

Agenda – Late Items

Ordinary Meeting

Wednesday, 23 July 2025

Time: 9:00 am
Location: Council Chambers
82 Brisbane Street
BEAUDESERT QLD 4285

**Scenic Rim Regional Council
Ordinary Meeting
Wednesday, 23 July 2025
Agenda – Late Items**

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11 Consideration of Business of Meeting

Additional Items

11.12 Scenic Rim Olympics, Sport and Recreation Advisory Committee Update

Executive Officer: Acting General Manager Customer and Regional Prosperity

Item Author: Economic Development Officer - Regional Prosperity

Attachments:

1. Olympics, Sport and Recreation Committee Minutes Meeting #1 - 23 May 2025 [↓](#) 
2. Olympics, Sport and Recreation Committee Minutes Meeting #2 - 9 June 2025 [↓](#) 
3. Olympics, Sport and Recreation Committee Minutes Meeting #3 - 20 June 2025 [↓](#) 

Councillor Portfolio / Representation

Sport and Recreation - Cr Stephen Moriarty

Local Government Area Division

This report relates to the whole Scenic Rim region.

Executive Summary

The Scenic Rim Olympics, Sport and Recreation Advisory Committee (the Committee), which was formed in April 2025 by Council, provides strategic advice, guidance, and community perspective on opportunities relating to the Brisbane 2032 Olympic and Paralympic Games. The Committee acts as an advisory body, bringing together representatives from sporting organisations, community groups, government agencies, and industry stakeholders. The establishment of the Committee positions Council to take a proactive and coordinated approach to shaping a vibrant and inclusive sporting future for the region.

This report serves to provide copies of the business and activities of the Advisory Committee and presents the Minutes from the meetings held on the 23 May 2025, 9 June 2025 and 20 June 2025 (Refer to Attachments). Noting the Meeting Minutes from the most recent meeting on 11 July are not included and will be endorsed at the next Advisory Committee meeting scheduled for 1 August 2025 and presented at a future Ordinary meeting. Only the Minutes of the Meetings are presented to an Ordinary Meeting and Agendas are not included.

Cr Marshall Chalk is the Advisory Committee Chair and Cr Stephen Moriarty is a Committee Member. Mayor Tom Sharp is an Observer.

Recommendation

That:

1. Council note the Scenic Rim Olympics, Sport and Recreation Advisory Committee Meeting Minutes for meetings held on 23 May 2025, 9 June 2025 and 20 June 2025; and
2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sport and Recreation Advisory Committee.

Previous Council Considerations / Resolutions

At the Ordinary Meeting held on 30 April 2025 (Item 11.13), Council endorsed the formation of the Scenic Rim Olympics, Sport and Recreation Advisory Committee and the appointment of one Councillor to serve as Chair and one Councillor as a Committee member.

Report / Background

The Committee consists of Cr Marshall Chalk (Chair), Cr Stephen Moriarty, former Rowing Olympian Madeleine Haselgrove, previous Team Manager to the Australian Rowing Team and Rowing Commentator including the 2000 Olympics Ray 'Razor' Ebert, the Southport School Director of Rowing Bruce Wright and, Rowing Australia Boat Race Official and Umpire Jeremy Parsons.

Former Rowing Olympian and CEO of Rowing Australia, Sarah Cook, is an Observer to the Committee as is Scenic Rim Regional Council Mayor Tom Sharp. The Scenic Rim Regional Council Chief Executive Officer, Acting Manager of Regional Prosperity and Communications and Economic Development Officer are also Observers to the Committee.

Meetings are currently held approximately every three weeks with the objective of the Committee to:

- Advise Council on opportunities to leverage the Brisbane 2032 Olympic and Paralympic Games.
- Support the development and enhancement of local sport and recreation infrastructure.
- Encourage community participation in sport, physical activity and recreational programs.
- Provide input into relevant policies, strategic plans and funding priorities.
- Promote inclusiveness, accessibility and regional representation in sport and recreation.
- Facilitate collaboration between Council, community groups, sporting organisations, and both Queensland and Australian Government agencies.
- Ensure assets are managed and used to meet the needs of the community and provide for current and future generations.
- Foster the development of connected and effective community groups.

Agenda items discussed at these meetings pertain to the business, activities and initiatives being undertaken by the Committee in response to planning for the Brisbane 2032 Olympic and Paralympic Games, including the Games Independent Infrastructure and Coordination Authority and their 100 Day Review into Games Infrastructure and Planning. The Committee is focused on issues and opportunities that are relevant across the entire Scenic Rim region.

The most recent meeting was held on 11 July 2025, with the next meeting scheduled for 1 August 2025.

Budget / Financial Implications

Councils' participation in the Committee does not incur any fees.

Meetings are usually held via Microsoft Teams. On occasion, Advisory Committee members may attend meetings in person at Scenic Rim Regional Council Administration Office.

Strategic Implications*Operational Plan*

Theme: 7. Healthy, Engaged and Resourceful Communities

Key Area of Focus: Strengthened community engagement and partnerships that improve shared expectation and commitment

Legal / Statutory Implications

Not applicable.

RisksStrategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

SR54 Ineffectively managing the political and government departmental relationships/partnerships, resulting in Council not achieving its major strategic objectives.

Risk Summary

Category	Explanation
Reputation, Community & Civic Leadership Failure to adequately engage with the community on significant issues.	Advisory Committees enhance community engagement and foster improved working relationships within the community. The committees harness the knowledge of the individual committee members on strategic topics of Council and provide advice for Council to consider when making decisions. Not supporting the endorsed minutes of the Committee may jeopardise Councils involvement and reputation.

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

Not applicable.

Conclusion

This information is provided to ensure that Councillors are appraised of the business, actions, functions and initiatives being undertaken by the Advisory Committee and are informed of Councils continued collaboration.

This report serves to provide an update on the three Committee meetings held in May and June.

The most recent meeting occurred on 11 July 2025 with the next Advisory Committee meeting is proposed for 1 August 2025.

OptionsOption 1

That:

1. Council note the Scenic Rim Olympics, Sport and Recreation Advisory Committee Meeting Minutes for meetings held on 23 May 2025, 9 June 2025 and 20 June 2025; and
2. Council note the activities and initiatives being undertaken by the Scenic Rim Olympics, Sport and Recreation Advisory Committee.

Option 2

That:

1. Council does not accept the Scenic Rim Olympic, Sport and Recreation Advisory Committee Minutes for meetings held in May and June; and
2. Council does not note the activities and initiatives being undertaken by the Scenic Rim Olympic, Sport and Recreation Advisory Committee.

MINUTES



Olympics, Sports and Recreation Advisory Committee Meeting #1

Meeting Venue	Microsoft Teams
Address	Meeting ID: 481 437 370 448 7 Passcode: g4i25fd9
Date	Friday, 23 May 2025 commenced at 4.00pm
Chair	Cr Marshall Chalk
Responsible Officer	David Keenan

INTRODUCTIONS

- Chair:** Cr Marshall Chalk (MC)
- Members:** Cr Stephen Moriarty (SM)
 Madeleine (Maddie) Haselgrove OLY (MH)
 Nambok Intharangsy (NI)
 Jeremy Parsons (JP)
 Bruce Wright (BW)
 David Keenan, Executive Officer (DK).

Discussion: The members each spoke briefly about their reasons for participating in the Committee. DK explained that Graham Quirk was invited to participate but was unable to commit due to time constraints. Mr Quirk has offered availability when the Committee feels he could add value or assistance.

APOLOGIES

Sarah Cook, Rowing Australia (Observer)

ROLE OF ADVISORY COMMITTEES

Discussion: the Terms of Reference were not discussed in detail.

PREVIOUS STUDIES, SUBMISSIONS AND PLANS

Discussion: The Committee members noted that a quantity of document had been provided but the members had not had opportunity to read it all at short notice.

Action: SRRC to set up group email for information to be circulated in future.

GAMES INDEPENDENT INFRASTRUCTURE AND COORDINATION AUTHORITY (GIICA)

DK provided the following feedback on the meeting with GIICA held 1 May 2025:

- No work has yet been undertaken at Rockhampton (for example, a feasibility study, investigations of

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water flow etc). The State Government has removed heritage listing of the railway turntable but there are concerns the land may be contaminated. This is yet to be confirmed.

- DK has emailed three times since the meeting requesting information but as yet does not have a confirmed timeframe for when it will be supplied.

Discussion:

- JP advised that the International Olympic Committee is here this week but World Rowing is yet to inspect Rockhampton. According to media reports, that is expected to take place in July to ensure comparable weather conditions to when the Games will be held.
- DK advised there had been poor communication about the athletes accommodation. It wasn't until January that GIICA realised the Kooralbyn Resort was no longer suitable. SRRC conducted a survey of available accommodation within 30 minutes of the site. Not convinced that that information has been recognised. There is no defined need for an athletes village.
- MH advised that rowers don't tend to stay in athlete's villages as they are generally too far away from the event venue. They usually only go into the athletes village near Olympic venue after their events finish. Rowers usually stay in national groups, especially the larger contingents.
- MH and JP agreed that it is important for the athletes to have things to do locally in their down time.
- SM highlighted that the Pacific development at Flinders will have student accommodation for the Federation University that could be made available for athletes.
- JP mentioned the excellent facilities at The Outlook Boonah.
- DK advised that both those accommodation options were included in Council's survey, along with Moogerah and Maroon Dams, Usher Developments' projects and the Queensland Moto Park.
- DK noted that 10% of Olympic participants are in some way involved in rowing. JP agreed that the sport is resource-intensive, noting that there is a large contingent of officials and support personnel (boat drivers, field of play, timing, umpires) to accommodate.

Action: DK to enquire with Rowing Australia and Rowing Queensland whether Standards Association will also inspect Wyaralong if invited by SRRC.

MEDIA AND COMMUNICATIONS

- Courier Mail Article, 20 May 2025 (attached)
- Communications Plan

Discussion:

- DK suggested that, if the Committee agrees, a Communications Plan will be developed, keeping in mind that Advisory Committee feedback also needs to go back to Council. It will be important to ensure any communications do not contradict statements made by Rowing Australia and Rowing Queensland.
- BW feels it is important to contradict the misinformation quickly, to position ourselves before July, getting the rowing community on board to state what the venue should look like.
- In response to an enquiry by SM, DK advised that the only existing master plan is a seven-year-old document. Council has done a little work, not much, which is why he has requested information that GIICA holds from the reviews.
- JP advised that he participated in an initial depth survey for the start and finish lines at Wyaralong.
- SM feels that a glossy document is needed, to allay any fears. As it stands now, it is hard to visualise what an Olympic venue would look like at Wyaralong.
- JP advised that the current layout is based on the pre-existing access road. There was some earthworks to form the headland but no work done on Meebung. There has been some investigation of keeping the course as it is and developing the eastern side, but the numbers didn't stack up.
- BW advised that Seqwater restricted movements. Moving the course 200 metres south to have the

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finish line accessible to spectators makes sense but is hard to achieve. The venue has visible potential. There would be minimal earthworks if the finish line was in the south west corner. From a promotional point of view, it would be good to have July visitors sit on the headland and see through a design graphic what the course will look like. It is still a primitive course compared to what is needed for the Olympics.

- JP advised there are additional areas for training available - two kilometres are available down toward the Overflow Estate. From there, if the course originated with the start line at the north, returning to the start line is possible by going back around the island.
- JP also mentioned that the Rockhampton site lacks a warm-up lake.
- In response to an enquiry from SM about where to host the July visitors so there is a clear visibility of the whole lake, MH advised that trees cause issues with visibility for the commentators at events. JP agreed, stating it would be best to get the visitors out on the water.
- JP advised that schools that use the venue will have drone footage. If Council were commission further footage, it should be noted that it is a designated aerobatics area.
- BW asked what the members' opinions were about the course length. The LA Olympics have been granted a reduction to 1500 metres. Is that a precedent or does the Olympic Committee wish to revert to 2000 metres?
- MH feels it will be the latter, but she is unsure. She noted that mixed eights have been introduced, which does change the nature of the sport and the participants.
- BW highlighted that if the course length was 1500 metres, there would be potential for kayaking and canoeing to share the facility.
- JP stated it would be good to have moveable start and finish line structures for versatility. Also flexibility of lane width would provide legacy for other sports.

Actions:

- SRRC to develop a Communications Plan, including an advocacy document, determination of infrastructure, any existing master plans.
- SRRC to seek an update from Rowing Queensland regarding kayaking.

GENERAL BUSINESSPrivate Schools

Discussion: BW advised that the Director of Sport at TSS is the overall coordinator of the BSRA and suggested that a letter of recommendation supported by the headmasters of private schools be drafted. He would be happy to assist in obtaining the signatures

Action: SRRC to provide key points for the letter to BW, with a copy to JP as he also has contacts in BSRA.

Canoeing

Discussion: He asked whether John Lamont should be invited to join this Committee to represent canoeing but JP advised that his contacts in canoeing are reluctant to jeopardise the opportunity to have a new facility in Redlands.

Actions: Nil

White Water Rafting

Discussion: DK mentioned that white water rafting is currently at Redlands, but faces substantial community opposition and may be relocated.

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Actions: NilEquestrian

NI advised that the submission by Aquis Farms and the Gold Coast Turf Club was supported by Equestrian Queensland but has not progressed further since Toowoomba was announced as it is considered difficult to pursue and GIICA is not willing to consider multiple venues. The horses are technically the athletes, their best interests are paramount. If the Committee sees an opportunity to reintroduce this to GIICA, NI would be willing to make another submission or open further discussions.

NI also spoke about the quarantine component. Currently Melbourne is the quarantine centre. 14-21 days dependent on source country, then another 14-21 days on arrival in Australia. It was proposed in the submission that Brisbane be the receiving airport instead of Melbourne, with immediate transfer to Magic Millions, allowing allow for continued training during the quarantine. The Review didn't take quarantine into consideration however Toowoomba (Wellcamp) Airport can receive Boeing 747s, so she presumes that Toowoomba's submission includes provision for quarantine - even though the Review specifically excluded it. NI would still like to get teams to train in the Gold Coast and at Aquis Farms.

Action: DK will arrange a separate meeting with NI.

Membership of Committee**Actions:**

- Any membership suggestions to be sent to Council so that formal invitations can be issued.
- JP to investigate and advise if coastal rowing is going to be included.

NEXT MEETING

The next meeting to be held within two to three weeks, before July.

Action: Dee to circulate some proposed dates.

The meeting closed at 5.07pm.

MINUTES



Olympics, Sports and Recreation Advisory Committee Meeting #2

Meeting Venue	Microsoft Teams	
Address	Meeting ID: 433 720 115 702 2 Passcode: aY2MQ26B	
Date	Monday, 9 June 2025	commenced at 2.30pm
Chair	Cr Marshall Chalk	
Responsible Officer	David Keenan, Chief Executive Officer	

ATTENDANCE

Chair: Cr Marshall Chalk (MC)

Members: Cr Stephen Moriarty (SM)
Madeleine (Maddie) Haselgrove OLY (MH)
Nambok Intharangsy (NI)
Jeremy Parsons (JP)
Bruce Wright (BW)

Observers: Mayor Tom Sharp (TS)
David Keenan, Chief Executive Officer (DK)
Julie Schmidt, Acting Manager Regional Prosperity, and Communications (JS)
Jane Kelly, Economic Development Officer (JK)

APOLOGIES

Sarah Cook, Rowing Australia (Observer) (SC)

1. Welcome and Introductions:

MC Welcome and thanked Council for information provided to committee.

MC welcomed Mayor Tom Sharp to the meeting.

2. Review of Minutes and Action List:

Minutes and Action List from first meeting held on 23 May 2025 distributed to group.

The open action list was discussed with responsible officers, with updates to the majority of these. Refer to Action List.

JP updated that the Action List item Coastal Rowing is to be included in the 2028 Olympics in Los Angeles, but no decision has been made yet for Brisbane 2032. JP also stated that flatwater and coastal rowing will

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likely to be separate location. MH said they may not see a decision on this for a while. JP commented that Noosa has the only Australian Coastal Rowing Club and they will want it there, however there are logistic considerations for splitting rowing team resources (between flatwater and coastal) so the Scenic Rim is an ideal location with the Coast only an hour away.

3. Discussion on Lake Wyaralong as preferred Olympic Venue

MC expressed concern that Rowing Australia was absent from meeting and considered if that indicated lack of support by them for Lake Wyaralong to be the preferred Olympic rowing venue in 2032. DK said that Rowing Australia is optimistic that rowing will be held in the Scenic Rim, and they are keen to champion issues on behalf of the preferred location of Lake Wyaralong. JP suggested that Rowing Australia hands are tied until the International Olympic Committee has viewed Rockhampton and that they can't come out and support Lake Wyaralong until Rockhampton venue is shut down. BW Suggested that if Rockhampton is not deemed fit for purpose that Penrith (home to previous Olympic rowing) could be the secondary option. MH commented that we need to be on the front foot for setting up Lake Wyaralong for Rockhampton falls over as Penrith is a cost-effective solution.

MH advised of upcoming meeting with Anthea O'Loughlin from Rowing Queensland.

BW named travel and accommodations as the key issues that need to be addressed regarding hosting rowing at Lake Wyaralong. DK suggested Council map out and cost the road leading to Lake Wyaralong.

BW suggested to extend the work on accommodation in the Scenic Rim and send it to World Rowing.

4. Discussion Petition and Communication Plan

SM commented that we need to be positioning ourselves that we fully intend on hosting the Olympics and the proximity of Lake Wyaralong as only an hour from Brisbane and Gold Coast. There is a need to highlight the many tourist attractions too.

TS commented that there is an assumption that Rockhampton will fall over and that Penrith is the second option. TS suggested that the overlay for general correspondence include a vision statement that Lake Wyaralong will be the Olympic rowing location for 2032 and what it means beyond 2032 as far as its legacy is concerned i.e. how the world facilities will be used in Southeast Queensland. TS said that a social license should be developing for Scenic Rim rowing, including building school support and local rowing, particularly in relation to events like the Kings Cup. Also, infrastructure needs to be pursued immediately with accommodation partners and drive plans to develop funding strategy.

MH asked if it was worthwhile doing a petition from athletes and Rowing QLD who have used Lake Wyaralong and who would be using it in the future. MH spoke about other clubs (outside of schools) worth contacting. MH supported circulating petition.

MH commented Lake Wyaralong is a Legacy piece. Fitzroy River in Rockhampton is not a legacy piece and has flood issues but is also too expensive for families to travel to for nationals and on an ongoing basis.

MH said it is also important to note the results of the current Culture Review being undertaken for rowing and Olympics and what that means for athletes - there is a health and well-being advantage to having Olympics at Lake Wyaralong.

JS offered to touch base with MH offline about meeting with Rowing Queensland and to obtain database of other contacts.

BW No brainer for Wyaralong but biggest concern is Rowing Australia. Rowing Australia advocacy is important, and they need to be front and centre in communication. BW suggested public statements from MP, State and Federal and Rowing Australia representatives showing support for Wyaralong be considered. JS offered to touch base with Sarah Cook from Rowing Australia. TS said that support from

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Member for Scenic Rim Jon Krause is limited, and Honourable Scott Buchholz and Member for Wright is very supportive and is being kept up to date with funding. Mayor offered to keep them up to date.

SM considered Rowing Australia/Rowing QLD may be wondering how hard Scenic Rim want to fight so that the push for media is important.

NI commented that the Petition is in the communication plan and while we need to be mindful of our communication channels that a petition could work.

JP Need to be mindful that rowing goes all the way up to the Coast to Cairns which has four Regattas a year, but that Lake Wyaralong has forty plus events a year.

BW TSS just hosted Olympian rower who use to ride at Lake Wyaralong and may be available to speak on our behalf.

BW suggested it is also worth considering that Scenic Rim has good accommodation within an hour from the course.

SM commented that a petition would be beneficial, potentially even a poll of Wyaralong versus Rockhampton.

JS suggested a Parliamentary Petition. Committee agreed this will be suitable.

JP suggested that media talk to local traders who are used for club regattas for example local interest story on Ant's Deli who catered rowing cup at Lake Wyaralong

5. Review of GIICA 100 Day Review Findings

DK circulated the GIICA 100 Day Review Findings received from David Hall on 6 June 2025. DK reiterated that there was an expectation that further documentation be provided.

JP stated concerns that no feasibility studies have been conducted for Rockhampton. DK reiterated that Rockhampton Mayor and CEO were not informed about the announcement for Rockhampton to be the preferred rowing venue.

SM stated that the transport connectivity issue listed in the GIICA findings, including the lack of rail, is a concern but that most other issues can be overcome. JP offered to provide information on transport data, including rail options - although not designed for passengers they could be adapted for use at the Olympics. JP also offered to provide traffic data for Beaudesert and Boonah Road which have additional works scheduled.

JP suggested there would be existing data on spectator numbers, transport, and facility usage for events like the State Rowing held at Lake Wyaralong. He estimates there would be three busloads per school and up to 9 or 10 schools competing at these events and existing data of people using this facility, including shuttles, would be available.

JP said that concerns regarding drinking water can be counteracted with case studies of other Dams or Lakes like Lake Kurwongbah that are used for rowing and boats and a part of Brisbane water supply. JP said by 2032 they also might be using electric vehicles on water. DK commented that SEQ Water does not have an issue with Lake Wyaralong as an Olympic venue and are very supportive of it being used as an Olympic venue.

JS noted that had GIICA consulted on their findings and concerns to Council they would have welcomed the chance to respond.

TS commented that an advocacy piece benchmarking other Olympic venues like Tokyo - where rowing was located more than an hour away from accommodation - should be considered.

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TS commented that SEQ Water may have provided information for GIICA Environmental Report? TS agrees with JP that rail could be used and that there is train station proposed for Flagstone. More information to be provided.

6. Member Update/Final comments

SM said Rockhampton's last four events were cancelled due to weather events. Wyaralong far superior.

JP commented that flooding took out Rockhampton infrastructure and that any new infrastructure cannot be insured and will not be built in time for the school championships which will be held in September. This competition has been moved to Lake Wyaralong. Also, there will be more students attending School Championships than the Olympics.

BW It is important to have confidence to move forward, and he will follow up on the principal letters.

MH stated Lake Wyaralong is the best option but how do we make sure Rockhampton isn't an option? JP said that Rockhampton lost the course and moving state championships to Wyaralong should be the answer to that.

JP confirmed he will share traffic data also recall study on vehicles coming in/out of river entrance.

NI cannot add technical input but happy to contribute with community and agree with JP looking for reason to have at Scenic Rim so need support from business bodies.

JS Take away communication plan updated, Media Release rewrite and follow up with Rowing Australia SC, MH, and NI.

MC asked for input on next meeting timeframe. DK suggested in next 2 weeks. TS suggested circulating dates to Rowing QLD and Rowing Australia in the first instance.

8. Meeting Closure

Meeting concluded at 3.35pm

Next meeting scheduled for Friday 20 June at 1pm

MINUTES



Olympics, Sports and Recreation Advisory Committee Meeting #3

Meeting Venue	Microsoft Teams
Address	Meeting ID: 466 383 045 756 5 Passcode: VE9Bf7Wc
Date	Friday, 20 June 2025 commenced at 1pm
Chair	Cr Marshall Chalk
Responsible Officer	Julie Schmidt, Acting Manager Regional Prosperity and Communications

ATTENDANCE

Chair: Cr Marshall Chalk (MC)

Members: Cr Stephen Moriarty (SM)
Madeleine (Maddie) Haselgrove OLY (MH)
Jeremy Parsons (JP)
Bruce Wright (BW)
Ray Ebert (RE)

Observers: Sarah Cook OLY, Rowing Australia (Observer) (SC)
Tom Sharp, Mayor (TS)
David Keenan, Chief Executive Officer (DK)
Julie Schmidt, Acting Manager Regional Prosperity and Communications (JS)
Jane Kelly, Economic Development Officer (JK)

APOLOGIES

Nambok Intharangsy (NI)

1. Welcome and Introductions:

MC Welcomed Ray Ebert as a committee member and thanked committee for information provided since last meeting.

Thanked Sarah Cook for joining us.

2. Review of Minutes and Action List:

Minutes and Action List reviewed from first meeting held on 9th June 2025.

The open action list was discussed with responsible officers, with updates to the majority of these. Please see updated Action List.

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TS offered update on meeting with Senator the Hon Anthony Chisholm (Assistant Minister for Regional Development) on Australian Rail Track Corporation (ARTC) strategy. ARTC rail line owned by Federal Government is currently not being used and could be activated infrastructure for passenger rail use for 2032 Brisbane Games. Logan City Council to leverage for ARTC line activation extends beyond Olympics timeline.

