
PROPOSED CALL IN NOTICE FOR A CHANGE APPLICATION UNDER THE *PLANNING ACT 2016*

**1807 Roys Road, Coochin Creek
Lot 10 on SP132272 and Lot 6 on SP184133**

Pursuant to section 102(2) of the *Planning Act 2016* (the Planning Act), I give notice that I am proposing to call in and assess and decide a change application (the application) made by Coochin Creek Property Pty Ltd with respect to a development approval for premises located at 1807 Roys Road, Coochin Creek.

The application information is set out below:

Applicant:	Coochin Creek Property Pty Ltd
Responsible entity:	Sunshine Coast Regional Council (the Council)
Properly made date:	25 October 2024
Confirmation notice issued:	30 October 2024
Application:	<ul style="list-style-type: none">‘Other’ change to development permit for material change of use of premises to establish a tourist park (comprising 150 sites [75 cabins and 75 camp sites] and ancillary recreation facilities) and operational work (stormwater, earthworks and access)
Category of assessment:	Impact assessment
Referral triggers:	<ul style="list-style-type: none">Schedule 10, Part 9, Division 4, subdivision 1 – State transport and infrastructure thresholds (Planning Regulation 2017)Schedule 10, Part 16, Division 2, subdivision1, section 5, section 23(b)(iii) – SEQRP Tourist or Sport and Recreation Activity (Planning Regulation 2017)Schedule 10, Part 16B, Division 2, Section 27J(b)(iii) – SEQRP Development in northern inter-urban break (Planning Regulation 2017)

The documentation for the application can be accessed through the Council’s website at:
<https://developmenti.sunshinecoast.qld.gov.au/>

(Application reference: MCU21/0348.01 and OPW24/0406)

Reasons for the proposed call in

Under section 91 of the Planning Act, I may call in an application only if the application involves, or is likely to involve, a State interest.

A State interest is defined in schedule 2 of the Planning Act as an interest that the Planning Minister considers:

1. *affects an economic or environmental interest of the State or a part of the State; or*
2. *affects the interest of ensuring the Act’s purpose is achieved.*

I consider the application involves, or is likely to involve, the economic and environmental interests of the State or part of the State.

In forming this view, I have had regard to the following matters which I have been informed relate to the application:

- The proposed development is for a tourist park comprising 150 sites, being 75 cabins and 75 camp sites, and ancillary recreational facilities.
- The application seeks a change to an existing development approval (existing approval) which was granted in 2023 for a material change of use for a nature-based tourism activity, comprising 100 camping sites and the proposed tourist park will proceed within the same development footprint as the previously approved tourism use.
- The development is proposed on a 43 hectare site included within the Rural zone under the Council's planning scheme and has recently been used for agricultural activities, namely strawberry farming.
- The application material identifies that the premises are not an integral part of cropping land uses for the Coochin catchment and the loss of this site to agricultural production is unlikely to precipitate other losses within the local area.
- The premises adjoins areas of high ecological and conservation value including Pumicestone Passage which forms part of a designated wetland of international importance under the Ramsar Convention on 22 October 1993.
- The Council is of the view that the current proposal is of a scale and intensity that has the potential to adversely impact on ecologically important areas adjacent to the site, through noise, light, waste, and water quality impacts.
- The subject premises are located in areas of significance under the *ShapingSEQ*, namely the Moreton Bay-Sunshine Coast northern inter-urban break (NIUB) and the Regional Landscape and Rural Production Area (RLRPA).
- The proposal is for a tourist park which has the potential to support a tourist market in the Sunshine Coast area as the site is well located to a range of tourist/recreation facilities including adjoining recreation facilities associated near Moreton Bay Marine Park and Bribie Island National Park.
- The material lodged in support of the application indicates there is a community and economic need for the proposed camping ground to be developed at the subject site. Furthermore, this indicates that significant accommodation investment is required across the Sunshine Coast region to improve the facilities, meet growth in overnight visitation and attract high-yielding markets.
- Further the application submits that the premises are well located to existing and proposed infrastructure, as recognised by the existing approval.

More specifically, I am satisfied that the application involves or is likely to involve the following economic and environmental interests of the State or part of the State:

1. The **State Planning Policy dated July 2017 (SPP)** sets out the planning and development assessment policies regarding matters of State interest. I consider the following State interests as identified in the SPP are relevant:
 - **Planning for economic growth** – Planning plays a critical role in achieving economic growth. It needs to encourage growth in Queensland's traditionally strong primary industries, and construction and tourism sectors, while also supporting new and emerging sectors to grow and prosper.
 - **Tourism** – Tourism planning and development opportunities that are appropriate and sustainable are supported, and the social, cultural and natural values underpinning tourism developments are protected. The SPP notes that tourism

contributes significantly to creating and sustaining jobs, generating export revenue, and strengthening local and regional economies.

