

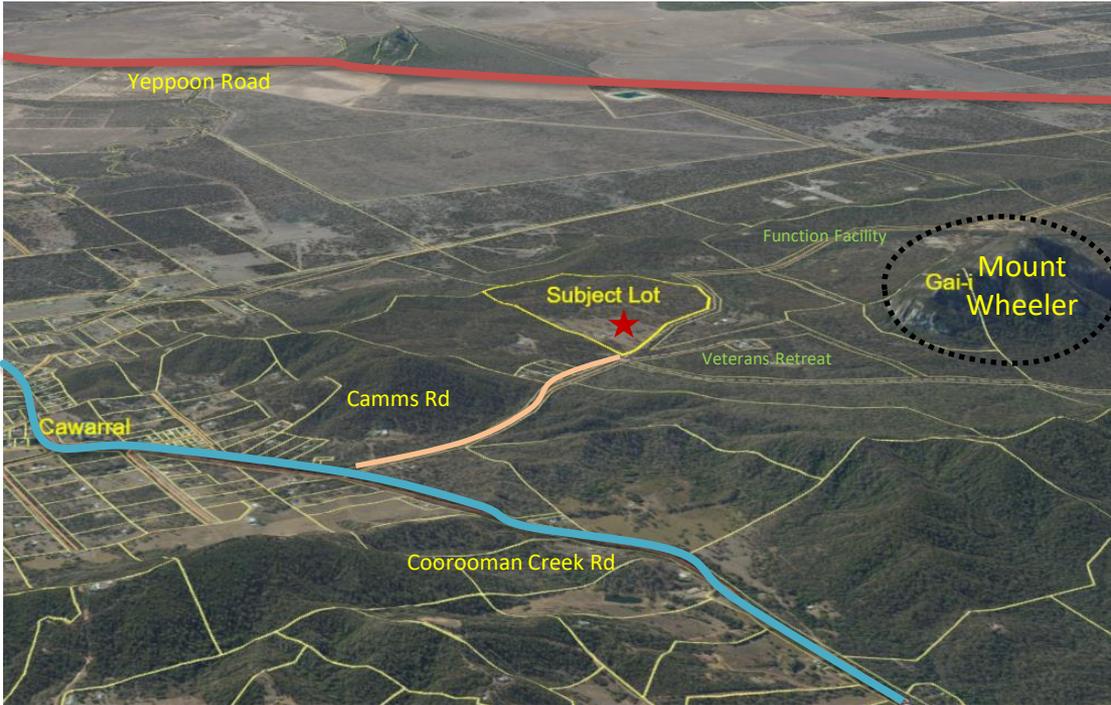
Development Application D-351-2024 Material Change of Use for a Function Facility

127 Camms Road, Cawarral

Ordinary Council Meeting: 03 February 2026

Responsible Officer: Jenna Davies – Principal Planning Officer
Presented by: Mina Ghani – Planning Officer

