

# TAMBORINE MOUNTAIN PROGRESS ASSOCIATION INC.

“Protecting the quality of living on Tamborine Mountain”

The Chief Executive Officer  
Scenic Rim Regional Council  
PO Box 25  
Beaudesert Qld 4285

15/06/2016

Dear Sir

**Re: MCBD16/034 MATERIAL CHANGE OF USE – TOURIST CABINS (TOURIST USE) AND  
CONFERENCE CENTRE - IMPACT INCONSISTENT ASSESSMENT  
123 & 129 ALPINE TERRACE TAMBORINE MOUNTAIN AND DESCRIBED AS LOTS 1 & 2  
RP149206**

The Tamborine Mountain Progress Association Inc. considers this development application does not establish a town planning and community need for the proposal sufficient to warrant an approval.

The question arises whether the documentation is sufficient to satisfy the provisions of the Beaudesert Planning Scheme:

Part 3 Development in Zones

Division 4 Material Change of Use and Associated Work

1.3.5 Material Change of Use and Associated Work

If development involves a Material Change of Use and Associated Work (including Building Work) then Associated Work shall be assessed at the time of the assessment of the Material Change of Use.

Not included in this application is an application for Reconfiguring a Lot but, situated as it is in the Village Residential Precinct, it is not Code assessable development and therefore Impact Assessable (p 3-353).

In considering the merits of the application for an approval there are a number of concerns with regard to the proposal.

## **The Site Plan Drawing Number B15/102.1**

In a number of ways this would seem to be an indicative sketch rather than a formal plan.

- The indicated rooflines of the cabins do not match the proposed cabin plan, B15/102.2
- The courtyards of the new cabins are not indicated.
- The positions of the tanks are not indicated or whether they are above or below ground.
- The positions of the proposed pump out pits are not indicated.
- The drainage lines of excess stormwater to the drainage easement are not indicated.

On this site which contains “of concern” vegetation and is affected by the Nature Conservation Overlay the positioning of these facilities is important for ascertaining the degree of interference that may occur, including to the root systems of mature trees.

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### **The Tourist Cabins**

The siting of Cabin no 1 would seem to be problematic.

- The accompanying photograph pointing to the proposed site does not show the clearing in which it is to be situated.
- It appears to be in an area of significant canopy cover indicating the likelihood of significant damage to tree roots even if the trees are sufficiently spaced for construction to occur without tree loss.
- It is distant from the drainage easement.

### **The Function Facility**

The size of this facility is at odds with its proposed use and the car parking spaces provided.

- It is of two stories with the lower floor designated as storeroom yet having windows and a deck on three sides, toilets, a sizeable cool room and “serving room” with a prep bench and dumb waiter similar to the “catering room” on the upper floor.
- It is (currently) not intended that the conference room will be made available to the general public, a requirement for its use being that accommodation is also taken in one (1) of the 18 suites.
  - Compliance with this condition would be hard to “police” into the future.
  - This gives no indication of the number of attendees, who could arrive in carloads of 4-5 and small buses, additional to the guest accommodated on site.
  - The effect on the sewerage system is not quantified.

The positioning of this building is described as “in a predominantly cleared area of the site” which indicates clearing of trees in an area of close proximity to the banks of Guanaba Creek.

There is no indication of the extent of the vegetated buffer zone between the building and Guanaba Creek

### **Site Amalgamation**

It is questioned whether the Reconfiguration of the Lots to amalgamate the two lots should have been included in the development application considering it is an essential part of the proposed development and it appears it should be considered as Impact Assessable.

### **Effluent Disposal**

It would seem the question of effluent disposal has not been dealt with adequately.

- The sizes and positions of the proposed pump out pits are not documented.
- It is questioned whether pump out pits for individual buildings are the most sustainable solution for the long term.
- The conference facility may have load of over 21 EP on occasions and the siting and size of a disposal pit for use prior to a pump out is not indicated.
- The use of spas in the individual cabin suites may well put pressure calculations based on “average” usage.

**Need**

Within the Scenic Rim Regional Council Corporate Plan Strategy 3 for a Sustainable and Prosperous Economy reads “Ensure we operate in a way that recognises and supports business needs and aspirations while protecting broader community and environmental interests.”

- It is recognised that, in a planning sense, economic need is based on benefits to the community not to the business.
- Building up one business to the potential detriment of other established businesses may not be in the interests of the broader community.
- There is already a significant existing and approved tourist accommodation in the immediate vicinity.

**Extinction of the previous approval**

Because of computer system changes the previous approval was not available for purposes of comparison and to consider if there were conditions imposed previously that should be carried forward into any new development.

It is strongly recommended that, in the event of an approval, a condition be that the area of remnant vegetation is protected by a lasting covenant.

Whilst at first glance this development may appear reasonable, closer examination reveals many areas of concern. Given it is “Impact Inconsistent” it would seem it should not be approved in its current form.

Yours faithfully,

Jennifer Peat  
Honorary Secretary.