

Development Application D-339-2025
Material Change of Use for a Tourist Park
30 Cabins and
Class 10a building (shed extension)

760 Scenic Highway, Kinka Beach

Locality Plan

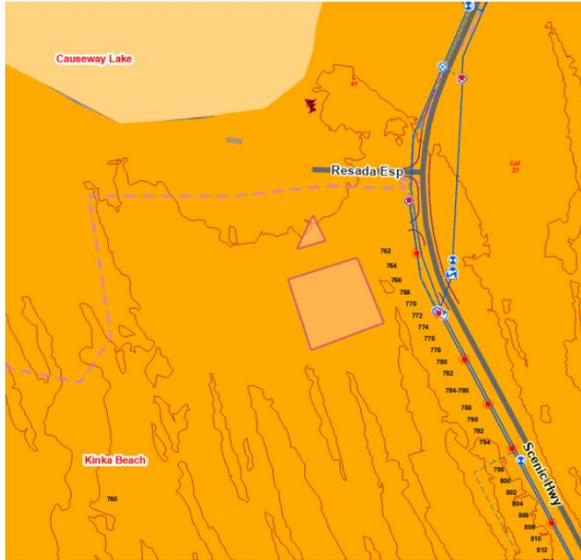


Development footprint



Overlays

OM01 Acid sulfate soils



OM12 Bushfire hazard area



OM13 Coastal hazard – Erosion prone area



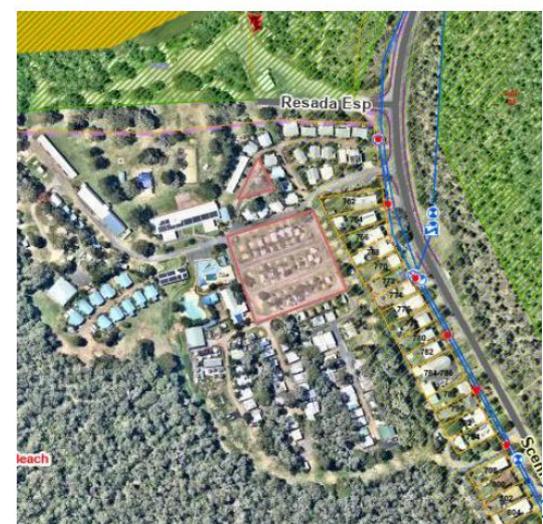
OM15 Drainage problem area [Information purposes only overlay]