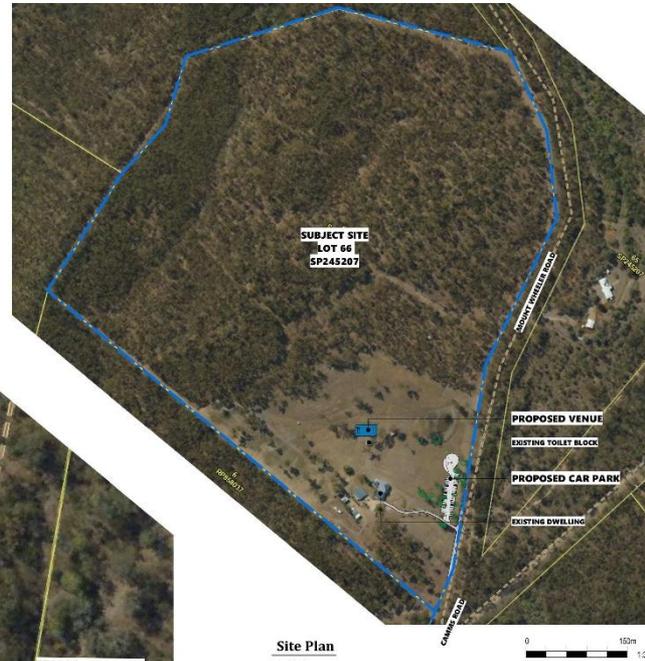
Locality Plan



Locality Plan



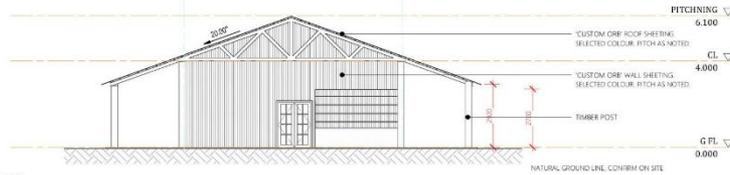
Proposal



REAL PROPERTY DESCRIPTION	
Lot Number:	66
Depts/Services Plan Number:	SP245207

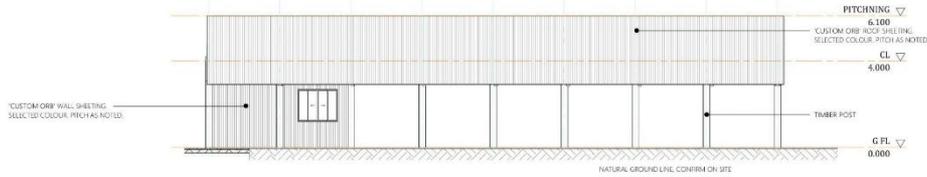


Proposal



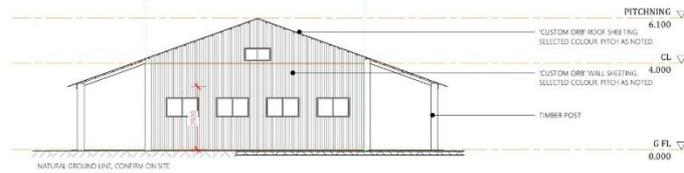
Proposed Elevation 1

1:100



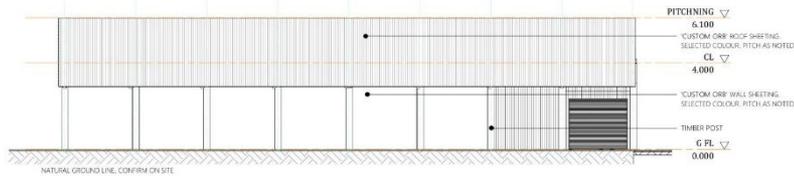
Proposed Elevation 2

1:100



Proposed Elevation 3

1:100



Proposed Elevation 4

1:100

Proposal (3D view)



Proposal (3D view)



Key Planning Controls

Planning Framework

- Livingstone Planning Scheme 2018
- Zoned: Rural
- Impact Assessable

Relevant Overlays

- Biodiversity
- Bushfire Hazard
- Landslide Hazard
- Scenic Amenity
- Drainage Problem Area

Key Issues Raised (Public Notification)

Public Notification

- 2 submissions received
- 1 properly made

Main Issues Raised

- Noise and rural amenity
- Traffic and road safety
- Environmental and wildlife impacts
- Social behaviour concerns

Officer Assessment

Noise & Amenity

- Conditions limit hours and guest numbers
- Events must cease by 10:00pm
- Noise Management Plan required

Traffic & Safety

- Road upgrades required
- All-weather access and forward-direction movements
- Emergency vehicle access provided

Bushfire Risk

- Bushfire Management Plan provided
- Dedicated firefighting water supply required
- Safe evacuation access conditioned

Officer Assessment

Environmental Values

- The facility is located within an existing cleared grassland area
- Retention of mature vegetation is required
- Revegetation and erosion controls are conditioned
- Lighting controls are included to protect fauna

Rural Character

- Low-height, open-sided, barn-style built form
- Significant setbacks from site boundaries
- Limited and event-based use
- Compatible with surrounding rural land uses

Officer view: The proposal maintains rural character and avoids unacceptable environmental impacts.

Strategic Framework Summary

The proposal is **not a preferred rural use**, however it is supported because it:

- Utilises an existing cleared area
- Requires a large rural allotment
- Does not compromise rural production
- Maintains scenic and environmental values
- Can be appropriately managed through conditions

The proposal **does not undermine the role or function of the Rural Zone.**

Previous Council Decisions

Comparable Approvals

- D-145-2021 – Lake Mary Road (Approved)
- D-422-2021 – Mount Wheeler Road (Approved)

Key Differences

- Large rural allotments
- Bushfire risk addressed
- Infrastructure conditioned

Refusal Example

- D-214-2021 – Druces Road
- Refused due to traffic, amenity and servicing constraints
- Those matters are addressed in this proposal through conditions

Officer Recommendation

Officers Recommend Approval, subject to conditions to:

- Protect rural amenity
- Ensure road safety and access
- Mitigate bushfire risk
- Protect environmental values
- Manage noise, traffic and event operations

Resolution

That Council resolves to:

- Approve Development Application D-351-2024
- Issue an Infrastructure Charges Notice
- Impose reasonable and relevant conditions