- **Agriculture** – The resources that agriculture depends on are protected to support the long-term viability and growth of the agricultural sector. Queensland's agricultural resources are of state and national importance and should be protected from incompatible uses and irreversible impacts that would compromise existing or potential productivity.
- **Environment and heritage** – Queensland is one of the most biologically diverse places on earth, home to a complex and varied coastal environment with outstanding natural values.
 - **Biodiversity** – Matters of environmental significance are valued and protected (including matters of national environmental significance), and the health and resilience of biodiversity is maintained or enhanced to support ecological processes.

The SPP notes that the natural environment is essential to our existence and is inherently valuable in its own right. It also underpins many parts of our economy including tourism, mining and the agricultural sector. The SPP recognises that commerce, particularly tourism, depends on maintaining world-class and accessible natural areas.

- **Coastal environment** – The coastal environment is protected and enhanced, while supporting opportunities for coastal-dependent development, compatible urban form, and maintaining appropriate public use of and access to, and along, state coastal land.
- **Water quality** – The environmental values and quality of Queensland waters are protected and enhanced. Development should be located, designed, constructed and operated to avoid or minimise adverse impacts on environmental values of receiving waters arising from altered stormwater quality and hydrology, wastewater (other than contaminated stormwater and sewage), the creation or expansion of non-tidal artificial waterways and the release and mobilisation of nutrients and sediments.
- **Infrastructure** – State and local government and the private sector plan, deliver and facilitate a wide range of infrastructure for transport, energy, water, roads, airports, ports and public utilities. This infrastructure drives our economy and provides essential services and facilities to communities across the state.
 - **Transport infrastructure** – The safe and efficient movement of people and goods is enabled, and land use patterns that encourage sustainable transport are supported.

Pursuant to the SPP, planning for development must consider the location of existing infrastructure as well as access, design features, safety requirements, and current and future operating conditions. In addition, the increased infrastructure demand and maintenance requirements that may result from a development must be considered.

The SPP seeks development to be located in areas currently serviced by transport infrastructure, and where this cannot be achieved, development is facilitated in a logical and orderly location, form and sequence to enable cost-effective delivery of new transport infrastructure to service development. Development achieves a high level of integration with transport infrastructure and supports public passenger transport and active transport as attractive alternatives to private transport.

2. The **Southeast Queensland Regional Plan *ShapingSEQ*** advances a range of state interests defined in the SPP by providing context, defining key outcomes, and establishing planning strategies and directions to achieve the desired outcomes.

I am satisfied that the following policies about State interests in *ShapingSEQ* are relevant to the proposed development:

- **RLRPA:** The RLRPA provides important values that help sustain South East Queensland socially, culturally, economically and environmentally. The intent of the RLRPA is to protect the values of this land from encroachment by urban and rural residential development, to protect natural and cultural assets, and support development and economic growth of rural communities and industries.
- **NIUB:** The Moreton Bay-Sunshine Coast NIUB is planned to be protected in perpetuity as a regionally significant green break providing open space, amenity and other non-urban landscape values between the major urban areas of the Metro and Northern sub-region. The NIUB protects the water quality of the Ramsar-listed wetlands of Pumicestone Passage and preserves opportunities for agricultural production and forestry, tourism and outdoor recreation.
- The seven core values of the NIUB include urban break, water, biodiversity, amenity, culture, prosperity and community with the following objectives sought for the NIUB:
 - protect and preserve separation for non-urban purposes between urban areas
 - maintain and restore hydrological functions and water quality discharging into creek systems, wetlands and other sensitive habitats associated with the Pumicestone Passage
 - maintain, restore and improve biodiversity and associated ecosystems
 - protect and enhance rural and scenic landscapes and character, including:
 - views to and from the Glass House Mountains and the Pumicestone Passage
 - traditional rural activities and landscape settings
 - protect and enhance cultural landscapes and character, including:
 - places of Aboriginal heritage and cultural significance
 - places of historic cultural heritage
 - promote rural economic productivity and growth where:
 - aligned with the agricultural, recreational and environmental setting of the land
 - economic benefits to the local economy can be demonstrated
 - infrastructure is able to be appropriately maintained and minimises the potential for significant environmental impacts
 - encourage community access and enjoyment where consistent with the achievement of other objectives.
- **Sustain – Promoting ecological sustainability and resilience:** Natural systems are fundamental to South East Queensland's (SEQ) unique character heritage and liveability, which sustain urban and rural communities and provide agricultural, tourism and recreation purposes. The Regional Plan seeks for SEQ's rivers, beaches and waterways to continue to support growth and prosperity and maintain the quality of life for which the region is renowned and they will positively differentiate our region and support sustainability and community health.
- **Live – Living in well-designed communities:** SEQ is to offer a wide range of great subtropical places for people to live, work and play. *ShapingSEQ* seeks SEQ to be a great region made up of active, safe, green, comfortable and accessible places that bring people together and support events and our changing economy. The creation of places should celebrate distinctly Queensland design principles by addressing the varied climate, cultures and characteristics of SEQ.