3. World Rowing Visit Update

Sarah Cook (SC) explained her role as a conduit to World Rowing Council for Brisbane 2032. World Rowing visit to Fitzroy River in Rockhampton is likely to be in September or October. It is World Rowing's role to assess the venue (not pick the venue). Documentation will be requested like hydrological, technical and feasibility of the site.

MH asked if World Rowing has input into technical standards and assessment? SC said World Rowing feeds in necessary requirements.

DK asked question regarding feedback on Lake Wyaralong from GIICA regarding 100-day plan. SC confirmed the cost and the complexity of accommodation was the barrier for Lake Wyaralong. Concerns around movement of spectators and people to and from site - as well as transportation and housing of athletes and officials.

MH asked how factors, like transport, different in Rockhampton? SC said there was no feasibility conducted on Rockhampton prior to decision being made.

SM attended previous Olympics and commented that rowing event to be held in Southeast Queensland was necessary so that visitors and spectators can move around to each event.

4. School Letters Update

Strong talk and support from schools but initial hesitation to sign letter provided to them and more inclined to write their own collective letter. BW to gain feedback.

BW commented that given what is out there in the media there might be some reluctance from schools to go out publicly first. Perhaps Rowing Australia could do something first and schools would follow with support. SC said that there are a few things currently playing out in the media and Rowing Australia has two submissions available to the public. SC to supply to committee.

5. Communication Plan

Review of Communication Plan.

SC commented on the misinformation that is circulating, and particularly that Rockhampton is a cost-effective option. This was mentioned in a meeting with Director-General of the Department of Tourism, Innovation and Sport Andrew Hopper, World Rowing, Paddle Australia and International Olympics Committee, among others. SC stated Rockhampton is not a cost-effective option and that perhaps a cost comparison needs to be developed between Rockhampton and Lake Wyaralong. Specifically mentioning that Lake Wyaralong water infrastructure is existing and that the proposed \$150M investment is good value compared to other venues. SC suggested that it is built into communications that Lake Wyaralong is cost effective and a viable option. TS suggested that work be done benchmarking overseas Olympic venues like Tokyo. SC said that World Rowing would have that information and commented that Tokyo was more than \$400M investment.

JP commented that a developer is proposing an athlete village in Rockhampton and then on-selling housing after Games. DK said there are likely planning issues with contamination and current use versus future use. JP said that you currently must drive down residential streets to get to boat sheds.

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SM said there might be opportunities with the QLD school Championships Regatta on 20-22 September and potential for signage. JS talked about any advertising requiring a call to action and SM said it would be worthwhile to have something catchy to give people a voice.

TS said it is important to keep in mind that Council is not a funding component, and costs need to go through transparent process. JS confirmed it is not in the 2025/26 budget but that we can incorporate some elements, not big budget items which are not accounted for, however Media Release and e-petition no cost at all. DK confirmed that we don't need a big budget and can utilise officer in kind to deal with next issues. Also added that SC timeframes for IOC visit in September or October are reassuring.

BW asked if we need to clarify in the comms plan the change to the course and what steps to become official. Perhaps even form a Lake Wyaralong Support Group.

6. General Business

JP mentioned City of Gold Coast Tom Tate's campaign for Hinze Dam. Has spoken to Teresa Skull who would be happy to give a local perspective to regattas and the business they generate.

JS thanked JP for supplying a contact for drone footage.

Ray commented that the AOC seem to be silent. SC commented that this might sit outside their remit.

SM commented that the media could be approached regarding the QLD school Championships Regatta as this is the 2nd year running (and possibly 3 out of 5 times) that rowing State Championships has been moved from Rockhampton to Lake Wyaralong. Last year 3 weeks out Council worked with Rowing Queensland and did publicity stunt.

8. Meeting Closure

Meeting concluded at 2.13pm







Next meeting scheduled for Friday 11th July 2025.

11.11 MCU23/189 Development Permit for a Material Change of Use for Short - term Accommodation - 19-25 Capo Lane, Tamborine Mountain Lot 5 on RP868391

Executive Officer: Acting General Manager Customer and Regional Prosperity

Item Author: Team Leader Development Assessment /
Acting Manager Regional Development Health and Biodiversity

Attachments:

1. Approved Plans  
2. Approved Report  
3. Endorsed Plans  

Councillor Portfolio / Representation

Not applicable.

Local Government Area Division

This report relates to Division 1.

Executive Summary

Council is in receipt of a development application for a Development Permit for a Material Change of Use for a Short-term accommodation use over a property located at 19-25 Capo Lane, Tamborine Mountain and described as Lot 5 RP868391.

The proposal includes four proposed guest units and one manager's residence, in the form of three self-contained cottages situated in the south-eastern corner of the site and a conversion of the site's current primary dwelling to a guest unit and manager's residence.

The subject site is located in the Low Density Residential Zone (Mountain Residential Precinct). Under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023), within the Mountain Residential Precinct of the Low Density Residential Zone, a proposal for a Short-term accommodation use is Impact Assessable based on the proposed use not being listed within Table 5.5.8.2 - Low Density Residential Zone - Mountain Residential Precinct.

The application was publicly notified for 15 business days in accordance with the requirements of the *Planning Act 2016*, with 49 'properly made submissions' and 16 'not properly made' submissions being received.

The proposed development has demonstrated compliance with the relevant Codes of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) and on balance, the strategic framework, through the submitted material within the application.

As such, it is recommended the proposed development for a Material Change of Use for a Short-term accommodation use over the property located at 19-25 Capo Lane, Tamborine Mountain and described as Lot 5 RP868391, be approved, subject to compliance with reasonable and relevant conditions.

Recommendation

That:

1. Council receive and note the report titled "MCU23/189 Development Permit for a Material Change of Use for Short-term Accommodation 19-25 Capo Lane, Tamborine Mountain, Lot 5 on RP 868391";
2. Council approve development application MCU23/189, and grant a development permit for Material Change of Use, subject to the conditions as outlined in this report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU23/189), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

Previous Council Considerations / Resolutions

Not applicable.

Report / BackgroundProposed conditions of Approval:

Real Property Description: Lot 5 RP868391
 Address of property: 19-25 Capo Lane, Tamborine Mountain
 Site area: 10,000m²
 Short-term accommodation (four units and one Manager's Residence)

1. Currency Period of Approval
 The currency period for this development approval is six years starting the day that this development approval takes effect. (Refer to Section 85 "Lapsing of approval at end of currency period" of the *Planning Act 2016*.)
2. Conditions of Approval
 A Development Permit is given for Material Change of Use for Short-term accommodation (four units and one Manager's Residence), subject to the following conditions:

No.	Condition	Timing												
1.	<p>Plans and Documents</p> <p>Undertake development generally in accordance with the approved plans of development and/or documents; except as altered by other conditions of this development approval including any amendments wherever made in red on the approved plans or document.</p> <table><tr><th>Title</th><th>Drawing No.</th><th>Prepared By</th><th>Date</th></tr><tr><td>Overall Site Plan</td><td>D-000, Revision A</td><td>Infra-Struct</td><td>Nov 2024</td></tr><tr><td>Detailed Development Layout Plan</td><td>D-001, Revision B</td><td>Infra-Struct</td><td>Nov 2024</td></tr></table>	Title	Drawing No.	Prepared By	Date	Overall Site Plan	D-000, Revision A	Infra-Struct	Nov 2024	Detailed Development Layout Plan	D-001, Revision B	Infra-Struct	Nov 2024	At all times
Title	Drawing No.	Prepared By	Date											
Overall Site Plan	D-000, Revision A	Infra-Struct	Nov 2024											
Detailed Development Layout Plan	D-001, Revision B	Infra-Struct	Nov 2024											

	Landscape Layout Plan	D-050, Revision A	Infra-Struct	Nov 2024
	Site Sections Sheet 1 of 2	D-061, Revision A	Infra-Struct	Nov 2024
	Site Sections Sheet 2 of 2	D-062, Revision A	Infra-Struct	Nov 2024
	Cottage 1 Floor Plans	D-101, Revision B	Infra-Struct	Nov 2024
	Cottage 1 Elevations Sheet 1	D-102, Revision B	Infra-Struct	Nov 2024
	Cottage 1 Elevations Sheet 2	D-103, Revision B	Infra-Struct	Nov 2024
	Cottage 1 Sections Sheet 1	D-104, Revision B	Infra-Struct	Nov 2024
	Cottage 1 Sections Sheet 2	D-105, Revision B	Infra-Struct	Nov 2024
	Cottage 2 Floor Plans	D-201, Revision B	Infra-Struct	Nov 2024
	Cottage 2 Elevations Sheet 1	D-202, Revision B	Infra-Struct	Nov 2024
	Cottage 2 Elevations Sheet 2	D-203, Revision B	Infra-Struct	Nov 2024
	Cottage 2 Sections Sheet 1	D-203, Revision B	Infra-Struct	Nov 2024
	Cottage 2 Sections Sheet 2	D-204, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Ground Floor Plan	D-205, Revision B	Infra-Struct	Nov 2024
	Cottage 3 First Floor Plan	D-301, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Elevations Sheet 1	D-302, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Elevations Sheet 2	D-303, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Sections Sheet 1	D-304, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Sections Sheet 2	D-305, Revision B	Infra-Struct	Nov 2024
	Cottage 3 Sections Sheet 3	D-306, Revision B	Infra-Struct	Nov 2024
	Manager's Residence, Guest Accommodation Unit & Common Use Area Floor Plans (Existing Dwelling Conversion)	D-401, Revision B	Infra-Struct	Nov 2024
	Approved Reports			
	Vegetation Management Plan	BC-24087, Revision A	BIOME Consulting	5/12/2024
	Endorsed Reports (not approved)			
	Water Servicing Layout Plan	D-010, Revision A	Infra-Struct	Nov 2024
	Sewerage Servicing Layout Plan	D-020, Revision A	Infra-Struct	Nov 2024
	Stormwater Drainage Layout Plan	D-030, Revision A	Infra-Struct	Nov 2024

2.	<p>Definition Compliance and Exclusion</p> <p>The approved use and associated ancillary activities must at all times comply with the definition of Short-term accommodation as identified under Schedule 1 of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023).</p>	At all times.
3.	<p>Limitation of Use (Short-term accommodation)</p> <p>The approved use is limited to <i>Short-term accommodation</i>. The on-site accommodation is only to be supplied to guests on a temporary basis, with no stays permitted that exceed 40 consecutive nights.</p>	At all times.
4.	<p>Intensification of Approved Use</p> <p>A material increase in the intensity or scale of the use of the premises as approved may constitute a material change of use and require further development approval.</p>	At all times.
5.	<p>Commencement Of Construction Works</p> <p>Work must not commence on the construction of any works described within until:</p> <ol style="list-style-type: none"> A pre-start meeting has been completed and approval to commence has been issued for the works. The Principal Contractor has accepted the contract in writing and has been appointed as such within the provisions of the <i>Workplace Health and Safety Act 2011</i>. Acceptance of Principal Contractor by Council as advised prior to the pre-start meeting. A copy of the Principal Contractor's Work Cover and Public Liability insurance are submitted to Council. 	Prior to the commencement of works.
6.	<p>Damage to Assets</p> <p>Any damage to Council assets or any other services is to be made good by the Applicant at the Applicant's expense.</p>	As soon as practically possible.
7.	<p>Permission for Works</p> <p>For any works on land under other private ownership, written permission for the works shall be obtained and forwarded to Council prior to the works being undertaken within the property. Similarly, written acceptance of those works by the property owner must be obtained after the works are completed and forwarded to Council prior to Practical Completion.</p>	At all times.
8.	<p>Approved Plans</p> <p>This approval is based on the information, reports, plans and other information supplied for assessment by the applicant and/or their consultants or authorised representatives:</p>	At all times.

	<ul style="list-style-type: none"> a. Works must be undertaken generally in compliance with the submitted and accepted reports and other supporting documents as listed in Condition 1 of this approval. b. If, after approval is issued, errors, omissions, or insufficient details are noted on the construction plans, such deficiencies are to be made good during construction and Council reserves the right to withhold acceptance of construction until such remedies are complete. c. It does not extinguish or diminish the responsibility of the Applicant and/or RPEQ Engineer in regard to be wholly responsible for the designs, plans, reports or specifications in complying with any legal, government or Council requirements, or any omissions in this regard. 	
9.	<p>Amenity - Privacy</p> <p>Any habitable room windows directly facing another habitable room within ten metres, or a defined communal area within three metres must have:</p> <ul style="list-style-type: none"> a. a fixed obscure glazing in any part of the window below 1.5 metres above floor level; or b. privacy screens that cover a minimum of 50% window. 	Prior to the commencement of the use and at all times thereafter.
Civil Engineering		
10.	<p>Adequate Water Supply</p> <p>The development is to make provision for the establishment of an adequate water supply system capable of servicing the development. Details on the proposed method of providing an adequate water supply are to be submitted as part of a separate Development Application for Plumbing and Drainage Works.</p>	Prior to the commencement of use.
11.	<p>Car Parking and Driveways – Gravel</p> <p>All parking areas, driveways, circulation aisles and manoeuvring areas are to be designed and constructed in accordance with AS 2890.1 - 2004 and AS 2890.2 – 2002 and Council's Planning Scheme. The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes and provide all weather access. The car parking provisions must be available prior to the commencement of the use and must be maintained in good condition for the lifetime of the proposed use.</p>	As indicated in the wording of the condition.
12.	<p>Car Parking Numbers</p> <p>The development must provide six car parking spaces for visitors in association with each cabin. The car parking spaces must be available prior to the commencement of the use and be maintained for this purpose for the duration of the approved use.</p>	Prior to the commencement of the use and at all times thereafter.

13.	<p>Car Parking On-Site</p> <p>All vehicles under the control of the party(ies) charged with the overall responsibility for the operation of the facility and any ancillary staff will be parked wholly within the curtilage of the site.</p> <p>All vehicle movements to and from the site, inclusive of service vehicles, are to be conducted in forward gear. The requirements of this condition are to be adhered to for the lifetime of the approved use.</p>	As indicated in the wording of the condition.
14.	<p>Access to Capo Lane</p> <p>Ensure that no vehicles complete a left turn onto Capo Lane when exiting the premises, with accompanying signage and line marking to be installed.</p>	Prior to the commencement of the use and maintained at all times thereafter.
15.	<p>Adverse Drainage Impact – General</p> <p>Drainage from the development works / building works shall not adversely impact upon adjacent properties and Council's infrastructure. No ponding, concentration or redirection of stormwater is permitted to occur onto adjoining land.</p>	At all times.
16.	<p>Stormwater Discharge and Disposal</p> <p>The development must make provision for the collection and disposal of stormwater drainage flows to a legal point of discharge, the form of said collection and discharge will be in accordance with the provisions of the <i>Queensland Urban Drainage Manual</i> (QUDM).</p> <p>The completed works are to be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice.</p>	Prior to the commencement of the use and at all times thereafter.
17.	<p>Erosion Control</p> <p>The development must implement erosion control measures designed to minimise soil movement and to minimise silt loads entering drainage lines and watercourses as a result of either the development works / building works. Such control measures are to be in accordance with "<i>Best Practice Erosion and Sediment Control, IECA, 2008</i>".</p>	At all times.
18.	<p>Wastewater Disposal – General</p> <p>The wastewater disposal system is to conform with the provisions of the "Queensland Development Code", the "<i>Queensland Plumbing and Wastewater (QPW) Code</i>" and AS1547-2012 On-Site Domestic Wastewater Management. Details on the proposed method of treatment and disposal of wastewater are to be submitted as part of a separate Development Application for Plumbing and Drainage Works.</p>	Prior to the commencement of the use and at all times thereafter.

19.	<p>Allotment Earthworks</p> <p>All earthworks and allotment filling must be undertaken in accordance with the <i>Earthworks, Construction and Water Quality Code</i>.</p> <p>The completed works must be certified by a Registered Professional Engineer of Queensland (RPEQ) as having been constructed in accordance with good engineering practice to a standard reasonable for commercial purposes.</p>	At all times.									
20.	<p>Electricity</p> <p>The development must be connected to electricity supply from the State electricity grid through the State authorised supplier (Energex) to the proposed buildings and structures associated with the approved use, or production of evidence of satisfactory arrangements for such supply having been made.</p>	Prior to the commencement of the use.									
Environmental Health											
21.	<p>Noise Emissions Limits</p> <p>The activity must not exceed the noise emission levels prescribed in the table below.</p> <table border="1"> <thead> <tr> <th>Time Period</th><th>At dwelling or other sensitive land use</th><th>At commercial premises</th></tr> </thead> <tbody> <tr> <td>Daytime (7:00am-10:00pm)</td><td>Background +5dB(A)</td><td>Background +10dB(A)</td></tr> <tr> <td>Night time (10:00pm-7:00am)</td><td>Background +3dB(A) Background=LA90</td><td>Background +8dB(A) Background=LA90</td></tr> </tbody> </table> <p>Note: The compliance levels are measured as the average of the maximum A-weighted sound levels adjusted for noise character measured over a 15-minute time interval. These provisions apply except where specific emission limits are otherwise provided in the <i>Environmental Protection Act 1994</i> or an Environmental Authority.</p> <p>Note: A Sensitive Land Use has the meaning given in the State Planning Policy.</p>	Time Period	At dwelling or other sensitive land use	At commercial premises	Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)	Night time (10:00pm-7:00am)	Background +3dB(A) Background=LA90	Background +8dB(A) Background=LA90	Prior to the commencement of the use and at all times thereafter.
Time Period	At dwelling or other sensitive land use	At commercial premises									
Daytime (7:00am-10:00pm)	Background +5dB(A)	Background +10dB(A)									
Night time (10:00pm-7:00am)	Background +3dB(A) Background=LA90	Background +8dB(A) Background=LA90									
22.	<p>Air Contaminants</p> <p>A noxious or offensive odour must not be emitted beyond the boundaries of the premises. No particulate matter or visible contaminant, including dust, smoke, fumes and aerosols likely to cause environmental harm is to emanate beyond the boundaries of the premises.</p>	At all times.									
23.	<p>Incineration</p> <p>No waste is to be burned at the premises.</p>	At all times.									

24.	<p>Light Emissions</p> <p>Light sources at the premises must be positioned and shielded to prevent light spillage outside the boundaries of the premises.</p>	At all times.
25.	<p>Screening of Services and Mechanical Plant</p> <p>Services and mechanical plant, including individual air conditioning equipment for dwellings or rooming units, is visually integrated into the design and finish of the building or effectively screened from view.</p>	At all times.
26.	<p>Waste Container Management At Commercial Premises</p> <p>The following must be provided:</p> <ul style="list-style-type: none"> a) An appropriate enclosure or screening must be provided for the waste container storage area(s) to effectively conceal the containers from view of any street or roadway; b) An imperviously paved area must be provided to store all waste containers, which must be kept clean and tidy at all times; c) The waste containers must be kept clean; and d) Ready and unobstructed access must be available for waste contractors to facilitate removal of waste via kerbside collection from Capo Lane (or alternate arrangement as agreed with Council's appointed waste collection contractors). 	Prior to commencement of use and at all times thereafter.
27.	<p>Releases To Water</p> <p>Releases to water to the environment must not cause nor contain visible, grease, scum, litter or floating oil, with the applicant to ensure that all liquid contaminants are stored in a bunded and roofed area unless the storage is within approved underground tanks.</p>	At all times.
28.	<p>Potable Water</p> <p>All water provided for personal hygiene, human consumption and to food preparation facilities must meet the standards of the National Health and Medical Research Council (NHMRC) Australian Drinking Water Quality Guidelines for both microbial and chemical potable water standards.</p>	Prior to commencement of use and at all times thereafter.
29.	<p>Nuisance</p> <p>Undertake the works so that there is no environmental nuisance or detrimental effect of any surrounding land uses and activities by reason of emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, wastewater, waste products, grit, oil or otherwise.</p>	At all times.
30.	<p>Operating House</p> <p>The development does not receive guests between 10:00pm and 6:00am.</p>	At all times.

Environmental Management		
30.	<p>Compliance with Vegetation Management Plan</p> <p>Comply with the recommendations and requirements set out in the approved 'Vegetation Management Plan'.</p>	Prior to commencement of use and at all times thereafter.
31.	<p>Offset Planting</p> <p>Complete offset planting of removed native trees at a ratio of '1:1', with specimens to accord either with the regional ecosystem, or like for like.</p>	Prior to commencement of use and at all times thereafter.
Landscaping		
32.	<p>Landscaping – Establishment</p> <p>Install landscape plantings to accord with the requirements set out in the approved 'Landscape Layout Plan'. The plantings associated with these landscaped areas are to be installed and maintained in accordance with Planning Scheme Policy 2 – Landscape Design.</p>	Prior to commencement of use.
33.	<p>Landscaping – Maintenance</p> <p>Ensure the landscaped areas include a water and maintenance plan during the establishment phase, and an ongoing maintenance and replanting programme.</p>	At all times.

3. Referral Agency Conditions

Not applicable.

4. Advisory Notes

- a. Advertising Signs – Advertising signs may require an approval in accordance with Council's Local Laws. Further information and the relevant application forms can be obtained by contacting Council's Health & Environment area on 07 5540 5444.
- b. *Vegetation Management Act 1999 and the Cultural Heritage Act* - This approval in no way restricts or inhibits the provisions of neither the *Vegetation Management Act 1999* nor the *Aboriginal Cultural Heritage Act 2003*. The Applicant(s) will need to satisfy himself/herself/themselves that in undertaking the proposed development works that his/her/their actions will not contravene the provisions of the aforementioned Acts.
- c. Development Approval Conditions Attach to Land - Development Approvals which include conditions and any modifications attach to the land and are binding on the owner, the owner's successors in title and any occupier of the land pursuant to Section 73 of the *Planning Act 2016*.

- d. When Development Approval Takes Effect - Pursuant to the *Planning Act 2016*, this Development Approval takes effect:
 - i. From the date the Decision Notice/Negotiated Decision Notice (as the case may be) is given to the Applicant, if there are no Submitters and the Applicant does not appeal the decision to the Court; or
 - ii. From the end of the Submitter's appeal period if there is a Submitter and the Applicant does not appeal the decision to the Court; or
 - iii. Subject to the decision of the Court when the appeal is finally decided if an appeal is made to the Court by any party; as the case may be. Development may start when a Development Permit takes effect (subject to any conditions specifying commencement).
- e. Approval Lapses at Completion of Relevant Period - This Development Approval will lapse if the Material Change of Use does not happen before the end of the relevant period. The relevant period is six years from the date the approval takes effect. The relevant period may be extended at the discretion of Council under Section 85 of the *Planning Act 2016*. Before the Development Approval lapses, a written request to extend the relevant period may be made to Council under Section 86 of the *Planning Act 2016*. Please note that Council will not automatically remind Applicants/Occupiers when the relevant period is about to lapse.
- f. Biosecurity Queensland - should be notified on 13 25 23 of proposed development(s) occurring in the Fire Ant Restricted Area before earthworks commence. It should be noted that works involving movements of soil associated with earthworks may be subject to movement controls and failure to obtain necessary approvals from Biosecurity Queensland is an offence.

It is a legal obligation to report any sighting or suspicion of fire ants within 24 hours to Biosecurity Queensland on 13 25 23.

The Fire Ant Restricted Area as well as general information can be viewed on the DAF website www.daf.qld.gov.au/fireants.
- g. Compliance With Conditions - The land owner/developer, is required to ensure the development and any associated conditions within the development approval are complied with prior to the commencement of the approved land use or prior to endorsement of survey plans for subdivision approvals. Failure to comply with the conditions of approval are deemed to be a breach of Section 164 the *Planning Act 2016* and as such Council may undertake formal enforcement action/s such as statute notices or prescribed infringement notices.

6. Further approvals are required for:

- a. A Building Works approval for a Class 1b is required for all building works associated with the proposed development, prior to undertaking any building work on the subject property.
- b. A Plumbing and Drainage Works approval is required for all plumbing and drainage works associated with the proposed development, prior to undertaking any plumbing work on the subject property.
- c. A Property Access Permit and Road Corridor Use Permit Applications must be lodged with Council prior to undertaking any access/road construction works.

7. That the Submitter/s be advised of the following

Submitter advice - approval - Council has considered all matters relevant to this application, including your submission, and has resolved to approve the application subject to the listed conditions. Council is of the view that the development is competent and takes a satisfactory approach in its layout and design commensurate with the stated conditions of approval.