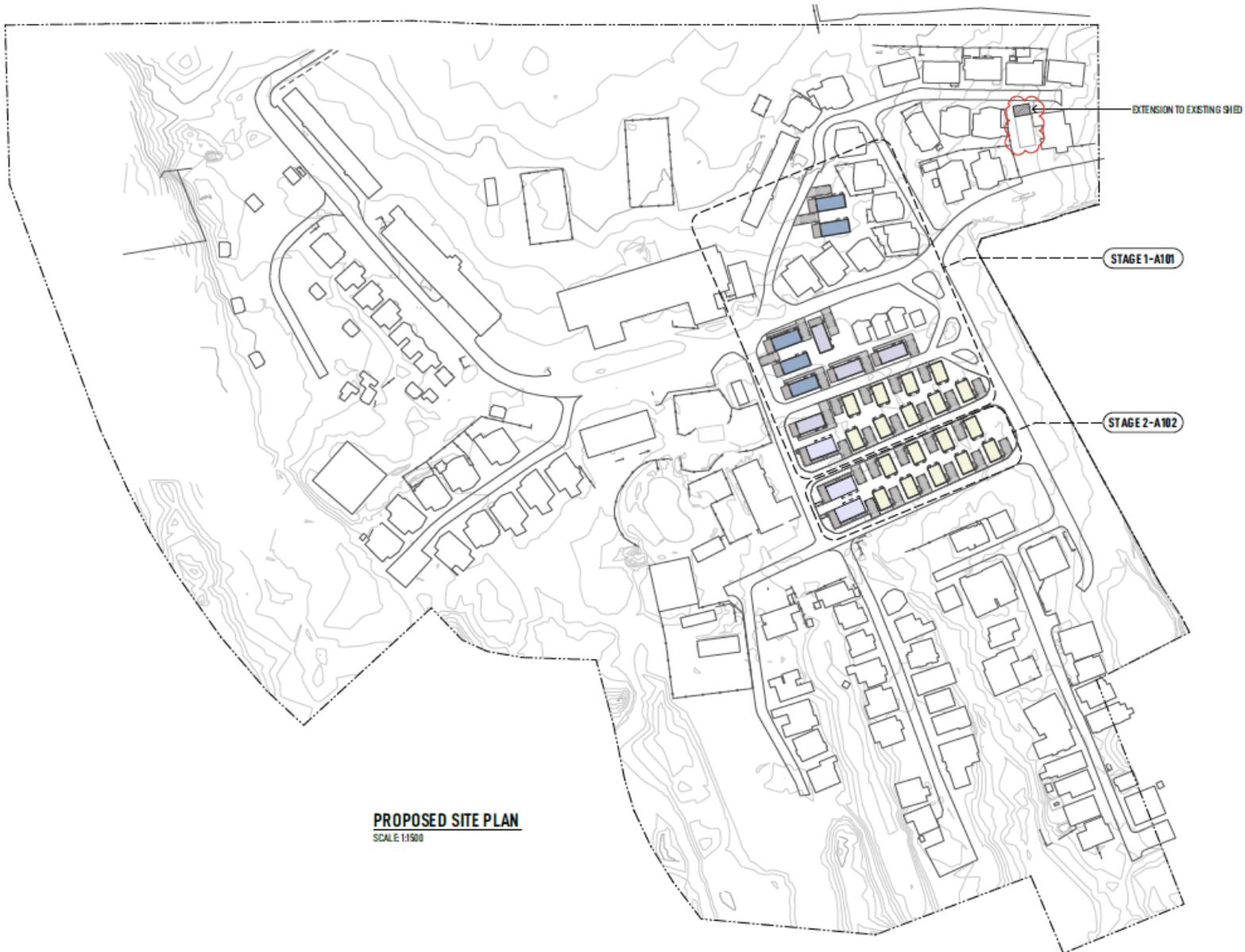
OM17 Flood hazard overlay



OM21 Scenic amenity

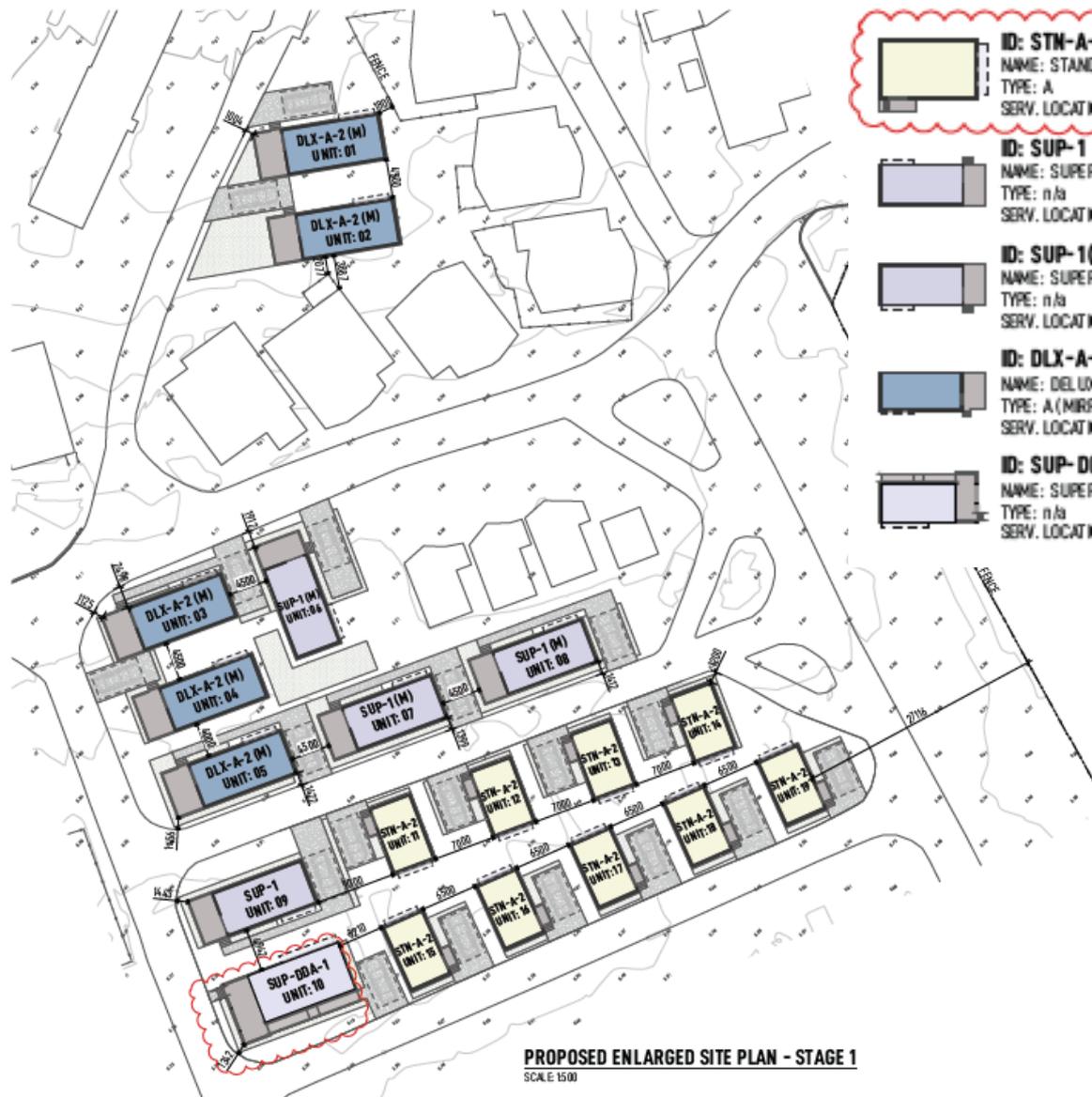


Proposal plan

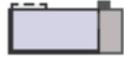


PROPOSED SITE PLAN
SCALE: 1:500

Proposal plan – Stage 1



CABIN TYPES

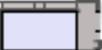
- 
ID: DLX-A-2
 NAME: DELUXE
 TYPE: A (MIRROR)
 SERV. LOCATION: 2
- 
ID: SUP-1
 NAME: SUPERIOR
 TYPE: n/a
 SERV. LOCATION: 1
- 
ID: SUP-1(M)
 NAME: SUPERIOR (MIRROR)
 TYPE: n/a
 SERV. LOCATION: 1
- 
ID: STN-A-2
 NAME: STANDARD
 TYPE: A
 SERV. LOCATION: 2
- 
ID: SUP-DDA-1
 NAME: SUPERIOR DDA
 TYPE: n/a
 SERV. LOCATION: 1

