

Newsletter.....June, 2018

Guanaba Experience development

This development application appeared at Scenic Rim Regional Council mid 2014. It came before the Planning Sub Committee meeting on 29th May, 2015 where it was resolved to approve the D A despite many reasons why it should have been refused. To mitigate these problems, a large number of conditions were set attracting the following overheard comment by one of the Councillors:

“They’ve just conditioned this development out of existence.”

And so it has come to pass. The Guanaba Experience 500 acre site has been sold. Whilst the many restrictions the development proposal attracted over the years remain, no doubt the purchaser has his own new ideas for the property.

The following is a bird’s eye view of the work created by Council’s clash with resident expectations.

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| mid 2014 | An extraordinarily sub-standard development application is lodged with Council. Lacks details. |
| 2014, Oct. | Submissions re the D A close - 566 residents formally object, 21 residents approve. |
| 2015, May | D A approved by Council despite intelligent well researched reports by both our mountain Councillors. (5/2). |
| 2015, Sept, | Following receipt of six strong experts’ reports, TMPA files Notice of Appeal in the Planning & Environment Court. |
| 2015, Oct | Developer self-refers an altered D A under a different name to Federal Dept. of Environment |
| 2016, July | 54 submissions (by 64 people) are forwarded to the Fed. Dept. of Environment in response to developer’s biodiversity report. This was followed by 922 signatures on a petition to Canberra and 420 individual coloured fauna postcard photographs sent to the Fed. Minister for Environment. |
| 2016, Nov | Fed. Dept. of Environment ticks off development proposal but requires update to Conservation Management Plan by 11th Dec. |
| 2016, Nov | Directions hearing in Planning & Environment Court. Developer fails to lodge documents in time, twice. Costs penalty was imposed but never resolved. |
| 2017, March | Minor Change approved by court despite the project’s change from general public family tourism/eco-tourism facility to overwhelming use for experienced downhill mountain bikers. Now, whole day passes are required & there is no vehicular access to the public. Shuttle buses are to provide transport to sites. |
| 2017, May | Site inspection. |
| 2017, May & July | Two without prejudice conferences were held (34 people – lawyers, experts, etc.) |

2017, Sept 25th to 29th – Trial. Planning & Environment Court, Roma St, Brisbane.

2017, Dec Judge, clearly in favour of the development, gives approval. 1060 page submission.

In between the abovementioned dates activity never ceased. Great volumes of emails and hard copies were generated by the multiple parties of lawyers, experts as well as the appellant and the developer.

To mitigate the problems contained in the development application and its variations, about one thousand pages of conditions were set. Of course this didn't solve the biggest problem of all – that was the devastating loss of a vast tract of irreplaceable rainforest with its wealth of flora & fauna in a small dead end gorge described in both Chenowith and Watson reports as “deep and forbidding”.

Before the facility could open, the developer, at the end, was faced with.....

- Guanaba Road needed major re-leveling roadworks to achieve the necessary sight lines.
- The junction between Guanaba Road & Kaiser Road had to be widened to improve passing and turning.
- Kaiser Road had to be widened to allow two-way traffic down to the site entrance.
- A shuttle bus entrance and exit junction had to be created opposite 185 Guanaba Road.
- The car park for about 150 cars and the reception and workshop buildings had to be constructed, plus electricity/water/sewerage services provided.
- For bushfire prevention, a 30m buffer had to be cleared of all low vegetation along the full length of Guanaba Road.
- A 120 thousand litre “community” water tank and other water tanks around the property had to be installed.
- Two fire services access tracks from Guanaba Road had to be created.
- The internal shuttle bus tracks had to be sealed.
- All bike trails and the shuttle bus tracks had to be assessed by an expert before any clearing could be done (to protect vulnerable vegetation).

Four years have passed since this development application appeared before Council. Except for enriching the legal profession, all the huge expense incurred by residents, Council and the developer could have been avoided if only the Council had simply said “No.”. But then, senior Council bureaucrats who produced the recommendation to approve are not accountable to the residents and with all non-mountain Councillors falling in behind them (not infrequently)- we have a BIG problem.

Gillion Pty. Ltd. (Power Pde) – commercial water extraction

The judgment in this case has been delayed due to an appeal to the Supreme Court concerning a Planning & Environment Court approval of a major development in Brisbane. All parties to the Gillion case have now made further submissions in light of the Supreme Court judgment in the Brisbane case.

We hope this appeal will be finalized soon.

Land valuations

Thanks to some very hard work by Amanda, about 200 people were able to respond to the Dept. of Natural Resources with objections to excessive rises in their valuations. The department staff has been very co-operative but it will take time to process all these applications.

Meanwhile the Council budget will be revealed next week. There would not have been time for any changes to valuations to have been made, so all the rates are expected to be based on the valuations people received on 7th March.

TMPA's fun activities

Hilary has been hard at work compiling a monthly series of events at the Zamia Theatre and the Tamborine Mountains Showgrounds Hall. .

Coming up we have.....

- **June 30th** Jan McNicol from the Homegrown Power Plan project will tell us about the viable options for a sustainable, green, community power(ed) plan which is possible by 2030. Plus a re-screening of the documentary about the proposed Adani coal mine "*A Mighty Force*".
- **July 28th** Richard Chauval Carlsson, grandson of Charles and grand-nephew of Harry will introduce the screening of his grandfather's film "*40,000 horsemen*", about his great uncle's leadership of the Australian Light Horse cavalry charge at Beersheba in 1917. Richard is encyclopaedic about the Chauvel connections in this region and he went to Israel last year for the recreation of the Beersheba charge, and actually rode in it – so that's a bonus which he can talk about.. This year is the centenary of the end of WW1.
- **August 25th** yet to be confirmed, but probably Jo Green who is a National Parks & Wildlife Service officer at Burleigh, but wearing her other hat as a marine scientist, will tell us about and show us her pictures of her recent trip to Baffin Island observing both the effects of climate change & the narwhals she went to see. Plus Wendy Bateman who lives at Tamborine Village and works on the mountain. She is carer for flying foxes and bats of all sizes and will tell us about those extraordinary creatures.
- **September 29th** At the Tamborine Mountain Showgrounds Hall – Joanna Kesteven lives in Boonah and is well acquainted with the affairs of local government in general & SRRC in particular. She is the association Secretary and will provide much information and food for thought.
- **October 27th** At the Tamborine Mountain Showgrounds Hall - Richard Proudlove who is running the Tamborine Mountain community sustainable power survey as part of his doctoral research at the University of Melbourne will be able to report back on his findings.
- **November 24th** At the T M Showgrounds hall – to be advised

A reminder will be sent out closer to these dates.

Jeanette

P.O. Box 106, North Tamborine, Qld, 4272
www.tamborinemountainprogressassociation.com

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