Application details

Applicable Planning Scheme	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Applicant	Nicola Bishop C/- Urban Pulse Consulting
Owner(s)	Nicola Bishop
Site Address	19-25 Capo Lane, Tamborine Mountain
Real Property Description	Lot 5 RP868391
Site Area	10,000m ² (1 hectare)
Relevant Zone and Precinct	Low Density Residential Zone (Mountain Residential Precinct)
Proposal	Short-term accommodation (four units and one Manager's Residence)
Assessment Level	Impact
Approval Type	Material Change of Use
Public Notification	15 business days (between 9 February 2024 and 1 March 2024)
Submissions Received	49 'properly made submissions' and 16 'not properly made submissions'
Date Application Deemed Accepted	4 January 2024

Development History

Not applicable.

Site Visit Evaluation

The site is located in the Mountain Residential Precinct of the Low Density Residential Zone and possesses a frontage to Capo Lane on the southern boundary which measures approximately 93 metres in length. The site possesses established stands of mature vegetation scattered across the subject site, with built form improvements consisting an existing detached Dwelling house in the northern part of the site along with ancillary shed and carport structures located in proximity to the Dwelling house. The site possesses two existing vehicular crossovers, located on the eastern end of the site (which service the existing Dwelling house) and on the western end of the site (which services the yard).

Refer Figure 1 below for an aerial photo of the subject site and its immediate surrounds.



Figure 1: Aerial Photo (Source – Queensland Globe)

The Proposal

The applicant proposes to establish a Short-term accommodation land use which consists of four proposed guest cottages and a manager's residence, with the manager's residence being formed by way of a conversion of the existing Dwelling house situated on the site. Refer to Figure 2 below for an extract of the Site Plan, with the overall set of proposal plans on DAPOnline.

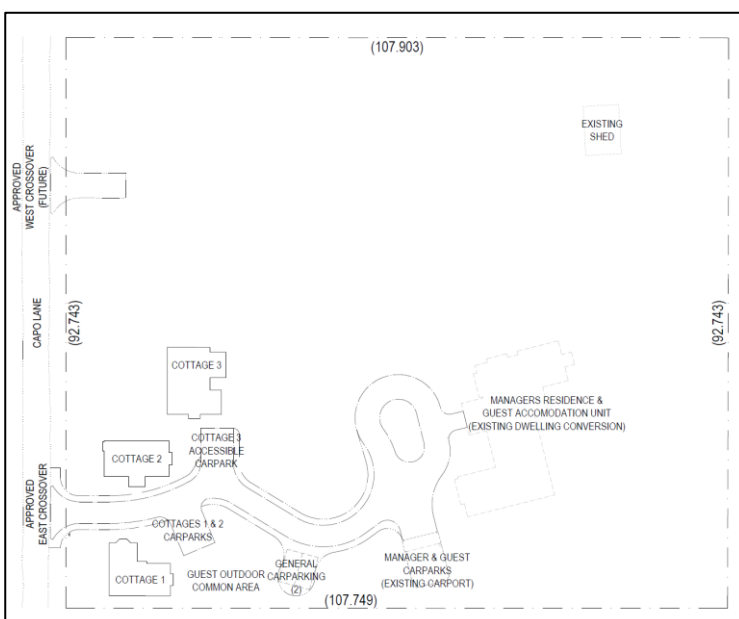


Figure 2: Site Plan

The project includes four components, with the respective gross floor areas of each building detailed as follows:

Part of Project	Gross Floor Area
Cottage 1	138.4m ²
Cottage 2	128.1m ²
Cottage 3	135.5m ²
Manager's Residence and Guest Accommodation Unit	332.8m ²

Further details on each of the proposed parts of the project are detailed as follows:

Cottage 1

Proposed Cottage 1 is of a double storey design and is located in the south-eastern corner of the subject premises. The cottage contains two bedrooms and has a gross floor area of approximately 138.4 square metres (refer Figures 3-5 below).

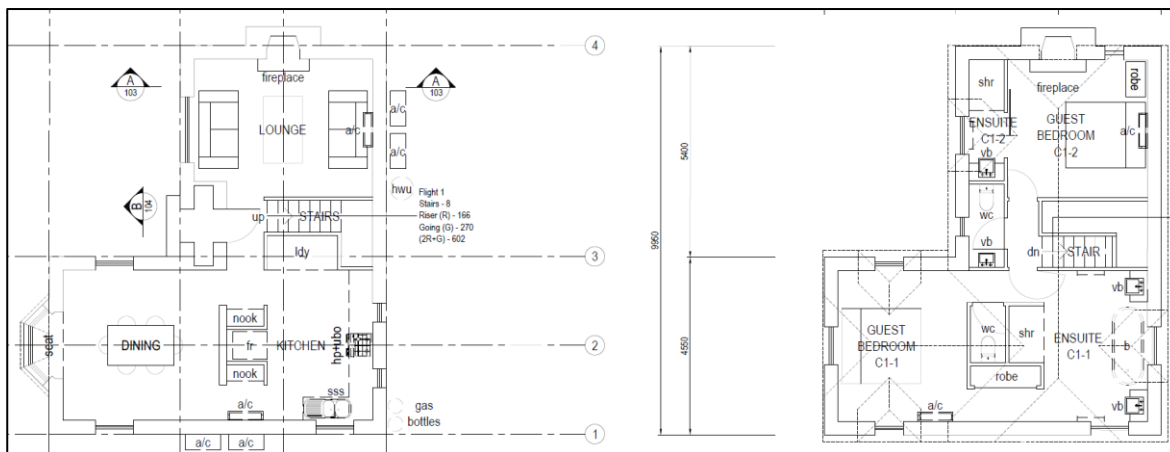


Figure 3: Ground and First Floor Plans for Cottage 1

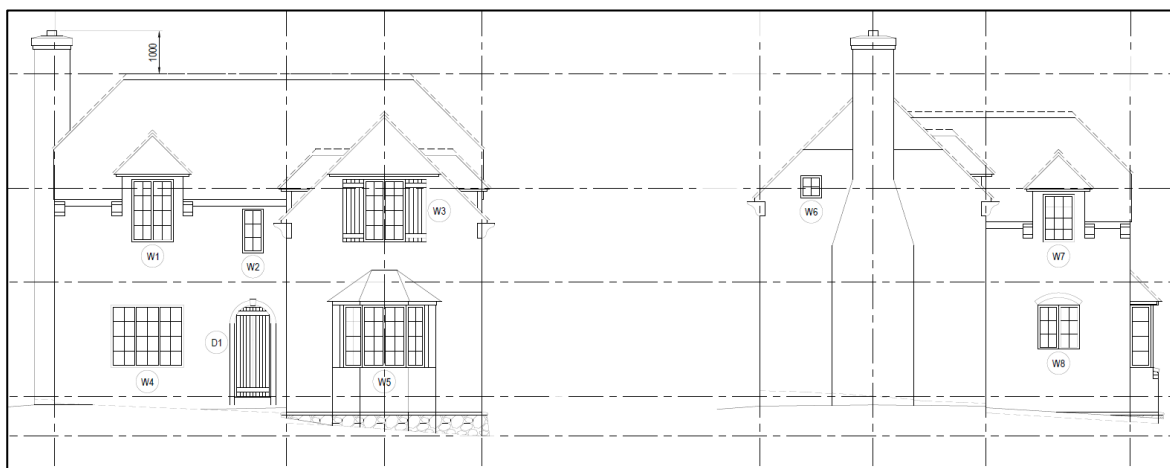


Figure 4: Western and Northern Elevations for Cottage 1

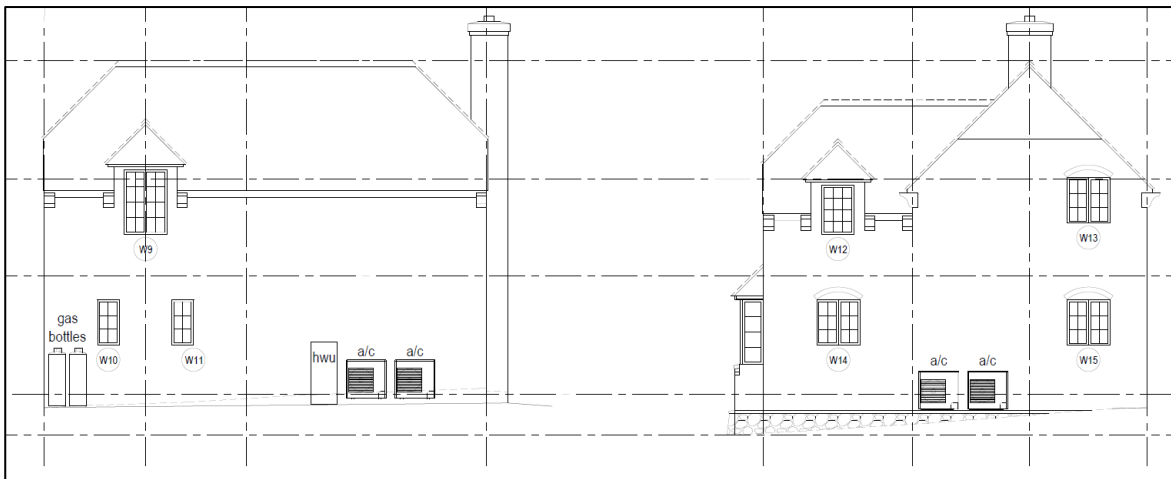


Figure 5: Eastern and Southern Elevations for Cottage 1

Cottage 2

Proposed Cottage 2 is of a double storey design and is located adjacent to proposed Cottage 1 near the front of the subject premises. The cottage contains two bedrooms and has a gross floor area of approximately 128.1 square metres (refer Figures 6-8 below).

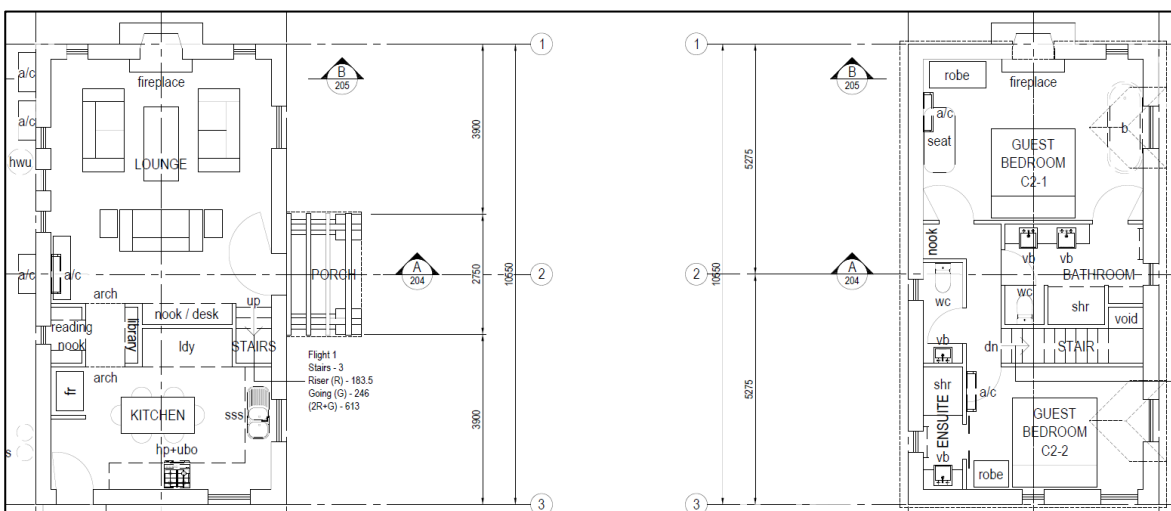


Figure 6: Ground and First Floor Plans for Cottage 2

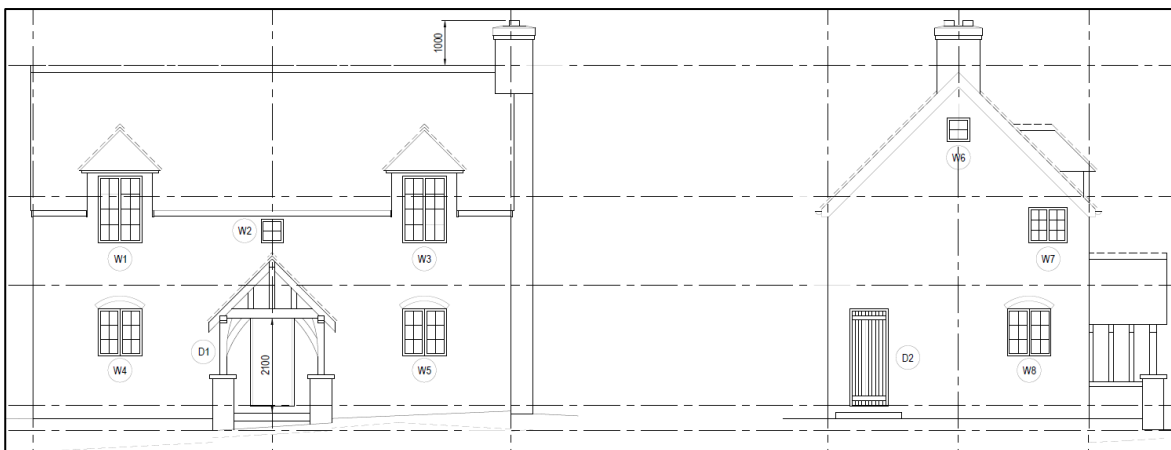


Figure 7: Eastern and Southern Elevations for Cottage 2

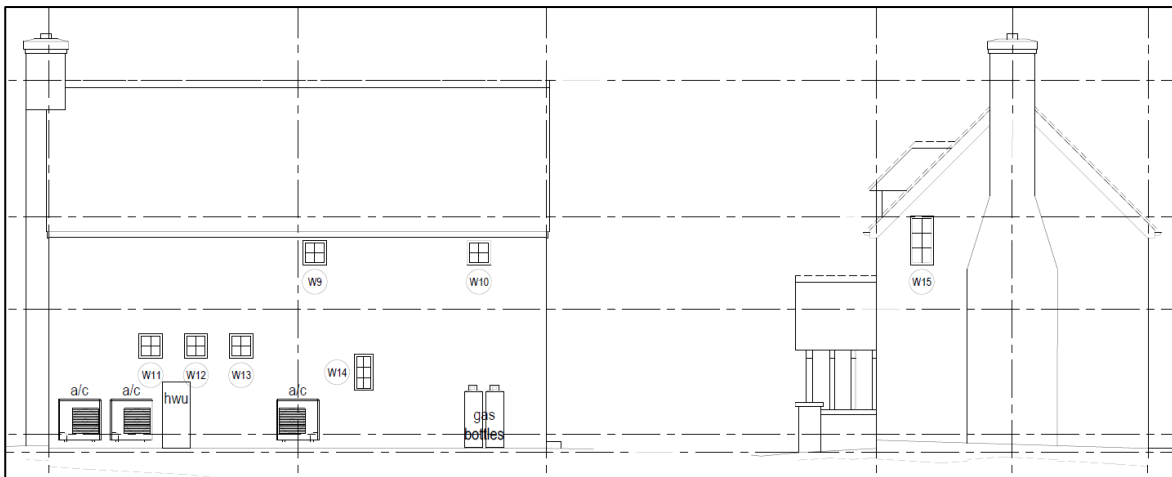


Figure 8: Western and Northern Elevations for Cottage 2

Cottage 3

Proposed Cottage 3 is of a double storey design and is located to the north-west of proposed Cottage 2. The cottage contains two bedrooms and has a gross floor area of approximately 135.5 square metres (refer Figures 9-11 below).

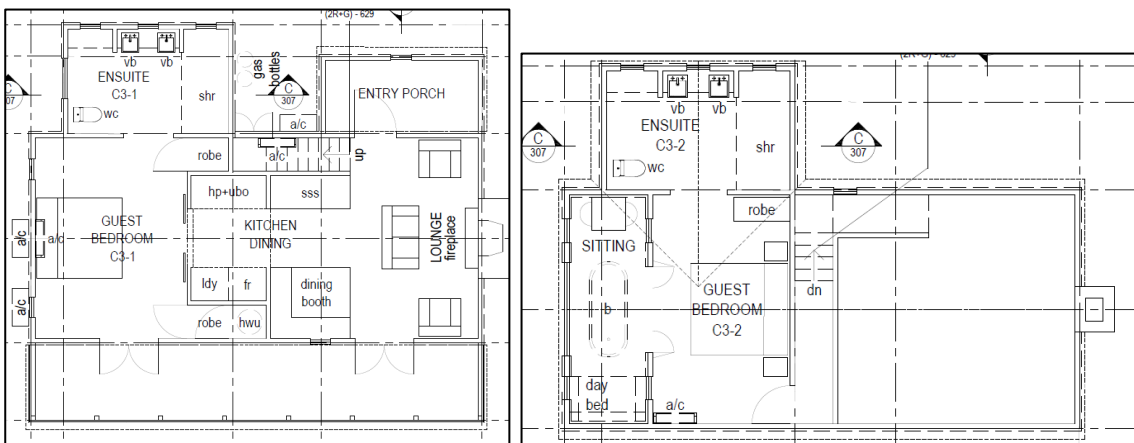


Figure 9: Ground and First Floor Plans for Cottage 3

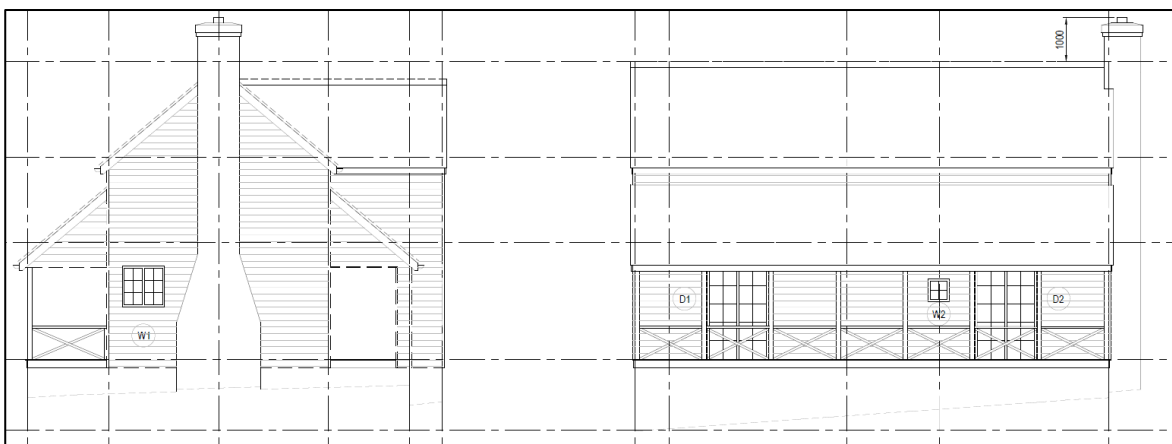


Figure 10: Eastern and Southern Elevations for Cottage 3

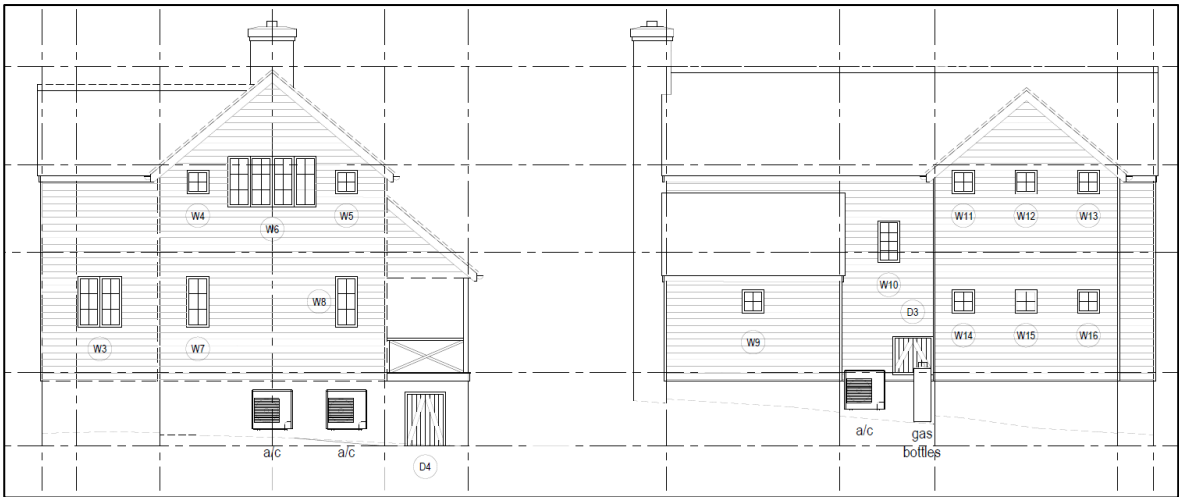


Figure 11: Western and Northern Elevations for Cottage 3

Manager's Residence and Guest Accommodation Unit

The proposed manager's residence and guest accommodation unit consists a retrofit of the existing dwelling, which is an existing double storey dwelling located in the northern part of the subject premises. The ground floor of the residence accommodates the proposed guest accommodation with shared kitchen, lounge and alfresco areas, with the first floor accommodating the proposed manager's bedroom, bathroom and sitting room, with the gross floor area measuring approximately 332.8 square metres (refer Figure 12 below).

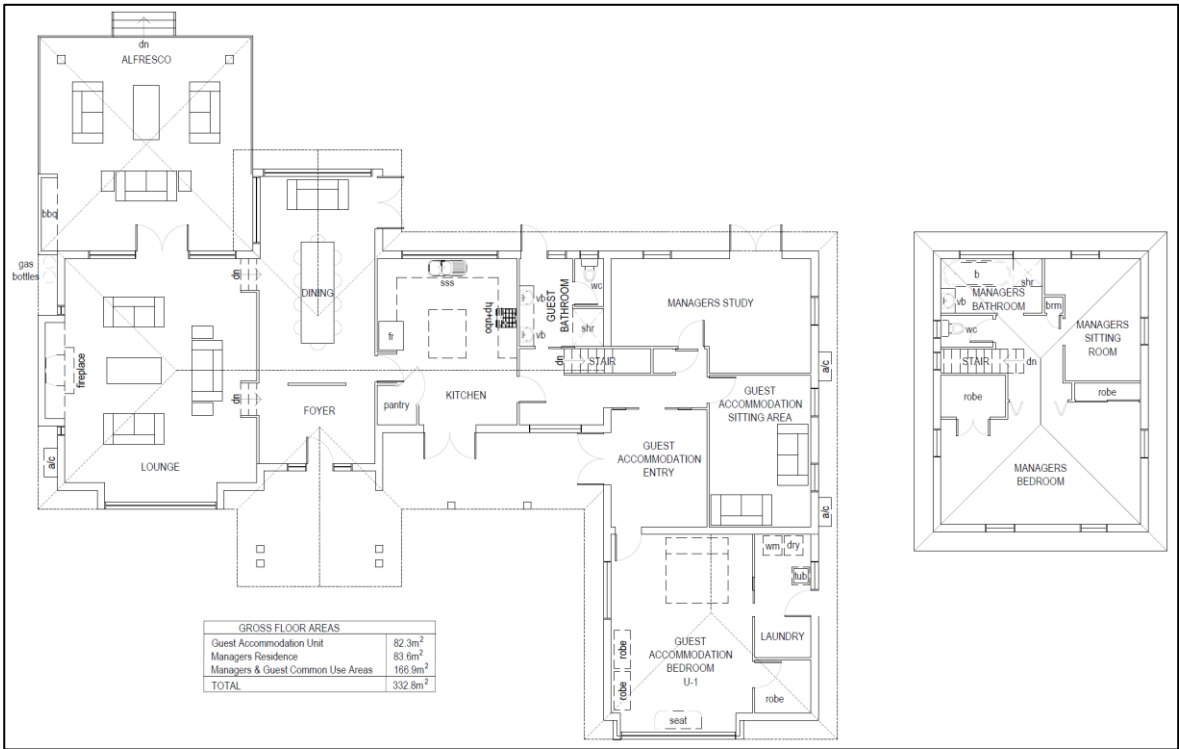


Figure 12: Ground and First Floor Plans for Manager's Residence and Guest Accommodation

Site Context

The site is located in the Mountain Residential Precinct of the Low Density Residential Zone and fronts Capo Lane on the site's southern boundary. As detailed in the below figure, the subject site is located to the west of a strip of sites along Main Street located within the 'District Centre Zone', which provides for a large variety of uses and activities to service a district of the local government area, including, for example, administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities.

Further, the below figure includes a contextual overview of the subject site and its immediate surrounds, with key local services and facilities spatially-nominated as follows:

- Area 1 – The subject site;
- Area 2 – Tamborine Plaza, including IGA supermarket;
- Area 3 – Main Street retail and commercial strip;
- Area 4 – North Tamborine Park;
- Area 5 – Tamborine Mountain College;
- Area 6 – Tamborine Mountain Medical Practice;
- Area 7 – Club Tamborine; and
- Area 8 - MCU24/025 Kidd Street application (under assessment).

