

Hello,

PLEASE PASS THIS CORRESPONDENCE ON TO PLANNING AND HEALTH.

This has been a long time coming!

We have completed the four main improvements suggested by Johan that we needed to comply with in order to achieve planning approval. These were:

1. Obtain approval again for toilet block behind the marquee
2. Put in fire hydrants around camping areas. We have 12 now installed.
3. Install a toilet block closer to the glamping area, so no one has to walk further than 90m to a toilet.
4. Obtain a BAL assessment and action plan by a IV certified person.

Following is our application for a change of use for Linga Longa Estate.

Please let us know if you require any further clarification or information.

Specific Application or Additional Use Application

Changes of use for Linga Longa Estate

Linga Longa would like to move forward and add to our existing mountain bike and other events (WAGE, True Grit and the WILD campout) and apply through the planning officer to have Linga Longa categorised as a Private Recreation and Reception Centre.

Uses of the Property from 01/05/2024

Mountain Bike events mostly Gravity days on a Sundays, currently scheduled 12 days a year.

WAGE (mountain bike event) we normally obtain a licence to hold this event due to the large numbers of people on site.

True Grit in October (Yearly)

The Wild Campout in December (bi annually)

Private Functions max 15 a year (inc. school groups/ scouts/ 4x4wd groups / birthdays and weddings ect)

Staff

Linga Longa has 4 full time staff and 3 casual employees, 2 of which work between 30-40 hrs a week depending on their availability.

Events

Mountain Bikes

Average persons attending a ride day is 75 with approx. 45 camping on the Saturday night x 12 annually

WAGE is the big race which we have previously obtained a permit to hold.

This is in November and we expect 500 riders and 300 spectators (portable toilets are are bought in for this event)

True Grit

Military styled obstacle course in October (permit to hold obtained every year).

Approximately 2800 people over the two day of the weekend (all toilets used are portable)

The Wild Camp out

A music, arts and social festival held over the new years day holiday (again permit obtained every year)

Weddings

We would like the option of hosting 15 weddings/private events a year.

This would involve up to 100 guests and having the option of up to 65 camping on site on the Saturday night.

The average camping on site would be 45.

Parking

Parking will be the large grass area we currently use for the Mountain Bike events.

We move the parking area around to soften the impact on the grass and mark areas with orange cones and A frame signs - this has worked very well.

Plant and Equipment

We currently have 3 licensed buses that are used for the mountain bike events and one Side by Side buggy that is used for first aid.

There are no foreseeable reasons to think that we will need any other equipment for events.

We appreciate your time and consideration in this matter.

Kind regards,

