Farmstay) – Assessable development (Code Assessment, if for 8 or less cabins/sites)

Thank you for the opportunity to prepare an estimate to provide town planning consulting services for your proposed development. Our role will be to prepare and lodge the development application and supporting planning documentation with Council on your behalf. We will also supervise the processing of the application and participate in any required negotiations with Council as instructed by you. We are also able to co-ordinate the engagement of sub-consultants for the preparation of specialist technical reports where these are required.

We have included a Prelodgement Advice component which is not mandatory but is often recommended to 'iron out' any potential issues or concerns that Council may have with the proposal.

The following is a summary of the proposed fee structure for this application:

Prelodgement Advice	
• Prepare for and attend Prelodgement Meeting with Council	\$660 (incl. GST)
• <u>Estimated</u> Council application fees:	\$1,030

DA Lodgement – (up to 8 cabins/sites)	
• Prepare and lodge development application with Council	\$3,850 (incl. GST)
• Attend to any information requests or changes as requested by Council or the client	Hourly rates as follows: Director: \$253/hr (incl. GST) Senior Planner: \$198/hr (incl. GST)
• <u>Estimated</u> Council application fees:	Short term accommodation (8 cabins/sites) = \$5,905.00

Our fee structure is based on the following terms:

- Payment for any preliminary works and costs for preparation of the application at the time of application lodgement, or completion of the prelodgement process if the application is not proceeding immediately.

Tenure Solutions : Tenure Options Report

- Prompt payment of all other accounts within 7 days of invoicing.
- Quote is valid for 30 days from the date of issue.

On execution of the authority below and receipt of the quoted deposit (if applicable), we will commence work on the proposal.

AB TownPlanner

I/we agree to items and costs outlined in the quote herein relating to development proposed at 120 Upper Cedar Creek Road, Elaman Creek, dated 13 February 2023.

Accepted by (on behalf of client):	
Signature:	
Date:	
Client Billing Name:	
Billing Address:	
Client Email:	
Client Phone:	