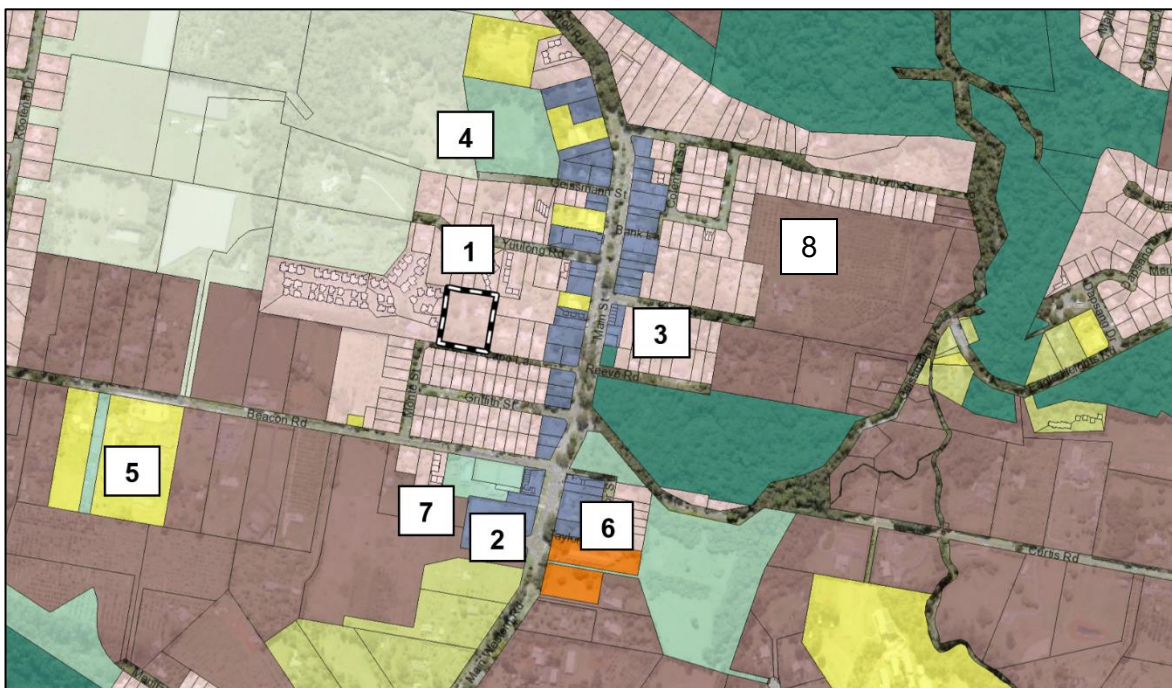


Figure 13: Zoning Map (Source: Scenic Rim Planning Scheme 2020)

Framework for Assessment

Categorising Instruments for Statutory Assessment:

For the *Planning Act 2016*, the following Categorising Instruments may contain Assessment Benchmarks applicable to development applications:

- the *Planning Regulation 2017*
- the Planning Scheme for the local government area
- any Temporary Local Planning Instrument
- any Variation Approval

Of these, the planning instruments relevant to this application are discussed in this report.

Assessment Benchmarks Pertaining to the *Planning Regulation 2017*

The following Assessment Benchmarks from the *Planning Regulation 2017* are applicable to this application:

PLANNING REGULATION 2017 DETAILS		
Assessment Benchmarks	Nil.	
ShapingSEQ South East Queensland Regional Plan 2023 Designation	Urban Footprint	

State Planning Policy

The State Planning Policy identifies the following aspects as applicable to the subject site:

- Agriculture
 - Agricultural land classification - class A and B
- Natural Hazards Risk and Resilience
 - Flood hazard area - Local Government flood mapping area*

Notwithstanding, the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) confirms that the State Planning Policy requirements are appropriately reflected within the Scheme, and no further assessment is required.

ShapingSEQ South East Queensland Regional Plan 2023

The subject site has been identified within the Urban Footprint of the ShapingSEQ South East Queensland Regional Plan 2023. The proposed development does not trigger the regulatory provisions.

Assessment Benchmarks Pertaining to the Planning Scheme

The applicable planning scheme for the application is the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). The following sections relate to the provisions of the Planning Scheme.

Planning Scheme:	Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)
Zone:	Low Density Residential Zone (Mountain Residential Precinct)
Consistent/Inconsistent Use:	Inconsistent
Assessment Benchmarks:	<u>Strategic Framework</u> <u>Zone Code</u> <ul style="list-style-type: none"> • Low Density Residential Zone Code <u>Overlay Codes</u> <ul style="list-style-type: none"> • Environmental Significance Overlay Code <u>Development Codes</u> <ul style="list-style-type: none"> • Earthworks, Construction and Water Quality Code • General Development Provisions Code • Infrastructure Design Code • Landscaping Code • Parking and Access Code

Strategic Framework

The Strategic Framework considers the following matters:

- Settlement Pattern
- Economic Development
- Transport
- Infrastructure and Services
- Natural Environment
- Community Identity, Character and Social Inclusion
- Natural Resources
- Natural Hazards

The following elements of the strategic framework have been identified as being relevant to the consideration of the presented development application.

3.4 Communities and Character – Tamborine Mountain Community

The premises is noted as forming part of the “Mountain Community” under Section 3.4 – Communities and Character of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). An extract of the Strategic Intent (3.4.1) for the ‘Tamborine Mountain Community’ reads as follows, with a detailed assessment provided against the relevant aspects of the Strategic Outcomes in the table below.

"Tamborine Mountain Community is the Tamborine Mountain plateau and its surrounding escarpment areas. It supports a residential development pattern of unique villages characterised by a high level of amenity and distinctive character, and rural residential areas set amongst a semi-rural landscape. The centres of the Tamborine Mountain plateau provide for the range of uses and services to meet the needs of the local community and includes retail, commercial, industrial (of a low impact and service nature), community and recreational activities."

Assessment against Section 3.4.2 – Strategic Outcomes (Communities and Character)

Strategic Outcomes	Applicant Comments	Officer's Assessment
Element – Tamborine Mountain Community		
1. The Tamborine Mountain Community only accommodates those land uses identified in the 'Table of Consistent Uses and Potentially Consistent Uses' for each zone unless it is demonstrated that the development complies with the Strategic Framework.	Refer to the applicant's response to this element of the Strategic Framework (ECM Doc ID 12426142), which states: <i>The subject property covers an area of 10,000 square metres and is capable of accommodating multiple dwellings whilst maintaining a low-density residential scale and character. This proposal for short term accommodation incorporates three (3) new buildings consistent with the built form, scale, intensity, streetscape, landscape character and natural environmental values of the Tamborine Mountain community within which it is located. The character and scale of this development will integrate with, and compliment, surrounding residential allotments within Capo Lane which range in areas from approx. 600 square metres.</i>	It is noted that the proposed development is an 'inconsistent' land use within the Low Density Residential Zone (Mountain Residential Precinct), therefore further assessment is required against the relevant parts of the Strategic Framework.

Strategic Outcomes	Applicant Comments	Officer's Assessment
<p>2. Development is consistent with the predominant built form, scale and intensity, streetscape, landscape character and natural environment values that contribute to the setting, character and identity of the Tamborine Mountain plateau and escarpment, which provides the locality with a strong sense of place.</p>	<p>Refer to the applicant's response to this element of the Strategic Framework (ECM Doc ID 12426142).</p>	<p>The design methodology presented for the subject Short-term accommodation proposal (i.e. contained within the 'Tourism activities' activity group) includes a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit with a manager's residence. As detailed within the submitted proposal plans and extracted within Figures 3 to 12 earlier in the report, the proposed three (3) detached guest cottages are each of double-storey construction and possess architectural features resembling small detached dwellings, characterised by clearly visible front doors with porch features, prominent windows and coverings, chimney stacks, and rooflines featuring sharp pitches.</p> <p>Further, as detailed within the supplied Vegetation Management Plan, it is considered that the presented design suitably integrates with and preserves predominant landscape and natural values that the site possesses, with recommended conditions of approval requiring offset plantings and presentation landscaping. Notably, prominent vegetation features situated along the site's frontage to Capo Lane are intended to be preserved as part of the proposal, which will maintain the existing streetscape character of the site.</p>

3.5 Growing Economy – Tourism and Recreation

The subject proposal is classed as a tourism and recreation use under Section 3.5 – Growing Economy of the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023). An assessment is provided against the relevant aspects of the Strategic Outcomes in the table below.

Assessment against Section 3.5.2 – Strategic Outcomes (Growing Economy)

Strategic Outcomes	Applicant Comments	Officer's Assessment
Element – Tourism and Recreation		
1. A range of tourism enterprises and infrastructure are located throughout the region to take advantage of, and allow the public to experience the natural landscape and ecological values of the area.	<p>Refer to the applicant's response to this element of the Strategic Framework (ECM Doc ID 12426142), which states:</p> <p><i>The proposed development of short-term accommodation on this site is at an equivalent scale as adjacent dwelling house developments on more standard sized allotments (e.g. 600sqm). This proposed outcome is essentially equivalent to adjacent existing houses in Capo Lane being proposed as holiday homes (which is consistent with the intent of this zone). The subject site has ample land area to accommodate this proposal whilst maintaining the privacy and amenity of nearby residential properties and integrating with the natural landscape setting which is highly valued by the applicant.</i></p> <p><i>This visitor accommodation is compatible with the local area and complementary to local tourist attractions. The development has been designed intentionally to ensure a highly aesthetic and sensitive outcome is achieved for the location.</i></p>	<p>The proposed development for a Short-term accommodation development (i.e. a tourist activity) is located approximately 200 metres to the west of Main Street, which is a prominent local node providing viable transport (active and motorised) linkages to the surrounding locale. It is noted that the presented design suitably integrates with and preserves predominant landscape and natural values that the site possesses, which provides immediate exposure to such values for tourists frequenting the site.</p>
2. Visitor accommodation and tourism activities are compatible with, and complement existing tourism products available in the region.	<p>Refer to the applicant's response to this element of the Strategic Framework (ECM Doc ID 12426142).</p>	<p>The proposed development for Short-term accommodation (i.e. a tourist activity) is located approximately 200 metres to the west of Main Street, which provides extensive retail and service offerings utilised by residents and visitors to the local area.</p> <p>The current arrangement of Capo Lane facilitates low-speed vehicular movements and therefore, promotes active transport (including pedestrian and cycling movements) to and from the subject premises.</p>

Strategic Outcomes	Applicant Comments	Officer's Assessment
<p>11. Small-scale tourism and recreation activities may be supported in the Tamborine Mountain Community outside of the Minor Tourism Zone, where:</p> <ul style="list-style-type: none"> a. located on sites with a sufficient area to manage any impacts within the site; b. designed to integrate with and preserve the landscape and natural values of the site and its surrounds; c. the privacy and amenity of nearby sensitive receivers and the character of the area is maintained; d. located in the Rural Escarpment Precinct of the Rural Zone, are limited to those uses identified in 'Table 6.2.17.2.2 Consistent Uses and Potentially Consistent Uses in the Rural Zone - Rural Escarpment Protection Precinct', and development ensures vegetation loss is minimised and does not exceed the predominant height of the canopy to protect the landscape values of the regionally significant scenic amenity area; and e. only involves Home based business (bed and breakfast) and Short-term accommodation (holiday home) where in the Rural Residential Zone (Where no precinct applies) and Mountain Residential Precinct of the Low Density Residential Zone due to the inconsistency of such 	<p>Refer the applicant's response to this elements of the Strategic Framework (ECM Doc ID 12514954), which states:</p> <ul style="list-style-type: none"> a. <i>As the structures are appropriately setback from boundaries, and the site coverage is 12.99 %, the site is sufficiently sized to manage impacts of the new development.</i> b. <i>The building does not interrupt western vistas.</i> c. <i>Dense landscaping buffering between the new structure and southern boundary ensure the privacy of the neighbouring dwelling is maintained.</i> d. <i>Not applicable</i> e. <i>Not applicable.</i> 	<p>The subject proposal is located within the Low Density Residential Zone (Mountain Residential Precinct), therefore it is located <u>outside</u> of the Minor Tourism Zone. The assessment is conducted against the following clauses of the Strategic Outcomes:</p> <p><u>Item (a)</u></p> <p>The presented development proposal is considered to be located on a suitably-sized site (i.e. 10,000m²) to accommodate the small-scale development proposal which includes a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit with a manager's residence. The project scale and its underlying design is considered to be able to manage any impacts within the bounds of the site.</p> <p><u>Item (b)</u></p> <p>As detailed within the supplied Vegetation Management Plan, it is considered that the presented design suitably integrates with and preserves predominant landscape and natural values that the site possesses, with recommended conditions of approval requiring offset plantings and presentation landscaping.</p> <p><u>Item (c)</u></p> <p>The project's design and potential amenity impacts created by the subject proposal has been assessed by Officers from Council's Health, Building and Environment (Environmental Health) sections, with recommended conditions of approval to be imposed relating to the management of amenity (i.e. noise, lighting emissions) for surrounding sensitive land uses.</p> <p><u>Item (d)</u></p> <p>Not applicable.</p>

Strategic Outcomes	Applicant Comments	Officer's Assessment
uses with the predominantly low density residential character of the zone.		<p><u>Item (e)</u></p> <p>With specific attention being given to item (e), it is noted that the subject development proposal for a Short-term accommodation use includes a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit which includes a manager's residence. The proposed scale of development exceeds the intended maximum intensity on the site, being a 'Short-term accommodation (holiday home)'. The strategic outcome details that this maximum development intensity is not to be exceeded based on the 'inconsistency of such uses with the predominantly low density residential character of the zone'. Therefore, the proposed use is considered to be inconsistent with this provision of the Strategic Framework.</p>

Overall, it is considered that the presented development application is predominantly compliant with the Strategic Framework for the *Scenic Rim Planning Scheme 2020* (as amended 30 June 2023). Inconsistency has been addressed through the assessment of relevant matters, as stipulated in the *Planning Act 2016*.

Planning Scheme Codes

The application has been assessed against each of the applicable codes and found to be compliant with, or can be conditioned to comply with, each. The applicant has submitted the following supporting documentation which is considered to satisfy the assessment criteria under the Scenic Rim Planning Scheme 2020 (as amended 30 June 2023):

Development Plans, prepared by Infra-Struct, Project No. 202301, Revisions A and B, dated November 2024 (ECM Document Set ID 12900091, pages 20-45)
Vegetation Management Plan, prepared by BIOME Consulting, Project No. BC-24087, dated December 2024 (ECM Document Set ID 12900091, pages 46-58)
Traffic Impact Assessment, prepared by Rytenskild Traffic, Project No. 24059, dated 11 December 2024 ((ECM Document Set ID 12907872, pages 19-70)

The pertinent issues arising out of assessment against the codes are discussed below:

a) Compliance with the Low Density Residential Zone Code

The proposal complies with all the Low Density Residential Zone Code's Acceptable Outcomes and Performance Outcomes, with further assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
Land Uses (Table 6.2.8.3.1)			
PO2 Development is of a height that: <ol style="list-style-type: none"> 1. is low rise; 2. does not detract from the amenity of adjoining premises; and 3. is compatible with the height of nearby residential activities. 	AO2 Development does not exceed 2 storeys and a maximum height of 8.5m.	Refer the Code Compliance Statement against the Low Density Residential Zone Code (ECM Doc ID 12426142, page 27), which states: <i>The proposed development does not exceed 2 storeys or the maximum 8.5m building height. Considering the local context and surrounding properties it is considered that the proposed design outcome is compatible with the height of nearby residential activities and will not detract from existing amenity.</i>	The proposed buildings do not exceed two storeys and are below the maximum height of 8.5 metres. Accordingly, the proposal complies with AO2.
Built Form and Urban Design (Table 6.2.8.3.3)			
PO1 Non-residential development has a residential appearance and is designed to complement the surrounding built form and character through the use of: <ol style="list-style-type: none"> 1. similar design elements; 2. similar roof form; and 3. complementary materials, colours, patterns and textures. 	AO1 No Acceptable Outcome is prescribed.	Refer the Code Compliance Statement against the Low Density Residential Zone Code (ECM Doc ID 12426142, pages 30-31), which states: <i>The proposed short term accommodation outcome for this site has been designed to reflect the residential amenity and nature of the immediate local area. The design of these new buildings is in character with areas unique tourist theme and complementary to the local area. Whilst the proposal is for short term accommodation it is considered that the</i>	The design methodology presented for the subject Short-term accommodation proposal (i.e. contained within the 'Tourism activities' activity group) includes a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit with a manager's residence. As detailed within the submitted proposal plans and extracted within Figures 3 to 12 earlier in the report, the proposed three (3) detached guest units are each of double-storey construction and possess architectural features resembling small detached dwellings, characterised by clearly visible front doors with porch features, prominent windows and coverings,

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
		<i>appearance and scale of these new buildings is consistent with local residential uses.</i>	chimney stacks, and rooflines featuring sharp pitches. Accordingly, the proposal is considered to comply with PO1.
Land Uses (Table 6.2.8.3.3)			
PO2 Non-residential uses are: <ol style="list-style-type: none"> small in scale and low in intensity; do not detract from the amenity of residential activities; and wherever possible, are co-located with other non-residential activities in the precinct. 	AO1 No Acceptable Outcome is prescribed.	Refer the Code Compliance Statement against the Low Density Residential Zone Code (ECM Doc ID 12426142, pages 30-31), which states: <i>Considering the size of the subject property and scale of the proposed new buildings in the context of the existing dwelling it is considered the proposal is of low intensity. Further, this location is considered ideal for tourist accommodation with many tourist attractions and operations within close proximity.</i>	The subject development proposal for a Short-term accommodation use includes a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit with manager's residence. Examining the scale and intensity of the proposed development (development being a maximum of 2 storeys in height and an intensity of 1 structure per 2,500m ² of site area) in relation to the surrounding area (including Capo Di Monte to the west, Yuulong Place to the north and other low density residential properties with a minimum area of 2,000m ²), it is considered that the proposed development is small in scale and low intensity. Furthermore, conditions of approval are recommended to be imposed relating to amenity aspects of the project (including requirements relating to noise emission limits, air quality and lighting emissions), which seeks to ensure that the amenity of nearby sensitive land uses is not adversely impacted by the proposal. Accordingly, the proposal is considered to comply with PO2.

Based on the proposed land use not being nominated within Table 6.2.8.2.2 (Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct), an assessment against the purpose of the Code is required.

Assessment against Purpose of the Code (Section A)

a. *Development:*

- i. *facilitates low density residential living on lots that are not serviced by the reticulated water and wastewater network;*
- ii. *protects the high level of residential amenity and privacy expected in the precinct;*

Applicant's Comments

Refer to the applicant's additional compliance commentary against the Purpose of the Low Density Residential Zone Code for development in the Mountain Residential Precinct (ECM Doc ID 12900091, pages 9-10), which states:

Development:

- i. *The cottages promote a low-density built form on a property without access to the reticulated water and wastewater network.*
- ii. *They preserve the high level of residential amenity and privacy expected in the precinct. The presence of existing vegetation provides natural buffers, enhancing privacy and visual aesthetics. Moreover, the cottages are sufficiently distanced and buffered / screened from neighbouring properties, mitigating any potential privacy concerns.*

Officer's Assessment

The subject development proposal for a Short-term accommodation use includes a total of four (4) structures, in the form of three detached cottages and a consolidated guest unit with a manager's residence, with the density of the project consisting one structure per 2,500 square metres of site area and conditions of approval to be imposed relating to management of wastewater and access to potable water supply. The proposal is not considered to offend the outcome seeking the facilitation of low density residential living without access to reticulated water and wastewater. Further, conditions of approval are recommended to be imposed relating to management of amenity aspects of the project (including requirements relating to noise emission limits, air quality and lighting emissions), which seeks to ensure that the amenity of nearby sensitive land uses is not adversely impacted by the proposal.

Accordingly, the proposal is considered to comply with Section A of the Purpose of the Code.

Assessment against Purpose of the Code (Section B)

b. *Land uses:*

- i. *consist of predominantly Dwelling houses and Home based businesses;*
- ii. *include Dual occupancies, only where development:*
 - A. *is located on large lots to maintain the low density residential character of the precinct; and*
 - B. *has the appearance of a single dwelling when viewed from the street;*
- iii. *may include the non-residential activities listed in Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct that:*
 - A. *are small scale and of a low intensity;*
 - B. *do not detract from the amenity of residential activities; and*
 - C. *wherever possible, are co-located with other non-residential activities in the precinct;*

- iv. *are limited to:*
 - A. *the uses listed as a consistent use in column 1 of Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct; or*
 - B. *the uses listed as a potentially consistent use in column 2 of Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct only where further assessment has determined that the use is appropriate in the precinct having regard to such matters as its location, impact, scale and intensity, built form and consistency with the character of the precinct;*
- v. *where not listed in Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct are inconsistent uses and are not intended to occur in the precinct;*

Officer's Assessment

Based on the proposed development for Short-term accommodation not being nominated within Table 6.2.8.2.2 Consistent Uses and Potentially Consistent Uses in the Low Density Residential Zone - Mountain Residential Precinct, an assessment against the Strategic Framework is required to be conducted.

Assessment against Purpose of the Code (Section C)

- c. *Character:*
 - i. *is a low rise and low density residential environment that has a high level of amenity and privacy;*
 - ii. *involves limited non-residential activities of a residential scale and appearance;*

Applicant's Comments

Refer to the applicant's additional compliance commentary against the Purpose of the Low Density Residential Zone Code for development in the Mountain Residential Precinct (ECM Doc ID 12900091, page 10), which states:

Character:

- i. *The cottages have been thoughtfully designed and placed to maintain suitable space around them for:*
 - A. *Retaining vegetation and creating a landscaped setting that is low-density character and high amenity.*
 - B. *Providing a sense of openness between buildings when viewed from the street and public spaces, although it is noted that vegetation will act as somewhat of a buffer from the street front.*
 - C. *Maintaining a high level of privacy for adjoining residences.*
- ii. *They have a visual appearance that is consistent with low density residential outcomes and complements the surrounding built form and landscaped setting within which they have been integrated, whilst also being a specific design that compliments Tamborine Mountain's bespoke aesthetic character and is reflective of the applicants' objectives and desired outcomes for creating this development.*

These aspects ensure that the development of three cottages aligns with the objectives of maintaining low-density residential living, protecting residential amenity and privacy, and enhancing the overall character and appearance of the area.

Officer's Assessment

The subject development proposal for a Short-term accommodation use includes a total of four structures, in the form of three detached cottages and a consolidated guest unit with a manager's residence. As detailed within the submitted proposal plans and extracted within Figures 3 to 12 earlier in the report, the proposed structures suitably integrate with and preserve predominant landscape and natural values that the site possesses. The guest cottages are suitably separated from one another, providing a sense of openness between buildings. Further, each of the proposed structures are of double-storey construction and possess architectural features resembling small detached dwellings, characterised by clearly visible front doors with porch features, prominent windows and coverings, chimney stacks, and rooflines featuring sharp pitches.

Accordingly, the proposal is considered to comply with Section C of the Purpose of the Code.

Assessment against Purpose of the Code (Section D)

- d. *Built form:*
- i. *is small scale;*
 - ii. *is low-rise and compatible with the building height of nearby residential development;*
 - iii. *enhances the streetscape character of the area by setting buildings back from the street frontage;*
 - iv. *involves space around buildings to:*
 - A. *retain the low density character and high residential amenity of the precinct;*
 - B. *give a sense of openness between buildings when viewed from the street and public spaces; and*
 - C. *maintain a high level of privacy to adjoining residences;*
 - v. *has a residential appearance and complements the surrounding built form and landscaped setting;*

Officer's Assessment

The design methodology presented for the subject Short-term accommodation proposal (i.e. contained within the 'Tourism activities' activity group) includes a total of four structures, in the form of three detached cottages and a consolidated guest unit with a manager's residence. Examining the scale and intensity of the proposed development (development being a maximum of two storeys in height and an intensity of one structure per 2,500m² of site area) in relation to the surrounding area (including Capo Di Monte to the west, Yuulong Place to the north and other low density residential properties with a minimum area of 2,000m²), it is considered that the proposed development is small in scale, is low-rise and maintains the predominant existing streetscape which is characterised by significant, mature native vegetation. As detailed in the above response to Section C, the design provides sufficient space around buildings and each of the units are of a residential appearance that complements the predominant built form in the locale.

Accordingly, the proposal is considered to comply with Section D of the Purpose of the Code.

Assessment against Purpose of the Code (Section E)e. *Lot design:*

- i. *supports low density residential living on existing lots;*
- ii. *does not involve the creation of additional lots to maintain the existing village character and development pattern of land contained in the Mountain Residential Precinct and due to the unavailability of reticulated water supply and sewerage infrastructure.*

Officer's Assessment

Not applicable for the subject proposal.