- **Biodiversity:** SEQ contains important natural values, including scenic amenity, regional landscapes, rural production and outdoor recreation. *ShapingSEQ* identifies access to the region's varied natural environment is also highly valued by SEQ communities who depend on their natural assets and regional landscapes to support their lifestyles.

Reasons for Call In

I have decided to propose to call in the development application, for the following reasons:

- The proposal involves, or is likely to involve, the State interests set out above.
- The proposal is for a tourist park within a rural zone under council's planning scheme and on premises designated as within the Regional Landscape and Rural Production Area and the Moreton Bay-Sunshine Coast Northern Inter-Urban Break under *ShapingSEQ 2023*.
- The proposed development for 150 sites, being 75 cabins and 75 camp sites, and ancillary recreational facilities is of a scale and intensity that may have the potential to adversely impact on ecologically important areas adjacent to the site, through noise, light, waste, and water quality impacts.
- The proposed development requires consideration of its potential impact on the core values and objectives of the NIUB and potential impact on the RLRPA role to protect the area from inappropriate development.
- The proposed tourist activity also has the potential to support a tourist market in the Sunshine Coast area as it will add diversity and choice of facilities in an area located close to a range of tourist/recreation facilities associated near Moreton Bay Marine Park and Bribie Island National Park.
- Accordingly, there are significant potential social, economic and environmental considerations relevant to the proposal that require a balanced assessment.
- The call in process provides an opportunity to undertake a comprehensive assessment of the application and ensure all matters relevant to the proposed development are fully assessed including but not limited to social, economic and environmental considerations.
- The decision to issue a proposed call in notice is compatible with human rights under the *Human Rights Act 2019*.

Proposed call in

The process for assessing and deciding the application stops on the day this notice is given.

If I decide to call in the application:

- the process for assessing and deciding the application is proposed to restart at the start of the confirmation period in the application stage under Chapter 1, Part 1 of the Development Assessment Rules; and
- I do not intend to direct the decision-maker to assess all or part of the application.

If I decide to call in the application, my decision on the application is taken to be the original decision-maker's decision.

Although my decision is taken to be a decision of the original decision-maker, my decision cannot be appealed in the Planning and Environment Court, as the application is an excluded application for the purposes of the Planning Act.

Representations on the proposed call in notice

Written representations can be made to me about the proposed exercise of my power to call in the application.

Representations are specifically sought about:

- whether or not the proposed development involves a State interest
- whether or not I should exercise my powers to call in the application
- any matter stated in this proposed call in notice.

Written representations must be made by **23 May 2025** to:

Deputy Premier

Minister for State Development, Infrastructure and Planning

Minister for Industrial Relations

c/- Director, Improvement and Assessment Division

Planning Group

Department of State Development, Infrastructure and Planning

Email: ministerial.callin@dsdilgp.qld.gov.au

Post: PO Box 15009, CITY EAST QLD 4002

Findings on material questions of fact and evidence or other material on which findings of material questions of fact were based

In forming my decision to propose to call in the application, I had regard to the following material:

Documents

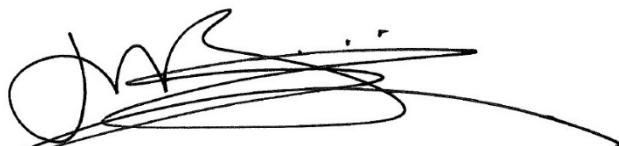
Departmental briefing note (Reference: MBN25/389) and attachments, including:

- Preliminary Assessment Report prepared by the Department
- draft proposed call in notice
- draft correspondence to the council and applicant enclosing the proposed call in notice.

Legislation and statutory instruments relevant to my decision are:

- *Planning Act 2016*
- *Planning Regulation 2017*
- *Human Rights Act 2019*
- *State Planning Policy July 2017*
- *State Development Assessment Provisions*
- *Southeast Queensland Regional Plan 2023*
- *Sunshine Coast Planning Scheme 2014*

Dated: 22 April 2025



JARROD BLEIJIE MP

DEPUTY PREMIER

Minister for State Development, Infrastructure and Planning

Minister for Industrial Relations