PROPOSED ENLARGED SITE PLAN - STAGE 1
SCALE 1:500

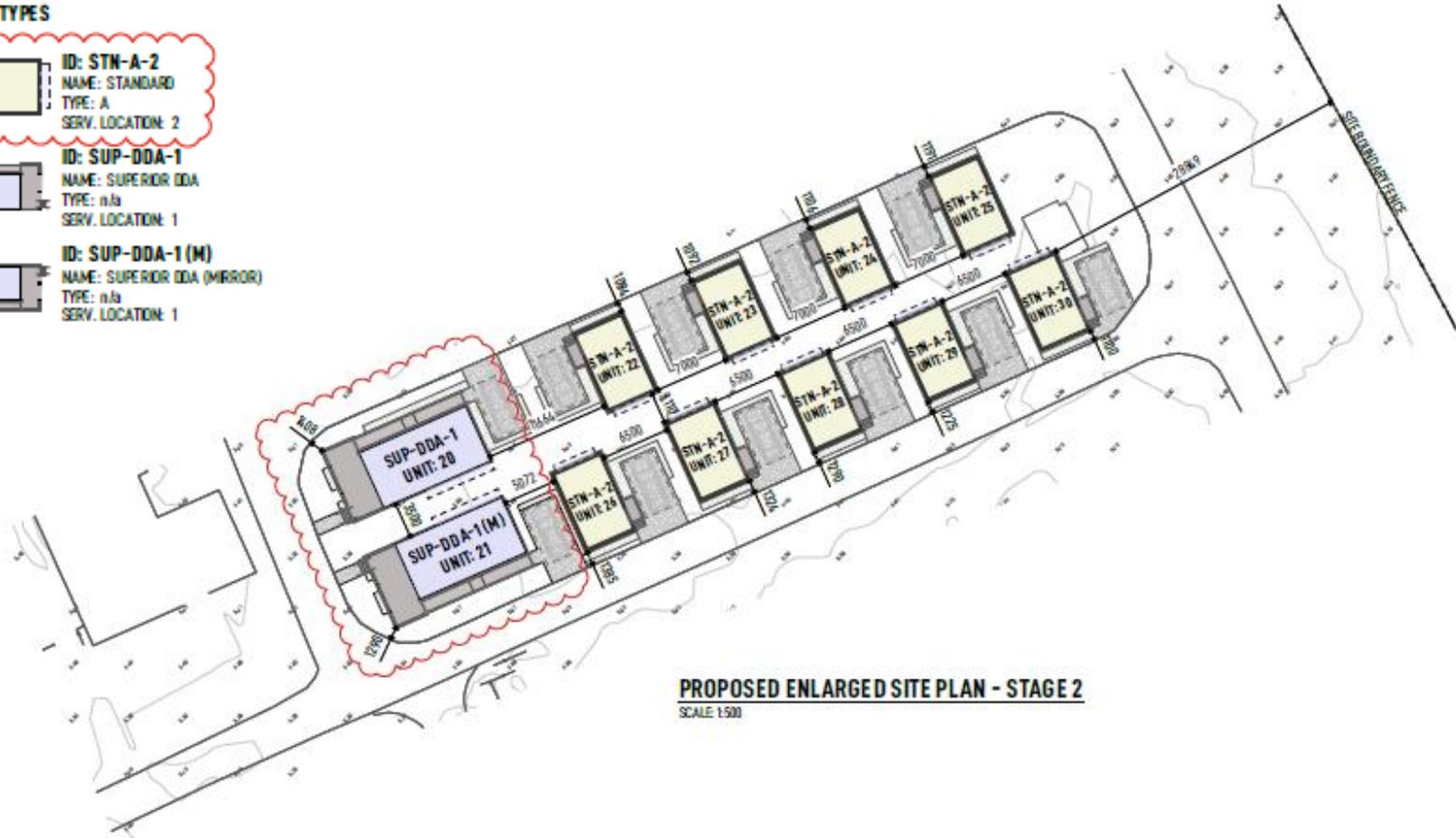
Proposal plan – Stage 2

CABIN TYPES

 **ID: STN-A-2**
NAME: STANDARD
TYPE: A
SERV. LOCATION: 2

 **ID: SUP-DDA-1**
NAME: SUPERIOR ODA
TYPE: n/a
SERV. LOCATION: 1

 **ID: SUP-DDA-1 (M)**
NAME: SUPERIOR ODA (MIRROR)
TYPE: n/a
SERV. LOCATION: 1



PROPOSED ENLARGED SITE PLAN - STAGE 2
SCALE 1:500

Right: Standard Cabin

Conclusion

- Four submissions were received. One was properly made;
- the development integrates with the existing tourist park on the same site and provides for short-term accommodation in a suitable, existing tourist park location;
- any non-compliance with assessment benchmarks are acceptable and reflect relevant planning grounds in support the proposed development;
- reasonable and relevant conditions are able to address impacts arising from the proposal;
- Infrastructure Charges are applicable and will be reflected in an Infrastructure Charges Notice.

Recommended for approval, subject to conditions.