Based on the proposal conflicting with Section B of the Purpose of the Low Density Residential Zone Code, Mountain Residential Precinct, further assessment is required against the Strategic Framework.

b) Compliance with the Environmental Significance Overlay Code

The subject land is entirely located within a Category X area. As per Schedule 24 of the *Planning Regulation 2017* clearing of Category X area vegetation is *Exempt clearing work*. As outlined in Table 5.10.1 of the *Scenic Rim Planning Scheme 2020 (as amended 30 June 2023)* a Material Change of Use is Accepted development where involving *exempt clearing*. Therefore, assessment against the Environmental Significance Overlay Code is not required.

c) Compliance with the Earthworks Construction and Water Quality Code

The proposal complies with all the Earthworks Construction and Water Quality Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

d) Compliance with the Tourism Use Code

The proposal is required to be assessed against the Tourism Use Code's Acceptable Outcomes and Performance Outcomes, with assessment against elements of the Code detailed as follows:

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
General Outcomes (Table 9.3.17.3.1)			
PO1 Development is located to avoid land use conflicts with residential activities and rural activities on surrounding properties.	AO1 Development is sited or screened so as to not overlook the living areas of adjoining residential properties.	Refer the Code Compliance Statement against the Tourism Use Code (ECM Doc ID 12426142, page 47), which states: <i>Complies. The proposed new buildings and use areas for this short-term accommodation proposal are appropriately sited not overlooking adjacent properties and away from the side boundaries, consistent with the setbacks of residential uses. The proposed land use is similar</i>	The footprint of the proposed development is focused on the south-eastern corner of the subject site, which is furthest away from those adjoining properties which accommodate the highest densities of development (notably, the existing Multiple Dwelling projects at 27-29 Capo Lane (to the west), 20-24 Yuulong Road (to the north) and 14-18 Yuulong Road (to the north-east)). Further, recommended conditions of

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
		<p><i>in nature to residential uses, and therefore no adverse impediment on surrounding properties is anticipated.</i></p> <p><i>Considering the area of the subject property and existing vegetation to be maintained, suitable vegetation screens will be maintained, providing privacy and amenity.</i></p> <p><i>Existing vegetation screening will be retained and enhanced with selective planting.</i></p>	<p>approval are to be imposed relating to the provision of feature landscaping along the boundaries of the site, which will support the prevention of overlooking of adjoining properties.</p> <p>Accordingly, the proposal is considered to comply with PO1.</p>
Short-term Accommodation and Nature Based Tourism - (where involving cabins and tents - "tourist accommodation sites") (Table 9.3.17.3.1)			
PO5 Tourist accommodation sites: 1. are developed at an intensity and scale that retain the predominant natural character and amenity of the site and surrounding area; 2. are designed to complement the environmental or landscape setting of the site and surrounding area; 3. are screened from public areas to reduce the visual impact of the bulk and density of buildings; and 4. do not adversely impact on the privacy and amenity of the surrounding area.	AO5.1 Where not in the Rural Zone, development has a maximum site coverage of 10%. AO5.2 In the Rural Zone, development has the following accommodation density: <u>Site Area (ha)</u> 0-20 <u>Maximum no. of tourist accommodation sites</u> 6	Refer the Code Compliance Statement against the Tourism Use Code (ECM Doc ID 12426142, page 49), which states: <i>Complies. The subject site is not located in the Rural Zone.</i> <i>The existing and proposed buildings over the subject site will result in a total site coverage of 8.2%. Refer to Drawing D-001.</i> <i>Four tourist accommodation sites are proposed on the site which has a total area of 1ha.</i>	Examining the proposal, the site coverage for the development is approximately 6.8% and the Short-term accommodation proposal is formed via a total of four (4) structures, in the form of three (3) detached cottages and a consolidated guest unit with a manager's residence. Accordingly, the proposal is considered to comply with both AO5.1 and AO5.2.

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
PO6 The traffic and noise associated with Short-term accommodation and Nature based tourism does not cause nuisance to surrounding properties.	AO6 Development does not receive guests between 10pm and 6am.	Refer the Code Compliance Statement against the Tourism Use Code (ECM Doc ID 12426142, page 49), which states: <i>Can Comply. It is not anticipated that this proposal will have any traffic and noise associated impacts on surrounding properties. If necessary, the ongoing use will not involve receiving guests between 10pm and 6am.</i>	The proposed development is able to comply with the requirements outlined in AO6, which will be enshrined within a recommended condition of approval.
PO7 Development is small scale and is compatible with the character and amenity of the area.	AO7 Cabins have a maximum GFA of 100m ² .	Refer the Code Compliance Statement against the Tourism Use Code (ECM Doc ID 12426142, page 49), which states: <i>Complies. The proposed new buildings comply with PO7 when recognizing that they are of a compatible scale, character, and amenity to the surrounding area, and not seen as an overdevelopment of the site.</i> <i>The use of the existing dwelling for guest accommodation and managers' residence is small in scale and compatible with the character and amenity of the immediate area. The overall land area and locality of the property lends itself well to the proposed development.</i>	Examining the proposed floor areas for the development components, they are broken down as follows: <ul style="list-style-type: none"> • Cottage 1: 138.4m² • Cottage 2: 128.1m² • Cottage 3: 135.5m² • Manager's Residence and Guest Accommodation Unit: 332.8m² It is noted that the Manager's Residence and Guest Accommodation consists a re-purpose of the subject premises' existing Dwelling house. Examining the context of the site and the surrounding areas, it is considered that the proposed cottages are small in scale (noting the relatively modest exceedances in GFA above the GFA of 100m ² as specified in AO7), although considering the double-storey design of, and the concentration of cottages in the south-eastern corner of the property are not considered to be compatible with the character and amenity of the local area (which is characterised by small villas and dwelling houses typically of a single storey construction).

Performance Outcomes	Acceptable Outcomes	Applicant Comments	Officer's Assessment
			Accordingly, the proposal is considered to <u>not</u> comply with PO7 and therefore, assessment against the purpose of the Code is required.
PO8 Development: 1. is designed to complement the environmental or landscape setting of the surrounding area; 2. is sited so as not to be visually prominent or intrusive; and 3. does not detract from the environmental or landscape character of the local area.	AO8.1 Development does not involve more than 2 buildings located on ridge lines that are highly visible from public roads or surrounding areas. AO8.2 Development has a direct association with: 1. an area of environmental, landscape, scenic or heritage value; or 2. a place of local interest.	Refer the Code Compliance Statement against the Tourism Use Code (ECM Doc ID 12426142, page 49), which states: <i>Not Applicable. The subject site is not located on a ridge line and proposed buildings are generally screened from Capo Lane.</i> <i>Whilst there is no significant value identified over this site, the proposed design has been configured to complement the characteristics of the subject property and the immediate local area within which it is located. The Tamborine Mountain Main Street Commercial Precinct is located within 200m of the site.</i>	The design methodology presented for the subject proposal seeks to celebrate and integrate with the existing environmental features that the site possesses, with additional landscaping work proposed to complement the existing site values. Accordingly, the proposal is considered to comply with PO8, subject to compliance with relevant and reasonable conditions of approval.

Based on the proposed land use not considered to comply with PO7 in the Tourism Use Code, an assessment against the purpose of the Code is required.

Assessment against Purpose of the Code (Section 1)

1. *The purpose of the Tourism Use Code is to ensure that development is appropriately designed to:*
 - a. *meet visitor needs;*
 - b. *protect environmental and landscape values;*
 - c. *protect the amenity of surrounding premises; and*
 - d. *avoid land use conflicts.*

Officer's Assessment

The subject development proposal for a Short-term accommodation use includes a total of four structures, in the form of three detached cottages and a consolidated guest unit with a manager's residence. Acknowledging the site's location (specifically its direct accessibility to nearby services and facilities), the design's active integration with existing environmental values and its ability to manage the amenity of surrounding premises in the form of recommended relevant and reasonable conditions of approval, the proposal is considered to comply with Section 1 of the Purpose of the Code.

Assessment against Purpose of the Code (Section 2)

2. *The purpose of the code will be achieved through the following overall outcomes:*
- a. *Tourism activities:*
- i. are appropriately sited and operated according to the type of proposed use and surrounding existing and planned uses;*
 - ii. are located and designed in a manner which sensitively responds to the characteristics of the site;*
 - iii. are provided with services, utilities and high quality facilities consistent with the setting, needs of the use and the type of accommodation where supplied;*
 - iv. provide a high level of amenity and integrate visually with the surrounding built and natural environment;*
 - v. are of a scale and intensity that is compatible with the preferred character identified in the relevant zone code and predominant use of the local area;*
 - vi. only involve accommodation on a temporary basis and do not facilitate long term residential accommodation;*
 - vii. do not adversely impact on the amenity of rural and residential areas or the viable operation of Rural activities; and*
 - viii. where undertaken in the Rural Zone, are subordinate to rural activities conducted on the site.*

Officer's Assessment

The subject development proposal for Short-term accommodation has been assessed against the respective clauses from Section 2 of the Purpose of the Code, as follows:

- Clause 2(a)(i) – It is considered that the proposed siting of the proposed Short-term accommodation use along with operational requirements that are recommended to be imposed on the use (focused on management of amenity of the local area) render the proposal as being suitable for the subject locality.
- Clause 2(a)(ii) – It is considered that the proposed siting of the proposed Short-term accommodation use in the south-eastern corner of the site satisfactorily responds to the characteristics of the site, particularly its existing environmental values.
- Clause 2(a)(iii) – The design of the proposed development includes a total of four structures, in the form of three detached cottages (that are each self-contained) and a consolidated guest unit with a manager's residence. The site possesses ample open grounds and a dedicated area of outdoor common area in the south-eastern corner of the site, which are considered to be suitable to service the needs of future users of the project.
- Clause 2(a)(iv) – The design of the proposal is considered to provide a high level of amenity and based on the proposed three new double-storey cottages being focused on the south-eastern corner of the site and being visually screened from view from the road and adjoining properties by way of existing and proposed landscape features, is considered to satisfy the requirements of this clause.
- Clause 2(a)(v) – The proposed scale and intensity of the proposal is not considered to be compatible with the existing and preferred character and the predominant use of the local area, which is characterised by small villas and dwelling houses typically of a single storey construction, specifically based on the proposed double-storey design of the new cabins and the concentration of cottages in the south-eastern corner of the property.
- Clause 2(a)(vi) – Subject to compliance with a recommended approval condition relating to on-site accommodation only being supplied to guests on a temporary basis (i.e. no stays are permitted that exceed 40 consecutive nights), the proposal complies with this clause.
- Clause 2(a)(vii) – It is considered that the amenity of noise sensitive uses in locations adjacent to the proposed development will be protected on the basis of ongoing compliance with recommended conditions of approval relating to the management of privacy, acoustic and lighting emissions and nuisance.
- Clause 2(a)(viii) – Not applicable for the subject proposal.

Based on the above, it is considered that the proposed development does not demonstrate compliance with clause 2(a)(v) and therefore, the overall proposal is considered to conflict with Section 2 of the Purpose of the Code. Therefore, assessment is required against the Strategic Framework.

e) Compliance with the General Development Provisions Code

The proposal complies with all the General Development Provisions Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

f) Compliance with the Infrastructure Design Code

The proposal complies with all the Infrastructure Design Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval.

g) Compliance with the Landscaping Code

The proposal complies with all the Landscaping Code's Acceptable Outcomes and Performance Outcomes, subject to adherence with a relevant and reasonable condition of approval requiring landscape works being undertaken on site in accordance with the requirements of the approved 'Landscape Layout Plan'.

h) Compliance with the Parking and Access Code

The proposal complies with all the Parking and Access Code's Acceptable Outcomes and Performance Outcomes, subject to compliance with relevant and reasonable conditions of approval including the need for provision of on-site parking.

Assessment Benchmarks Pertaining to a Variation Approval

Not applicable.

Assessment Benchmarks Pertaining to a Temporary Local Planning Instrument

Not applicable.

Advertising

The applicant has submitted a written notice stating that public notice of the proposal has been completed in accordance with the requirements of the *Planning Act 2016*. During this period, 49 'properly made submissions' and 16 'not properly made submissions' were received.

Further detail is provided below on the submissions under the 'public notification' section of the report.

Budget / Financial Implications

Not applicable.

Strategic Implications

Operational Plan

Theme: 4. Relaxed Living and Rural Lifestyle

Key Area of Focus: Advocacy for outcomes that are compatible with the clear and comprehensive vision for the region

Legal / Statutory Implications

Legal and statutory implications will be managed in line with Council's Risk Management framework and a separate report submitted if required.

Risks

Strategic Risks

The following Level 1 and Level 2 (strategic) risks are relevant to the matters considered in this report:

- SR43 Inadequate or ineffective infrastructure planning and maintenance resulting in failure of infrastructure and associated risks to public and staff safety and subsequent potential financial implications
- SR50 Failure to manage Environmental Sustainability (including climate change) through inappropriate and/or inadequate planning and operational considerations of impacts to the Natural Environment.
- SR59 Non-compliance with legislation and/or procurement policies and procedures resulting in successful claim against Council beyond limit insured for.

Risk Summary

Category	Explanation
Governance, Risk & Compliance Failure to ensure applications are assessed in accordance with the DA process	Risk has been appropriately managed through a documented assessment process, in accordance with the requirements of the Planning Act 2016.
Environmental Environmental impacts on environment as a result of development activity	Environmental impacts have been appropriately considered in accordance with the relevant assessment benchmarks, and conditioned accordingly.
Governance, Risk & Compliance Opportunity for applicant or third party appeal against Council decision	Ensure reasonable and relevant test applicable to assessment process. Council ensure Model Litigant processes followed in court cases.
Reputation, Community & Civic Leadership Negative perception from community or development proponents	Transparency of all common material is available to the public and applicant through Council's DAPOnline. Assessment report detail considerations in relation to compliance with the relevant assessment benchmarks.

Human Rights Implications

No human rights have been impacted by any actions recommended in this report.

Consultation

External

No formal consultation has been undertaken with any external agencies in relation to the subject proposal.

Internal

Development Assessment (Engineering)

Development Assessment (Engineering) assessed the submitted assessment materials and provided conditions of approval that have been incorporated within the conditions package for this application.

Health, Building and Environment (Biodiversity and Climate Change)

Health, Building and Environment (Biodiversity and Climate Change) assessed the submitted assessment materials and provided conditions of approval that have been incorporated within the conditions package for this application relating to adherence with the submitted Vegetation Management Plan and ensuring that plantings are installed to offset the removal of native vegetation from the site.

Health, Building and Environment (Environmental Health)

Health, Building and Environment (Environmental Health) assessed the submitted assessment materials and provided conditions of approval that have been incorporated within the conditions package relating to management of amenity for surrounding sensitive land uses.

Community

Formal public notification was undertaken in accordance with requirements of the *Planning Act 2016*, with 49 'properly made submissions' and 16 'not properly made submissions' being received.

Applicable Infrastructure Charges

Adopted Infrastructure Charges Resolution (Version No. 15 – 29 August 2024)

In accordance with the Infrastructure Charges Resolution, infrastructure charges will be levied for the following Use category.

Planning Scheme Use Type	Classes of Development to which Adopted Infrastructure charges schedule apply
Short-term accommodation	Accommodation (short term)

Full details of the charges will be provided in a separate notice under Infrastructure Charges Notice (ICN) to be issued to the applicant with the Decision Notice.

Public Notification

The applicant has submitted a written notice stating that public notification process for the proposal was completed in accordance with the requirements of the *Planning Act 2016*, with public notification being undertaken for 15 business days between 9 February 2024 and 1 March 2024.

During this period, 49 ‘properly made submissions’ and 16 ‘not properly made submissions’ were received, with the submissions listed below ordered based on the date they were received by Council.

Properly Made Submissions

ID	Name	Address	Date Received	ECM ID
1	Zita Lerro	26 Capo Lane, Tamborine Mountain QLD 4272	18/2/2024	12503812
2	Stephen Sulley	26 Capo Lane, Tamborine Mountain QLD 4272	18/2/2024	12503813
3	Kirk Lorange	14 Capo Lane, Tamborine Mountain QLD 4272	21/2/2024	12510400
4	Clancy Mullins	14 Capo Lane, Tamborine Mountain QLD 4272	21/2/2024	12510409
5	Tamborine Mountain Chamber of Commerce & Industry Incorporated	PO Box 68, North Tamborine QLD 4272	27/2/2024	12519085
6	Destination Scenic Rim	PO Box 184, Boonah QLD 4310	28/2/2024	12520225
7	Mr Carl A Shurey	Capo Di Monte, 20/27-29 Capo Lane Tamborine Mountain QLD 4272	28/2/2024	12517617
8	Mr Nigel J Waistell	679 Main Western Road, Tamborine Mountain QLD 4272	29/2/2024	12519597
9	Mr Roland E Lindenmayer	7 Magnetic Drive, Tamborine Mountain QLD 4272	29/2/2024	12519604
10	Ms Shirley B Lindenmayer	7 Magnetic Drive, Tamborine Mountain QLD 4272	29/2/2024	12519604
11	Ms Jeanette Lockey	578-580 Main Western Road, Tamborine Mountain QLD 4272	1/3/2024	12520248
12	Mr Warren O Anderson	Capo Di Monte, 26/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524232
13	Mr Athol W McDonald	79-81 Bateke Road, Tamborine Mountain QLD 4272	1/3/2024	12520281
14	Ms Sandra M McDonald	79-81 Bateke Road, Tamborine Mountain QLD 4272	1/3/2024	12520276
15	Mr Terrance B Minahan	26 Knoll Road, Tamborine Mountain QLD 4272	1/3/2024	12519542
16	Mr Warwick J Howard	8 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524591
17	Mr Brett Cleary	21 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524291
18	Mrs Elizabeth K Cleary	21 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524296
19	Mr Anthony E Ryan	Yuulong Place, 1/20-24 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524294
20	Ms Deanna S Ryan	Yuulong Place, 1/20-24 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524295
21	Mr Joel K Sampson	51 Kootenai Drive, Tamborine Mountain QLD 4272	1/3/2024	12524236
22	Mr Garry E Chapple	24-26 Chalmette Drive, Tamborine Mountain QLD 4272	1/3/2024	12524417
23	Mr Matthew E Turnbull	54 North Street, Tamborine Mountain QLD 4272	1/3/2024	12524423

ID	Name	Address	Date Received	ECM ID
24	Mr Wolfgang Klein	Capo Di Monte 36/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524231
25	Ms Bernice A Klein	Capo Di Monte 36/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524232
26	Mr Edward G Hardy	Capo Di Monte 46/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524237
27	Ms Rene L Hardy	Capo Di Monte 46/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524237
28	Mr Geoffrey W Hurling	Capo Di Monte 33/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524233
29	Ms Lynette L Beattie-Howard	8 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524599
30	Mr Anthony Chalmers	21 Eagle Heights Road, Tamborine Mountain QLD 4272	1/3/2024	12524419
31	Ms Maureen Chapman	26 Knoll Road, Tamborine Mountain QLD 4272	1/3/2024	12519543
32	Gary Hennessey	51 Kootenai Drive, Tamborine Mountain QLD 4272	1/3/2024	12524230
33	Mr Nathan W Linthwaite	50 Justin Avenue, Tamborine Mountain QLD 4272	1/3/2024	12524596
34	Ms Glenda J Wilkinson	12-18 Hartley Road, Tamborine Mountain QLD 4272	1/3/2024	12524293
35	Mrs Mary B McGuire	Capo Di Monte, 41/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524239
36	Larry W Buckley	Capo Di Monte, 29/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524235
37	Mr Richard J Uccetta	Capo Di Monte, 9/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524595
38	Mr Jonathon W Gifford	19 Clarke Street, Cudgen NSW 2487	1/3/2024	12524290
39	Ms Georgina I Shurey	Capo Di Monte, 20/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524234
40	Ms Jan M Symes	Capo Di Monte, 45/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524238
41	Mr Ben Patterson Thompson	3-5 Forsythia Drive, Tamborine Mountain QLD 4272	1/3/2024	12524594
42	M/- Finlay Harper	72 Eagle Heights Road, Tamborine Mountain QLD 4272	1/3/2024	12524298
43	Mr Don Gilberd	88/530 Pine Ridge Road, Coombabah QLD 4216	1/3/2024	12524297
44	M/- B Wilkinson	63-65 Lahey Road, Tamborine Mountain QLD 4272	1/3/2024	12524292
45	Mr Thomas Wensar	56 Magnetic Drive, Tamborine Mountain QLD 4272	1/3/2024	12524289
46	M/- G Wilkinson	63-65 Lahey Road, Tamborine Mountain QLD 4272	1/3/2024	12524428
47	Ms Sharon Harding	118 Darlington Drive, Yarrabilba QLD 4207	1/3/2024	12524420
48	Mr Jason Relamarc	56-62 Beacon Road, Tamborine Mountain QLD 4272	1/3/2024	12524597
49	M/- L Anderson	1 North Street, Tamborine Mountain QLD 4272	1/3/2024	12524593

Not Properly Made Submissions

ID	Name	Address	Date Received	ECM ID
1	Ms Judith C Parker	10 Capo Lane, Tamborine Mountain QLD 4272	23/2/2024	12515819
2	Mr Anthony J Collins	52 Justin Avenue, Tamborine Mountain QLD 4272	1/3/2024	12524592
3	Mr Dane P Sharp	2-4 Shiloh Drive, Tamborine Mountain QLD 4272	1/3/2024	12524421
4	Mr Clifford A Downie	28 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524416
5	Mr Geoffrey D Stivano	Capo Di Monte, 10/27-29 Capo Lane, Tamborine Mountain QLD 4272	1/3/2024	12524427
6	Mr Damian A Bartlett	22 Mazama Court, Tamborine Mountain QLD 4272	1/3/2024	12524426
7	Jan Collis	No address provided	1/3/2024	12524422
8	Unknown Submitter	244 Beacon Road, Tamborine Mountain QLD 4272	1/3/2024	12524590
9	Unknown Submitter	21 Dapsang Drive, Tamborine Mountain QLD 4272	1/3/2024	12524613
10	Unknown Submitter	1-31 North Street, Tamborine Mountain QLD 4272	1/3/2024	12524598
11	Unknown Submitter	28 Yuulong Road, Tamborine Mountain QLD 4272	1/3/2024	12524418
12	Mary O'Riordan	Invalid address	1/3/2024	12524425
13	Andrew Falconer	11 Capo Lane, Tamborine Mountain QLD 4272	6/3/2024	12525162
14	Dianne Smith	11 Capo Lane, Tamborine Mountain QLD 4272	6/3/2024	12525162
15	Mr Stephen J Sulley	26 Capo Lane, TAMBORINE MOUNTAIN QLD 4272	19/02/2024	12503813
16	Ms Zita Lerro	26 Capo Lane, TAMBORINE MOUNTAIN QLD 4272	19/02/2024	12503812

The following table provides a summary and assessment of the issues raised by submitters.

Item	Officer Comments
Suitability of land use	A detailed technical assessment of the subject development proposal against core elements of the <i>Scenic Rim Planning Scheme 2020</i> (as amended 30 June 2023), namely the Strategic Framework and the relevant codes and assessment benchmarks, has been provided in this report, with consideration given to suitability of the land use.
Traffic impacts caused by the development	<p>As detailed within the latest version of the submitted <i>Traffic Impact Assessment</i>, as prepared by Rytenskild Traffic, the matters of traffic generation and reviewing the suitability of Capo Lane for the proposal have been critically assessed, as follows:</p> <p><u>Traffic Generation (section 4.1 of the report)</u></p> <p><i>In accordance with standard trip generation rates, the proposal will generate in the order of 0.4 vehicle trips per hour during peak periods, which equates to approximately two (2) vehicle movements per hour.</i></p>

Item	Officer Comments
	<p><u>Suitability of Capo Lane (section 4.2 of the report)</u></p> <p><i>Capo Lane currently services 19 residential lots, including the subject site, and is therefore expected to carry in the order of 8 vehicles per peak hour and approximately 80 vehicles per day.</i></p> <p><i>Whilst the existing width of the traffic lanes on Capo Lane are less than the standard cross-section specified by Council's standards, it is considered to be generally suitable for the prevailing traffic operating conditions. It is noted that there are many roads throughout the region that do not meet the standard specified by Council, however are operating satisfactorily. There are other factors that contribute to the need for road upgrades, including composition of heavy vehicles and operating speeds. As indicated by Figure 4.1, Austroads broadly classifies a volume of up to 150 vpd (AADT) as suitable for single lane roads. Such is considered to be satisfactory in this case, given:</i></p> <ul style="list-style-type: none"> • <i>The availability of grassed / gravel shoulders;</i> • <i>The low-speed environment;</i> • <i>Minimal occurrence of heavy vehicles;</i> • <i>Primarily, Capo Lane caters to local traffic, with most users adhering to the informal 'one-way' arrangements.</i> <p><i>Given the above, Capo Lane is considered to have adequate capacity to accommodate the minor increase in traffic resulting from the proposed development.</i></p> <p><i>It is noted that the proposal is expected to generate a traffic demand of only 2 vehicles per peak hour, and is therefore expected to not adversely impact the operation of surrounding roads (Monte Street and Beacon Road).</i></p> <p>Upon review of the supplied information by Council's Development Assessment (Engineering) Officers, they are satisfied that the traffic generated by the proposal will not adversely impact on the functionality of the local street network. Furthermore, the current arrangement of Capo Lane facilitates low-speed vehicular movements and therefore, promoting active transport (including pedestrian and cycling movements) to and from the subject premises.</p>
Impacts on infrastructure caused by the development	Infrastructure required for servicing this development is proposed in accordance with Council's requirements, relevant Australian Standards and Australian Building Code. Further, it is noted water and sewerage service infrastructure proposed is private and independent of Council's infrastructure networks, as for all other properties in this locale.
Impacts on environmental values	As detailed within the supplied Vegetation Management Plan, it is considered that the presented design suitably integrates with and preserves predominant landscape and natural values that the site possesses, with recommended conditions of approval requiring offset plantings and further presentation landscaping. Council's Principal Specialist Biodiversity & Climate Change has assessed the submitted Vegetation Management Plan and advised that the proposal complies with the requirements of the Planning Scheme, subject to compliance with relevant and reasonable conditions of approval relating to compliance with the submitted Vegetation Management Plan (including requirements for a pre-start meeting, outlining of roles and responsibilities and fauna and flora management during selected clearing works) and requirements for offset plantings.

Item	Officer Comments
Amenity impacts caused by the proposal	Noting the type of development being proposed along with its scale, form and intensity, Council's Health, Building and Environment (Environmental Health) section have assessed the proposal and conditions of approval are recommended to be imposed relating to amenity aspects of the project (including requirements relating to noise emission limits, air quality and lighting emissions). Subject to compliance with these recommended conditions of approval, it seeks to preserve the underlying character of the locale through ensuring that the amenity of nearby sensitive land uses is not adversely impacted by the proposal.

Assessment of Relevant Matters

The decision-maker under s60(3) of the *Planning Act 2016* is required to carry out an assessment against the assessment benchmarks in the relevant planning scheme and can take into account any other relevant matter under s45(5)(b). Compliance with the planning scheme is accorded the weight that is appropriate in the particular circumstances by virtue of it being the reflection of the public interest (and the extent of any non-compliance is also weighted according to the circumstances), in order to be considered and balanced by the decision-maker with any other relevant factors.

The decision-maker may balance a number of factors to which consideration is permitted under s45(5) of the *Act* in making the decision under s60(3) of the *Act* where the factors in favour of approval have to be balanced with the factors in favour of refusal of the application. The weight given to each of the factors is a matter for the decision-maker in the circumstances.

The planning scheme needs to be read as a whole, in a way which is practical and as intending to achieve a balance between desired outcomes.

The extent of non-compliance with the planning scheme relates to the potential land use conflict for the proposed use within the Low Density Residential Zone (Mountain Residential Precinct), where it is classed as an 'inconsistent' use. In light of the above, an assessment is required about the proposed land use and a determination made on whether there are relevant matters that favour approval.

Proximity to Main Street

As detailed within the 'Site Context' section of the report, the subject site is located approximately 180 metres to the west of a strip of sites along Main Street located within the 'District Centre Zone', which provides future users of the subject development to access a large variety of uses and activities to service the local district, including administrative, business, community, cultural, entertainment, professional, residential or retail uses or activities. Notably, the subject site is considered to be situated in proximity to an array of local services and facilities to support the needs of future users, including Tamborine Plaza (including IGA supermarket), North Tamborine Park, Tamborine Mountain College, Tamborine Mountain Medical Practice and Club Tamborine.

Site is of a sufficient size to accommodate the subject proposal

The subject site measures 10,000 square metres (1ha) in size, with the site being square-shaped and possessing dimensions of approximately 93 metres in width (along the northern and southern boundaries of the site, consisting the road boundary with Capo Lane) by 107 metres in length (along the western and eastern boundaries of the site). Noting the scale and form of the design of the proposal, it is considered that the subject lot size lends itself to suitably accommodating the proposed land use without resulting in any significant adverse impacts beyond the boundaries of the site.

Potential impacts of the use can be managed through conditions of approval

As part of the recommended conditions of approval, controls are sought to be imposed relating to the protection of amenity so as to ensure that potential impacts on nearby sensitive receptors are ameliorated. Specifically, recommended conditions include the management of privacy, acoustic and lighting emissions and nuisance avoidance.

Land use and its scale and intensity is consistent with the prevailing residential character

Examining the scale and intensity of the subject Short-term accommodation proposal, it consists a total of four (4) structures in the form of three (3) detached cottages and a consolidated guest unit with a manager's residence. The subject site measures 10,000 square metres (1 ha) in size and are each of a maximum of two storeys in height, with the proposal representing an intensity of one residential unit per 2,500 square metres of site area. Examining the scale and intensity of selected developments in the surrounding area, these are examined as follows:

- 27-29 Capo Lane, Tamborine Mountain (located to the west of the site) – 46 units on a site measuring approximately 41,549m² (4.154 ha), which consists an intensity of one residential unit per 903m² of site area;
- 20-24 Yuulong Road, Tamborine Mountain (located to the north of the site) – seven units on a site measuring approximately 4055m² (0.4055 ha), which consists an intensity of one residential unit per 579.3m² of site area; and
- 14-18 Yuulong Road, Tamborine Mountain (located to the north-east of the site) – six units on a site measuring approximately 4056m² (0.4056 ha), which consists an intensity of one residential unit per 676m² of site area.

Accordingly, it is considered that the proposed development is consistent with the prevailing character and is not of a greater intensity of adjoining uses to the west, north and north-east, all of which are also located within the Low Density Residential Zone (Mountain Residential Precinct).

Consistency with form of development on surrounding allotments

Examining the existing subdivision pattern and the built form located immediately south of the site (ie. from 8 Capo Lane through 28 Capo Lane), each of these freehold residential parcels measure 607 square metres in area, possess 20 metre wide road frontages and are improved predominantly in the form of single detached dwellings with relatively narrow setbacks to their side and front boundaries. All of these subject parcels are also located within the Low Density Residential Zone (Mountain Residential Precinct). Accordingly, it is considered that the built form concentration of the proposal is generally consistent with the form of development on surrounding allotments situated along Capo Lane.

Proposal maintains residential functionality of the site

Noting the commentary relating to the proposal being subordinate to the primary use of the land for residential purposes (covered in the below 'matter'), Officers consider that the proposed enduring operation of the site brought about by the presented proposal will rely on the occupants of the dwelling (who will occupy the proposed 'manager's residence') to assist in day-to-day operations associated with the proposed development. Accordingly, the continued use of the re-purposed established dwelling forms an integral component of the success of the proposal and therefore provides continuity in the residential function of the site.

Summary and Recommendation

In summary of the above, there are identified non-compliances with the relevant assessment benchmarks, however, in the author's opinion, these non-compliances will have little to no material impact on the surrounding area. In addition, the following relevant matters have been identified:

1. The proposed development is situated in proximity to Main Street.
2. The subject site is considered to be of a sufficient size to accommodate the subject proposal.
3. Subject to compliance with relevant and reasonable conditions, the proposed development is unlikely to cause any adverse amenity impacts on nearby sensitive receptors.
4. The subject land use and its scale and intensity is considered to be consistent with the prevailing residential character of the area.
5. The subject proposal is considered to be consistent with the form of development on surrounding allotments.
6. The subject proposal maintains residential functionality of the site.

On balance, it is concluded that the application can be approved, subject to compliance with relevant and reasonable conditions of approval.

Conclusion

The proposed development generally complies with the requirements of the planning scheme and does not raise any significant issues that cannot be addressed by reasonable and relevant conditions. The application is therefore recommended for approval.

Options

Option 1

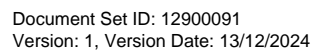
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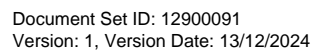
1. Council receive and note the report titled "MCU23/189 Development Permit for a Material Change of Use for Short-term accommodation 19-25 Capo Lane, Tamborine Mountain, Lot 5 RP868391"; and
2. Council approve development application MCU23/189, and grant a Development Permit for Material Change of Use, subject to the conditions as outlined in this report; and
3. Council note that any subsequent requests for a negotiated decision notice and/or change applications to the approval (MCU23/189), as well as any administrative corrections to the conditions will be processed via delegated authority where the changes would not significantly alter the original decision.

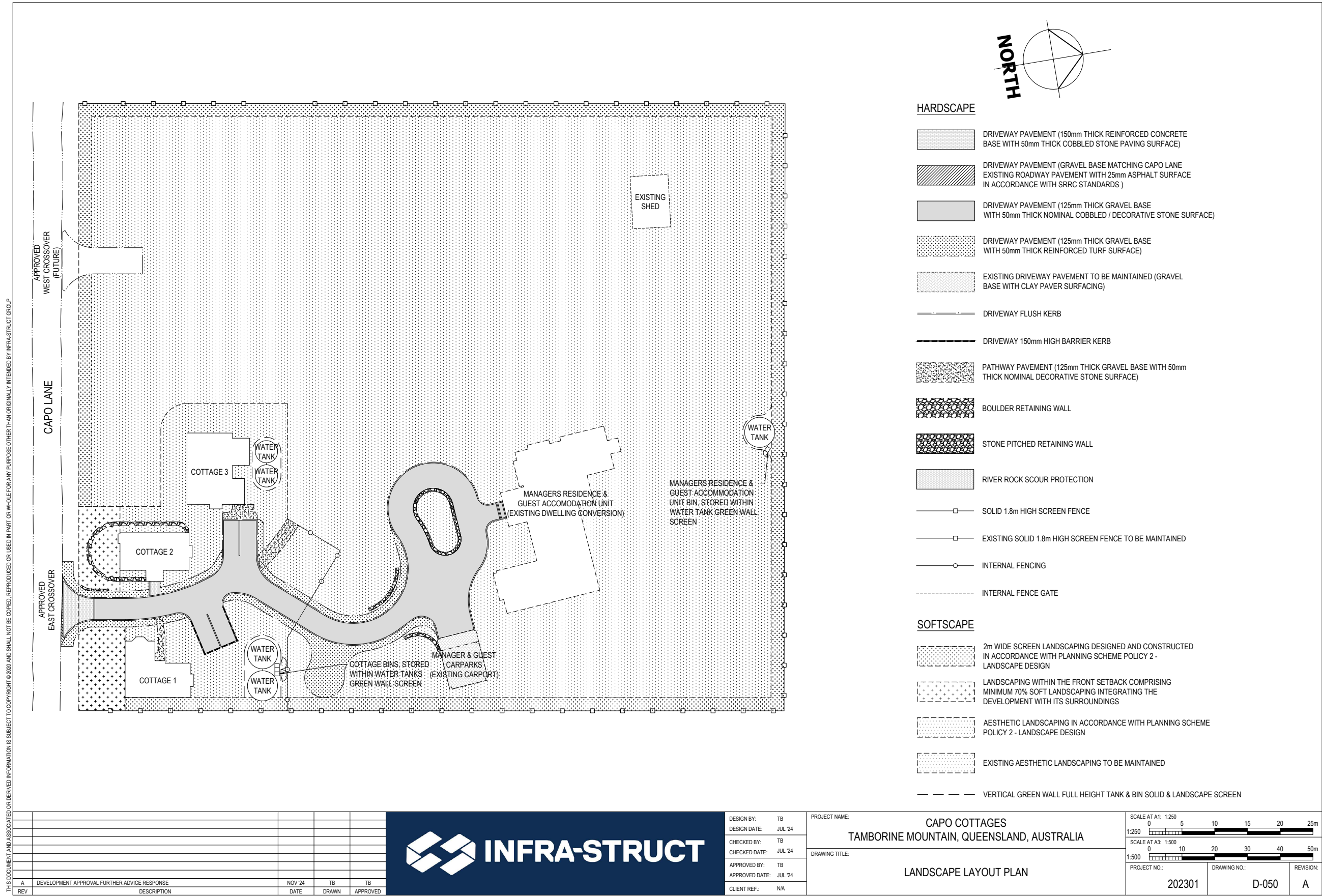
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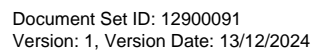
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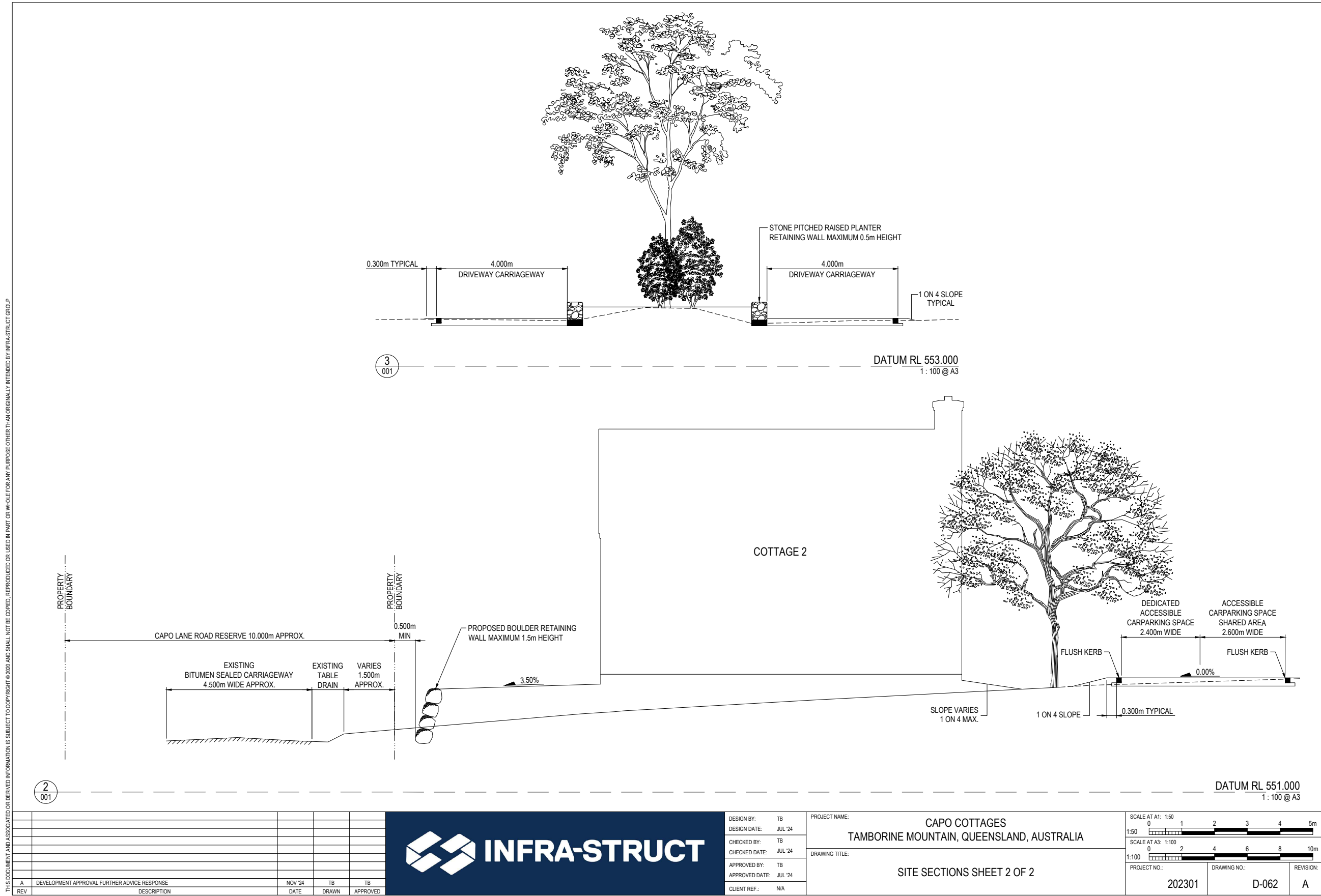
1. Council receive and note the report titled "MCU23/189 Development Permit for a Material Change of Use for Short-term accommodation 19-25 Capo Lane, Tamborine Mountain, Lot 5 RP868391"; and
2. Council refuse development application MCU23/189. The proposed development conflicts with the local categorising instrument Scenic Rim Planning Scheme 2020 (as amended 30 June 2023) for the following reasons:
 - a) The proposed development conflicts with Strategic Outcome 11.e Growing Economy of the Strategic Framework, as outlined in 3.5 Growing Economy - Tourism and Recreation;
 - b) The proposed development conflicts with the Purpose and Overall Outcomes 3.b. of the Low Density Residential Zone Code - Mountain Residential Precinct;
 - c) The proposed development conflicts with Performance Outcome 7 (PO7) of the Tourism Use Code; and
 - d) The proposed development conflicts with the Purpose and Overall Outcomes 2.a of the Tourism Use Code.

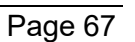


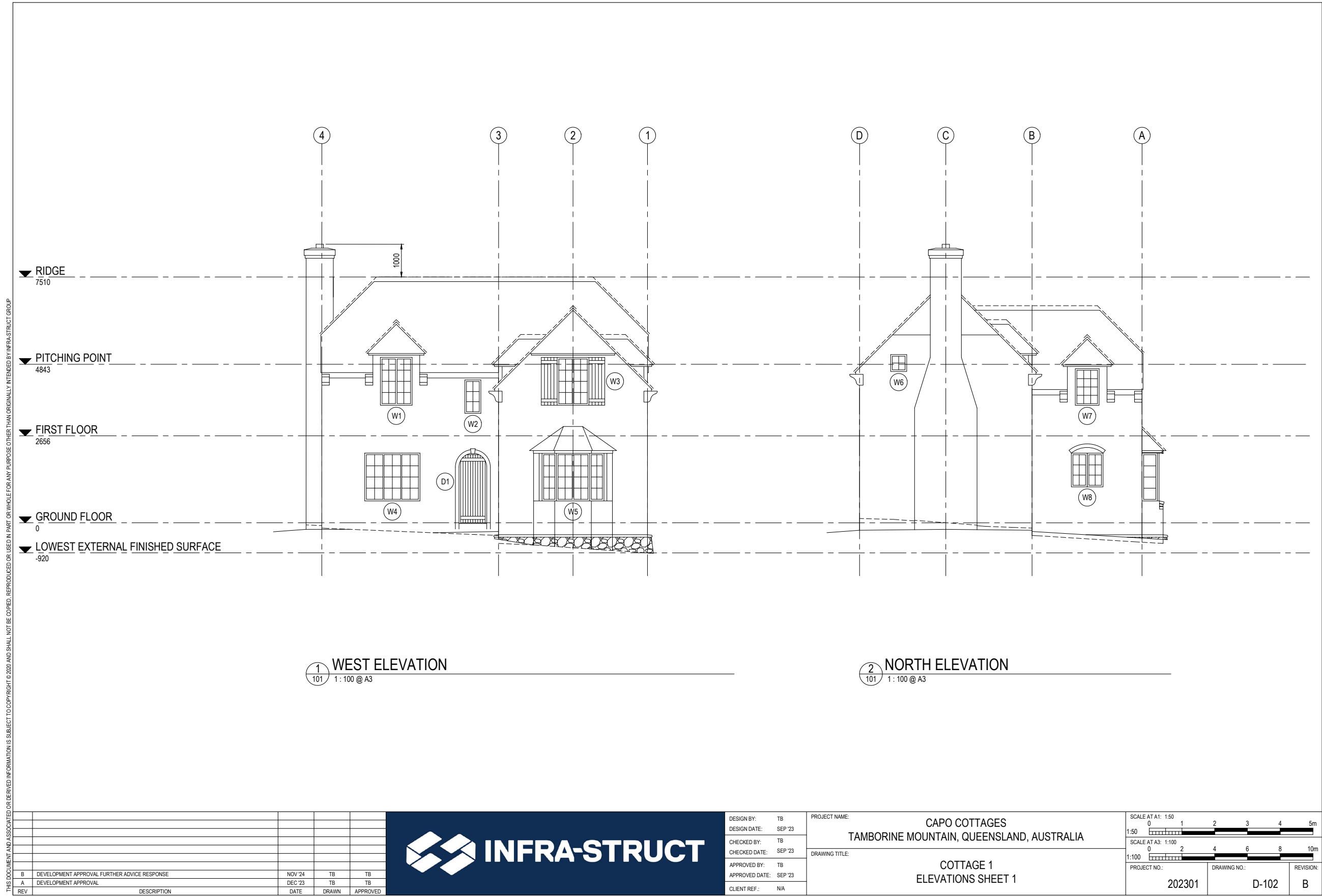




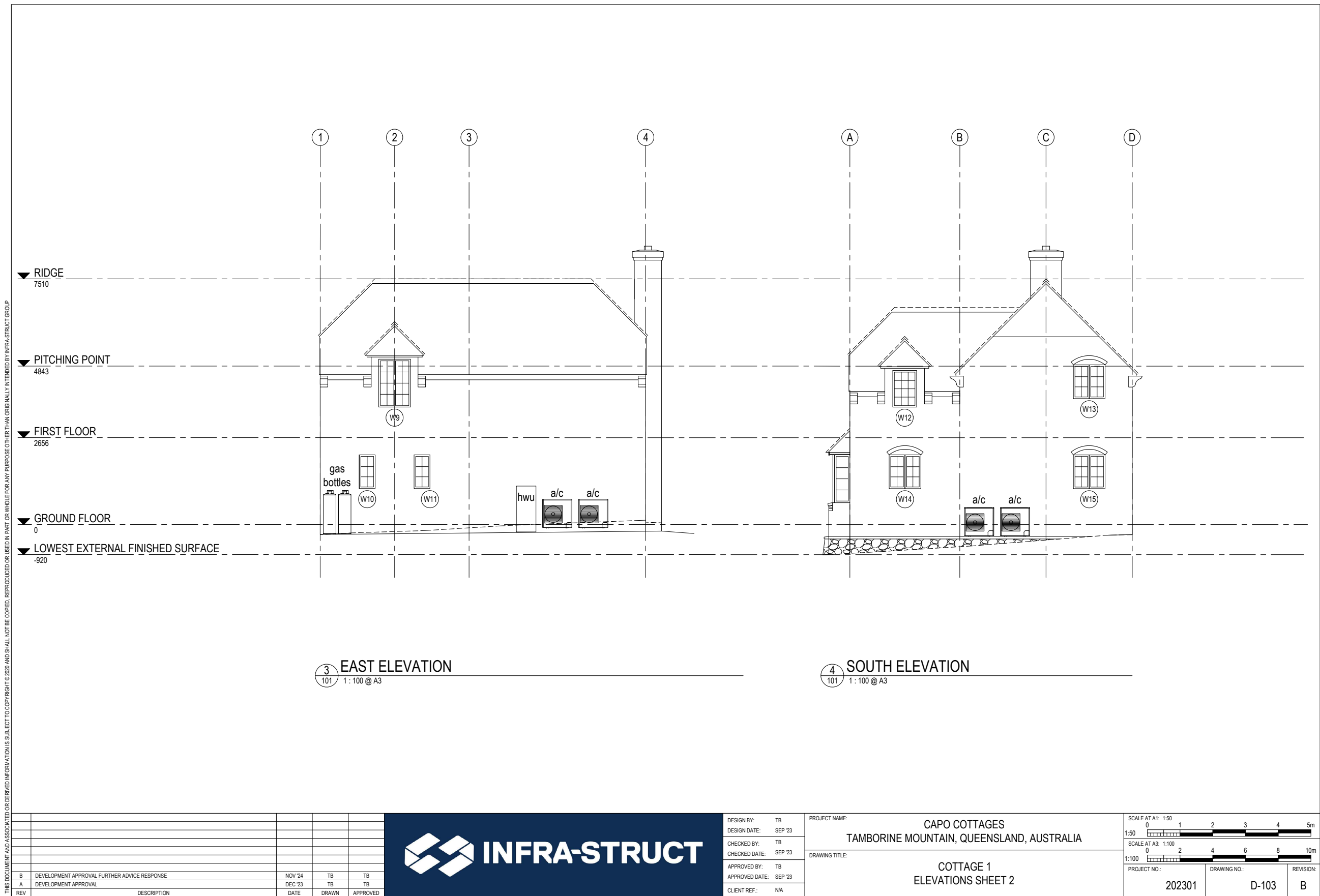


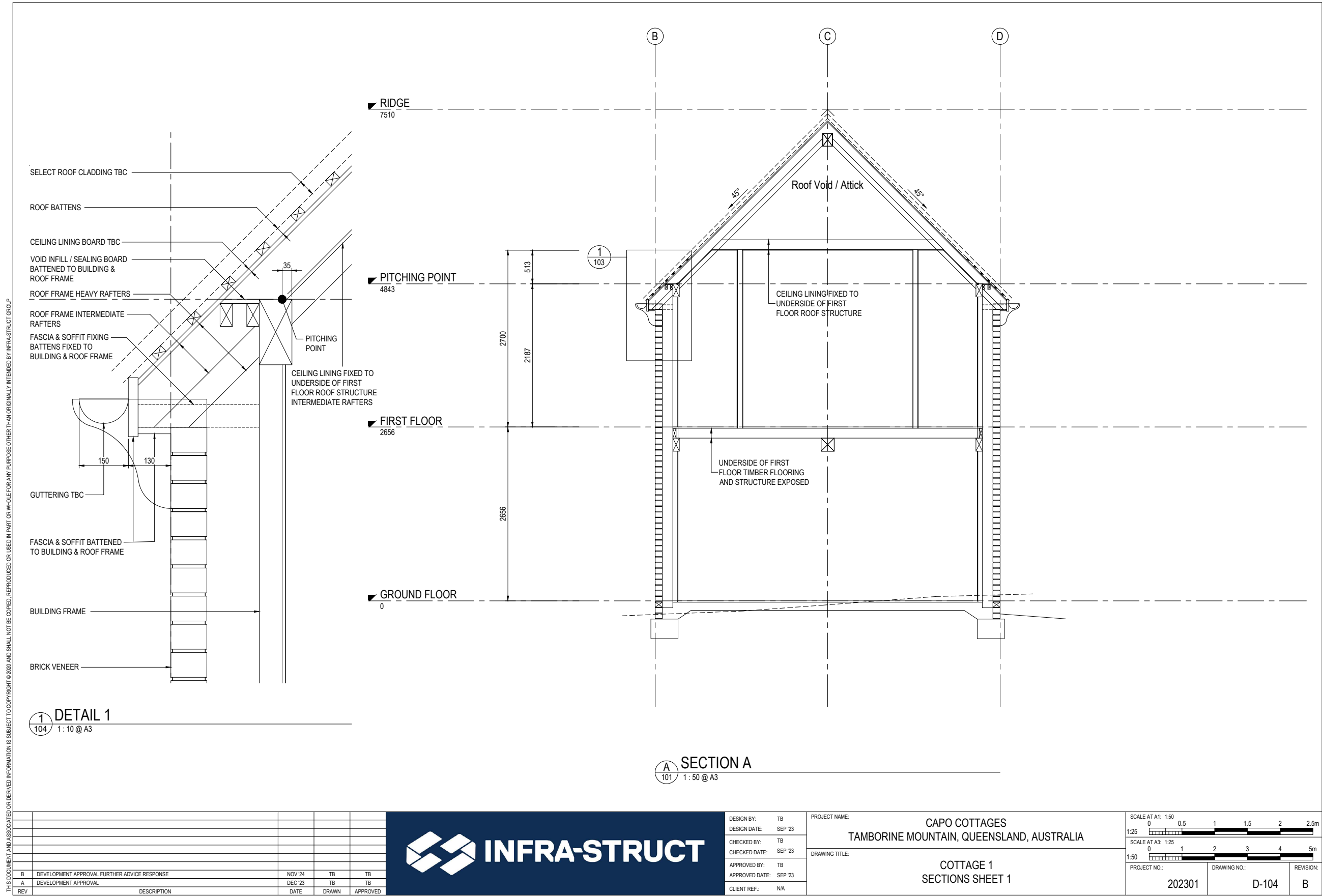




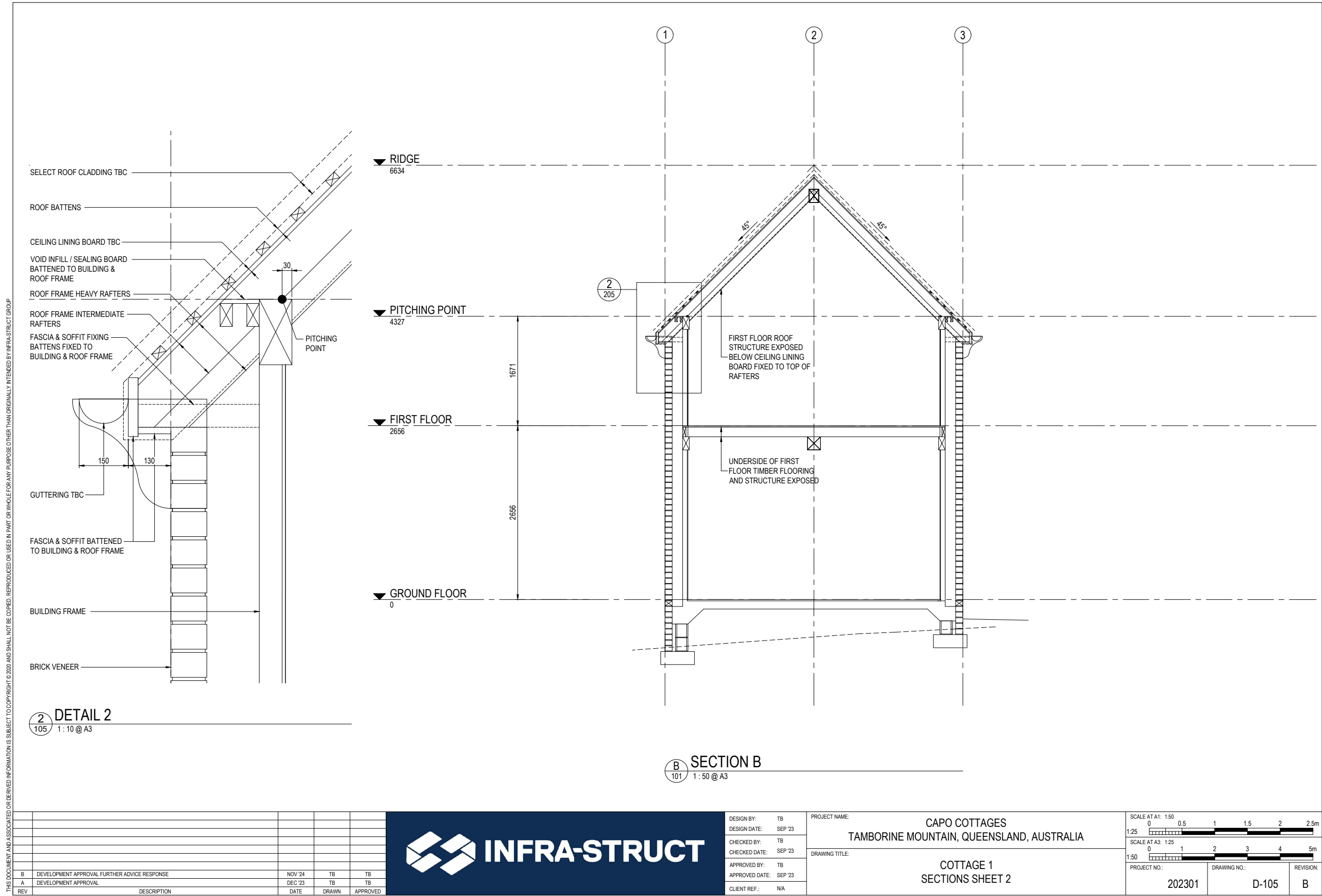


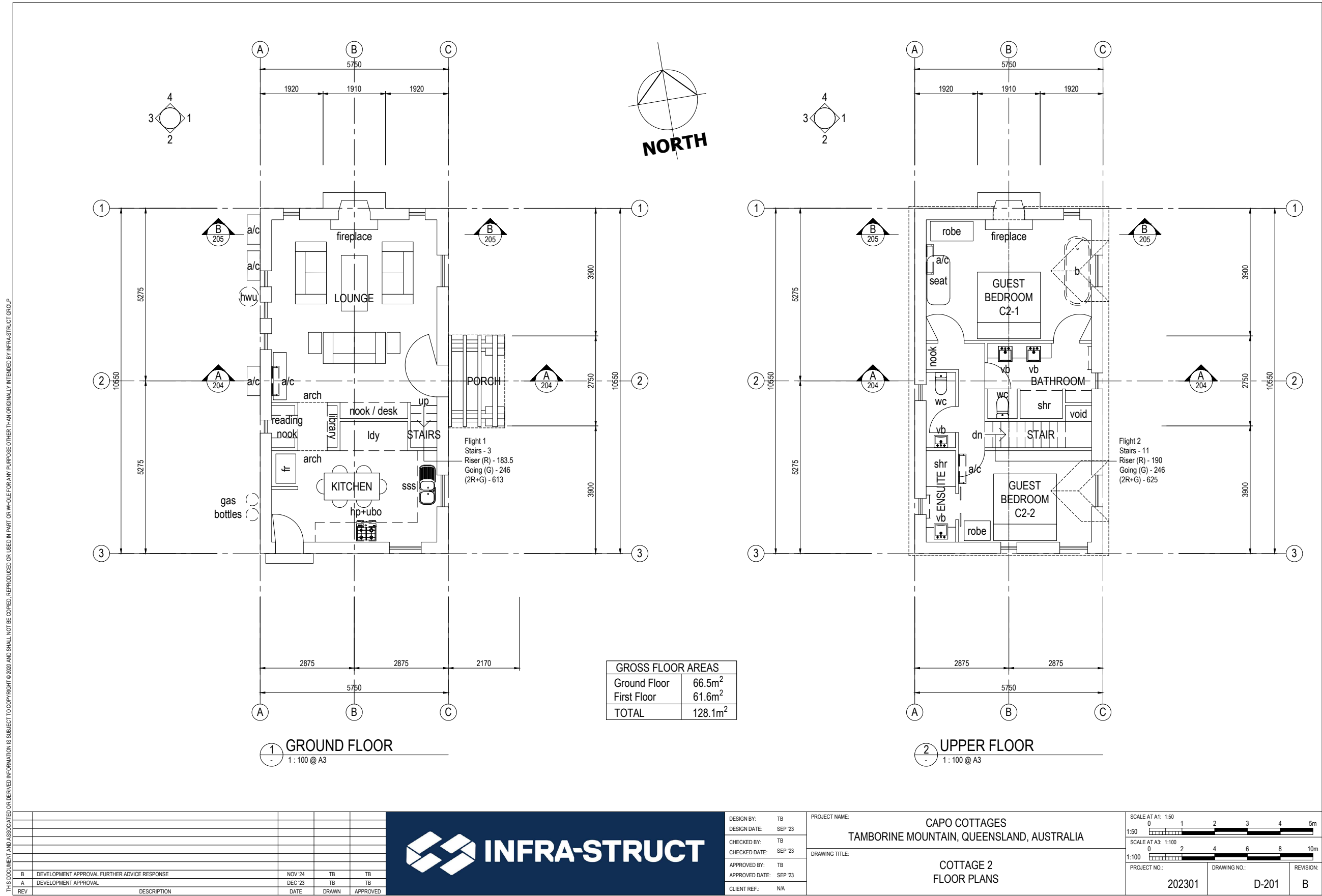
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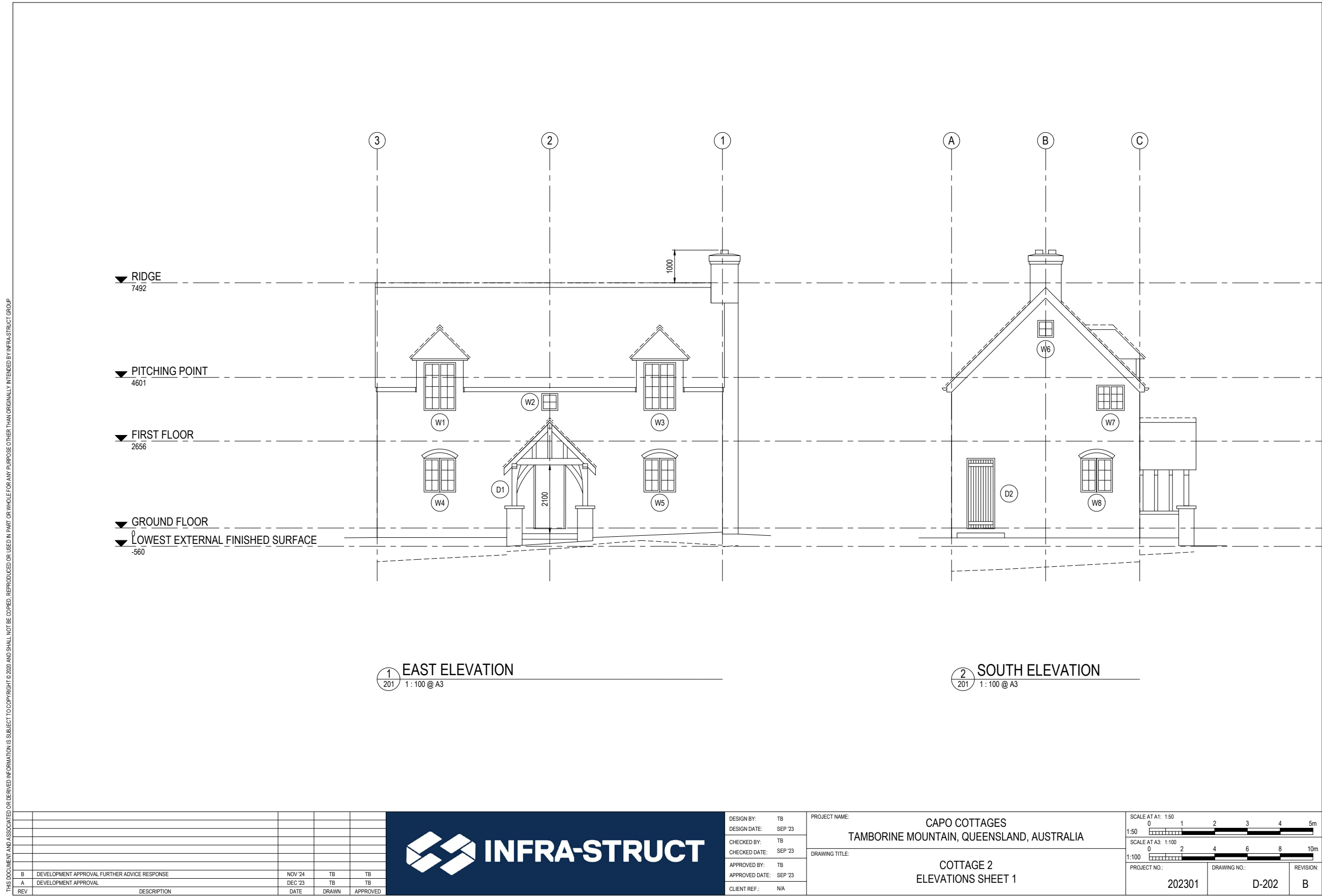


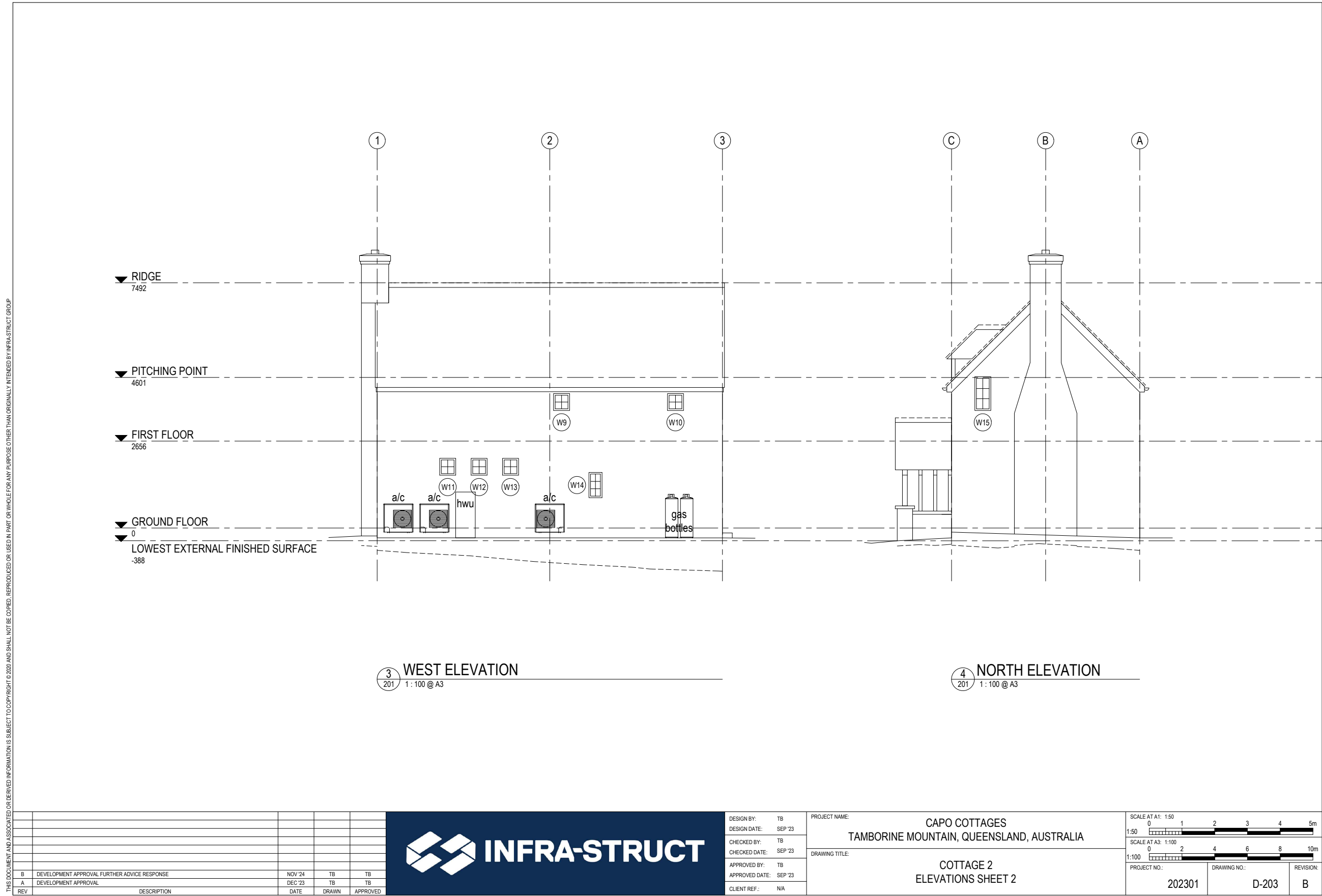


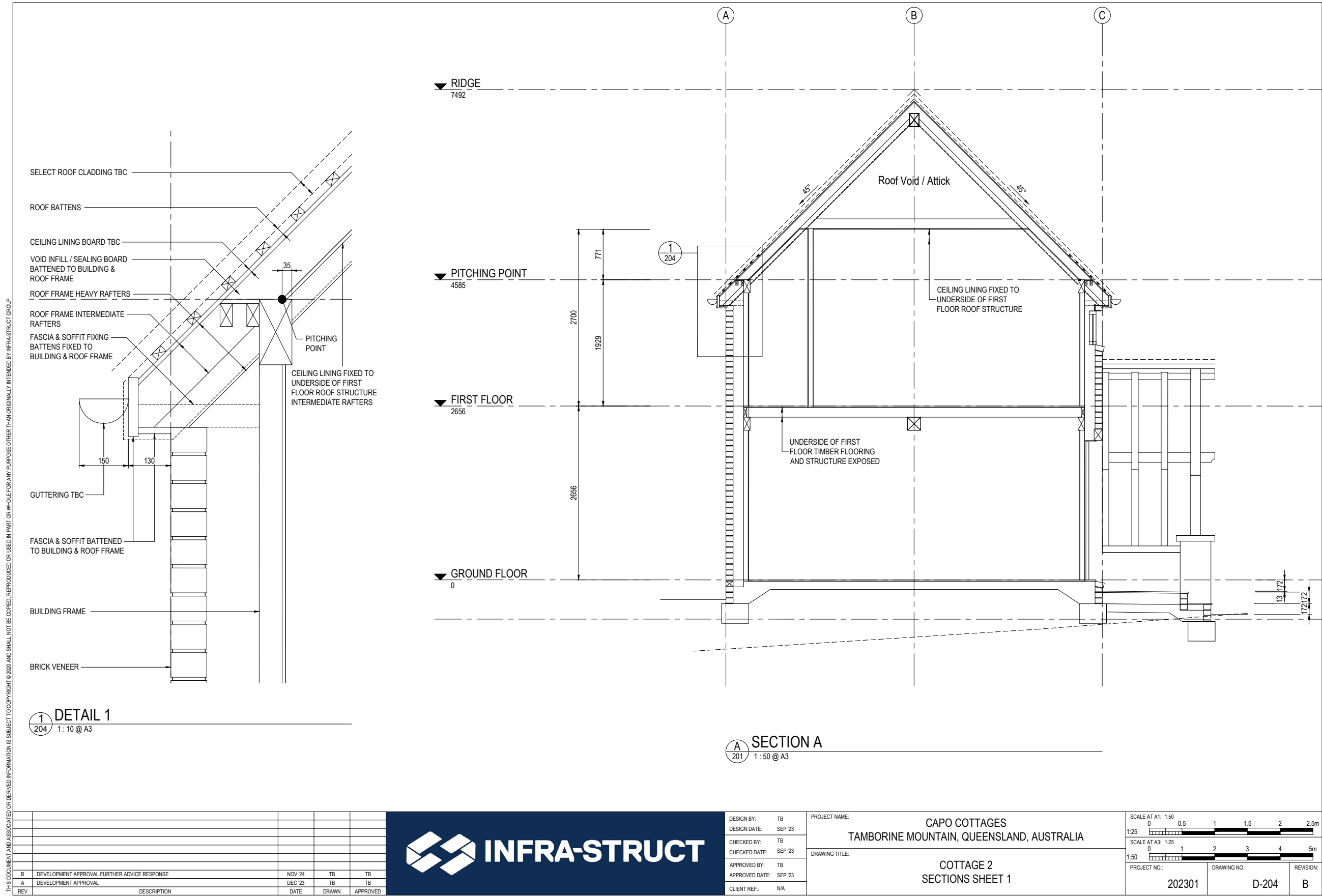
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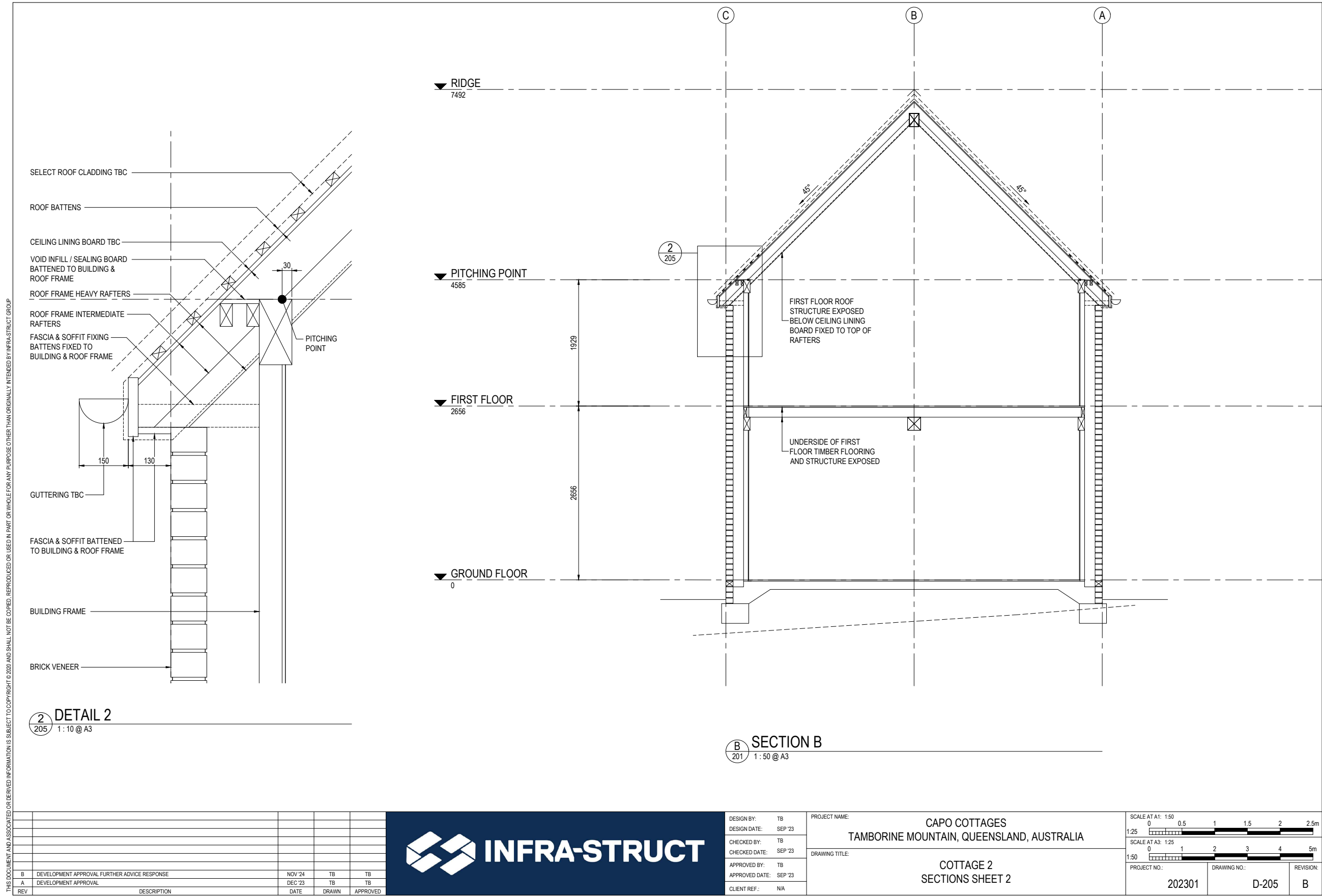


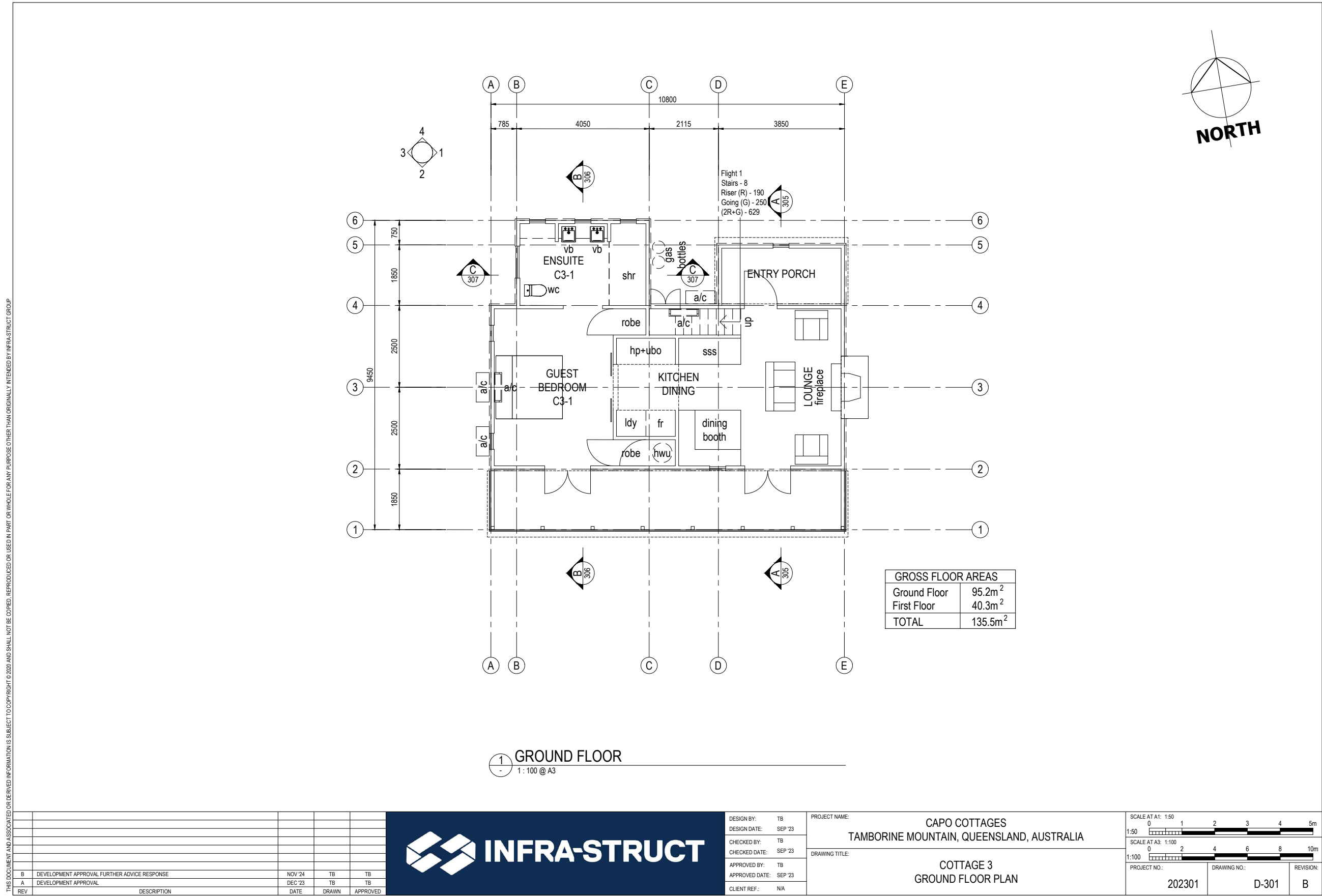


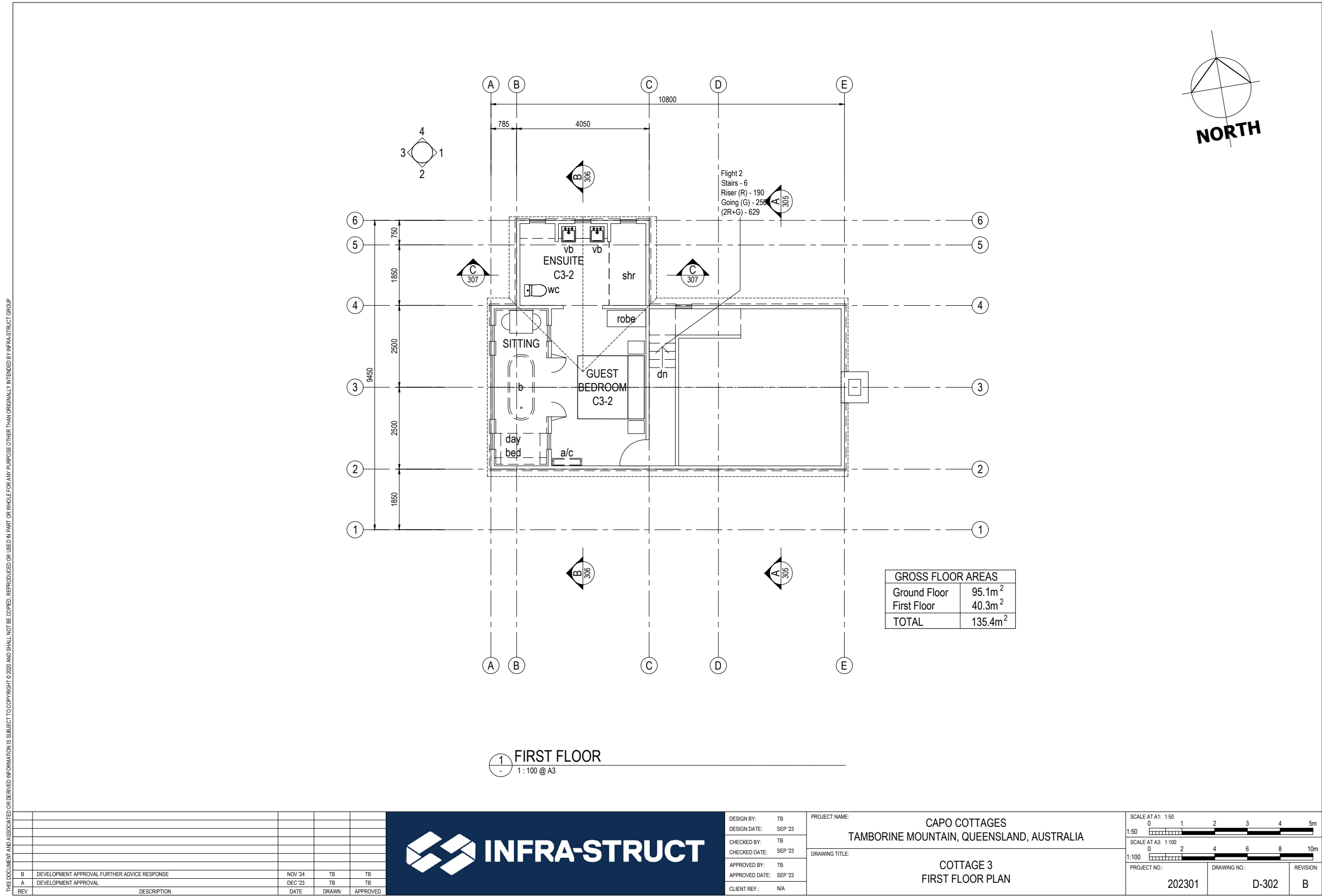




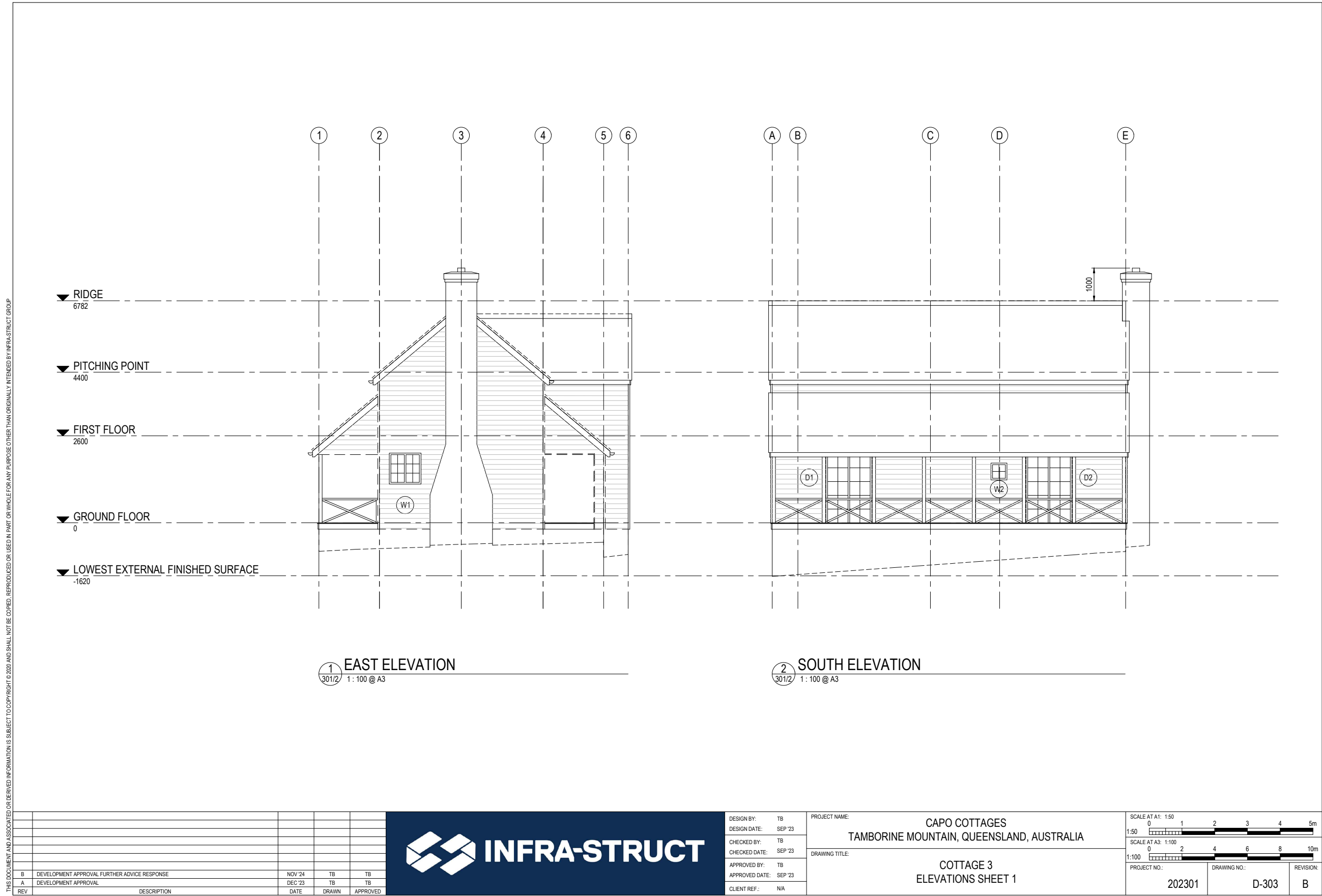


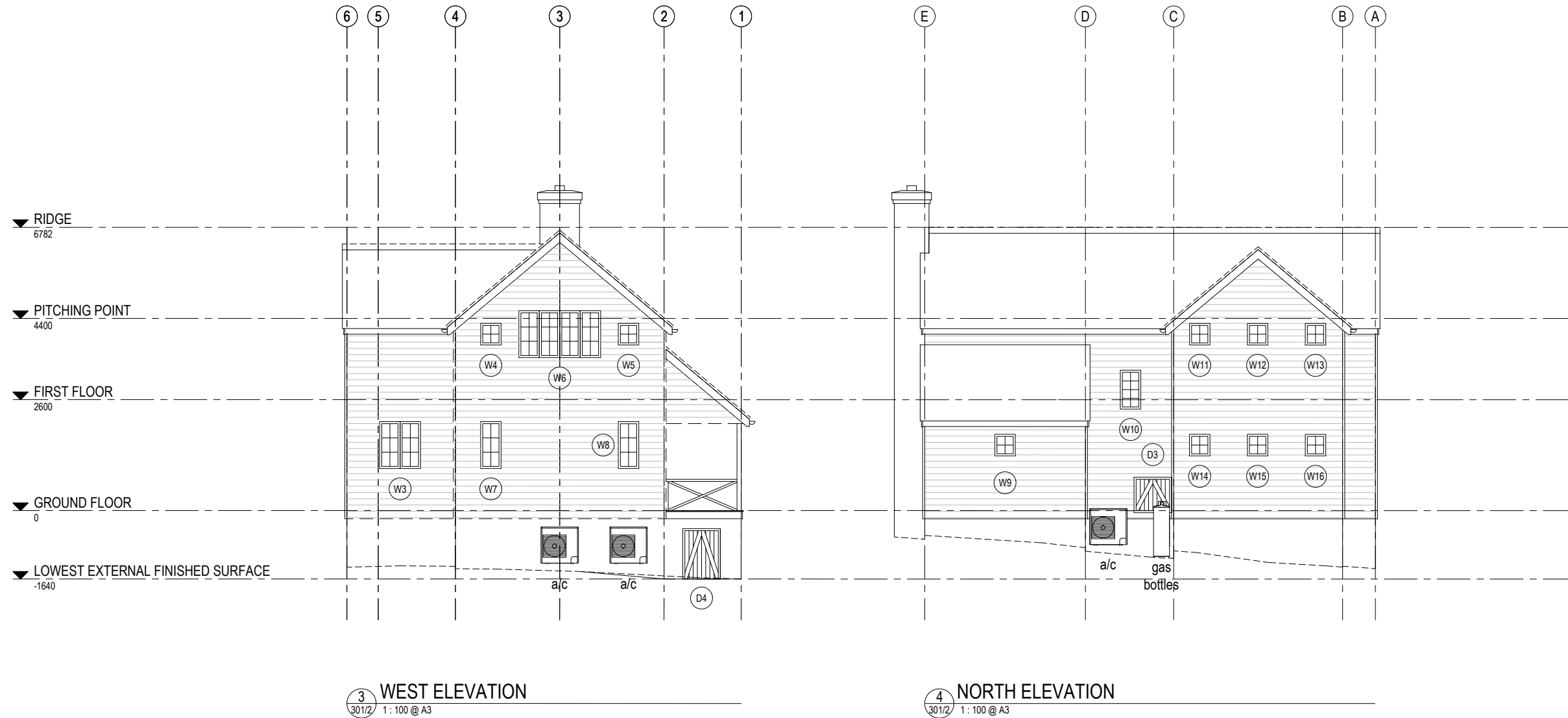






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Version: 1, Version Date: 13/12/2024





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A	DEVELOPMENT APPROVAL	DEC '23	TB	TB
REV	DESCRIPTION	DATE	DRAWN	APPROVED

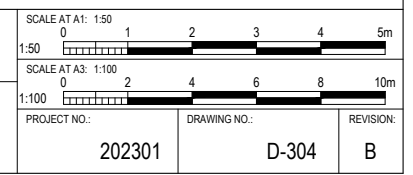


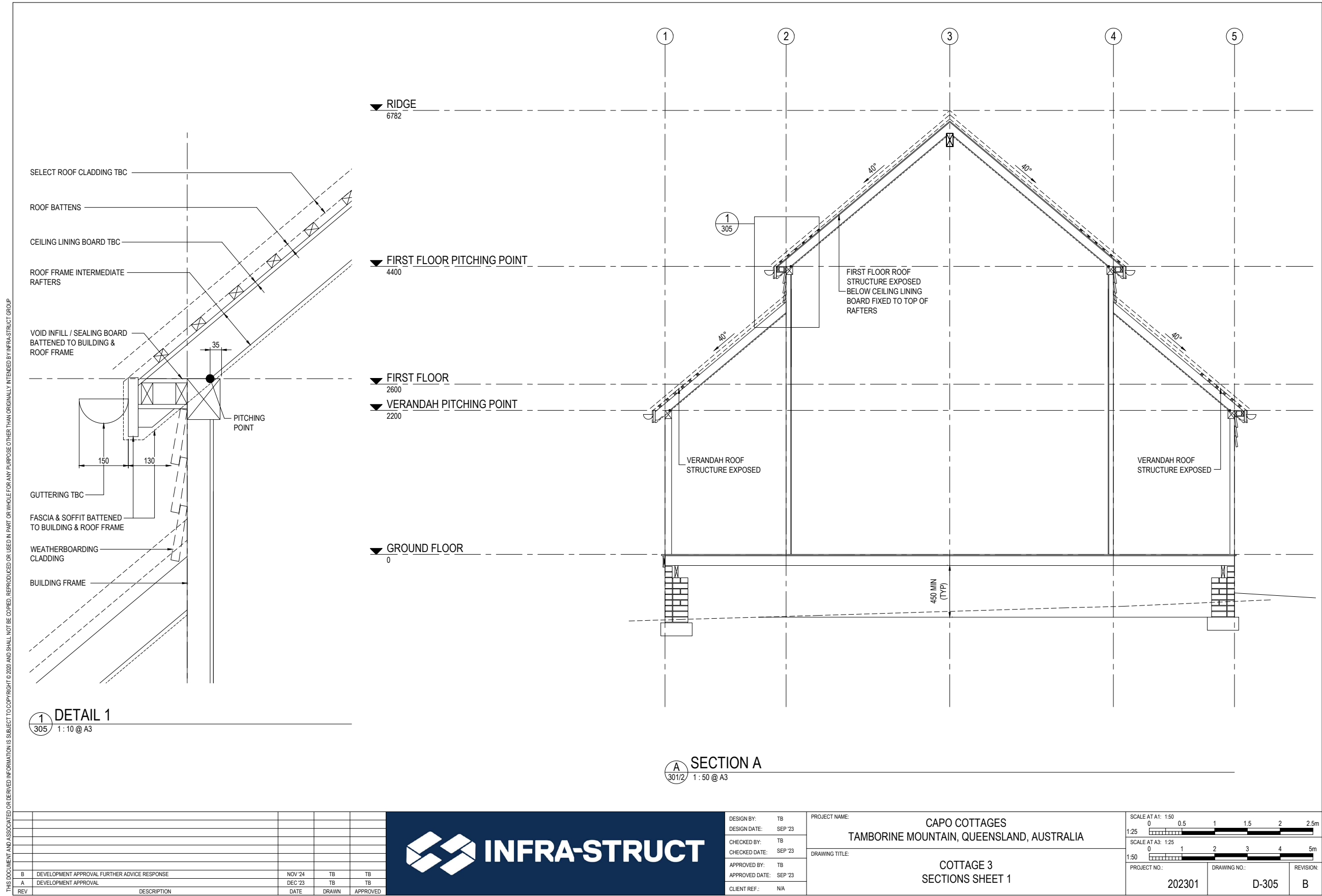
DESIGN BY:	TB
DESIGN DATE:	SEP '23
CHECKED BY:	TB
CHECKED DATE:	SEP '23
APPROVED BY:	TB
APPROVED DATE:	SEP '23
CLIENT REF.:	N/A

PROJECT NAME: CAPO COTTAGES
TAMBORINE MOUNTAIN, QUEENSLAND, AUSTRALIA

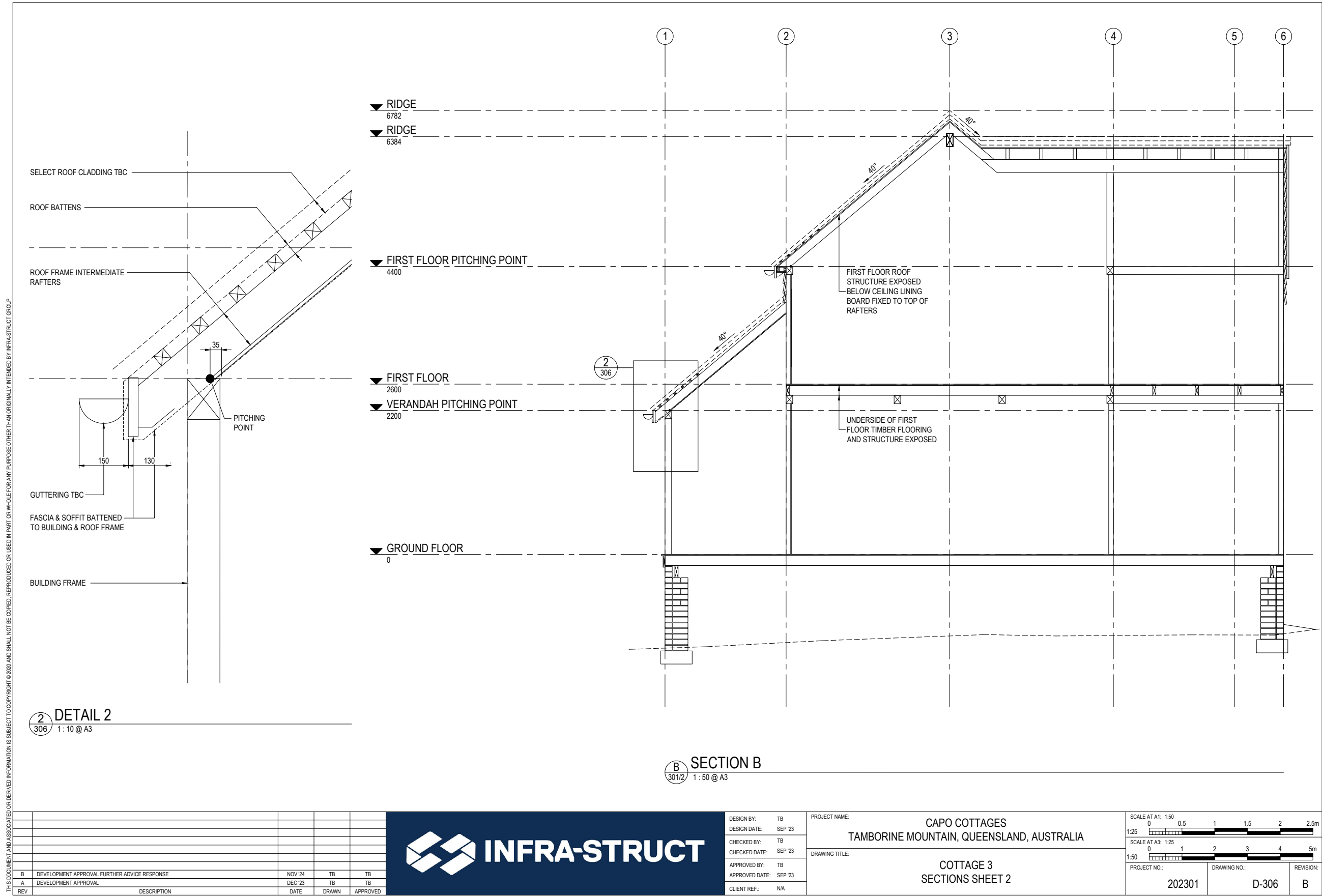
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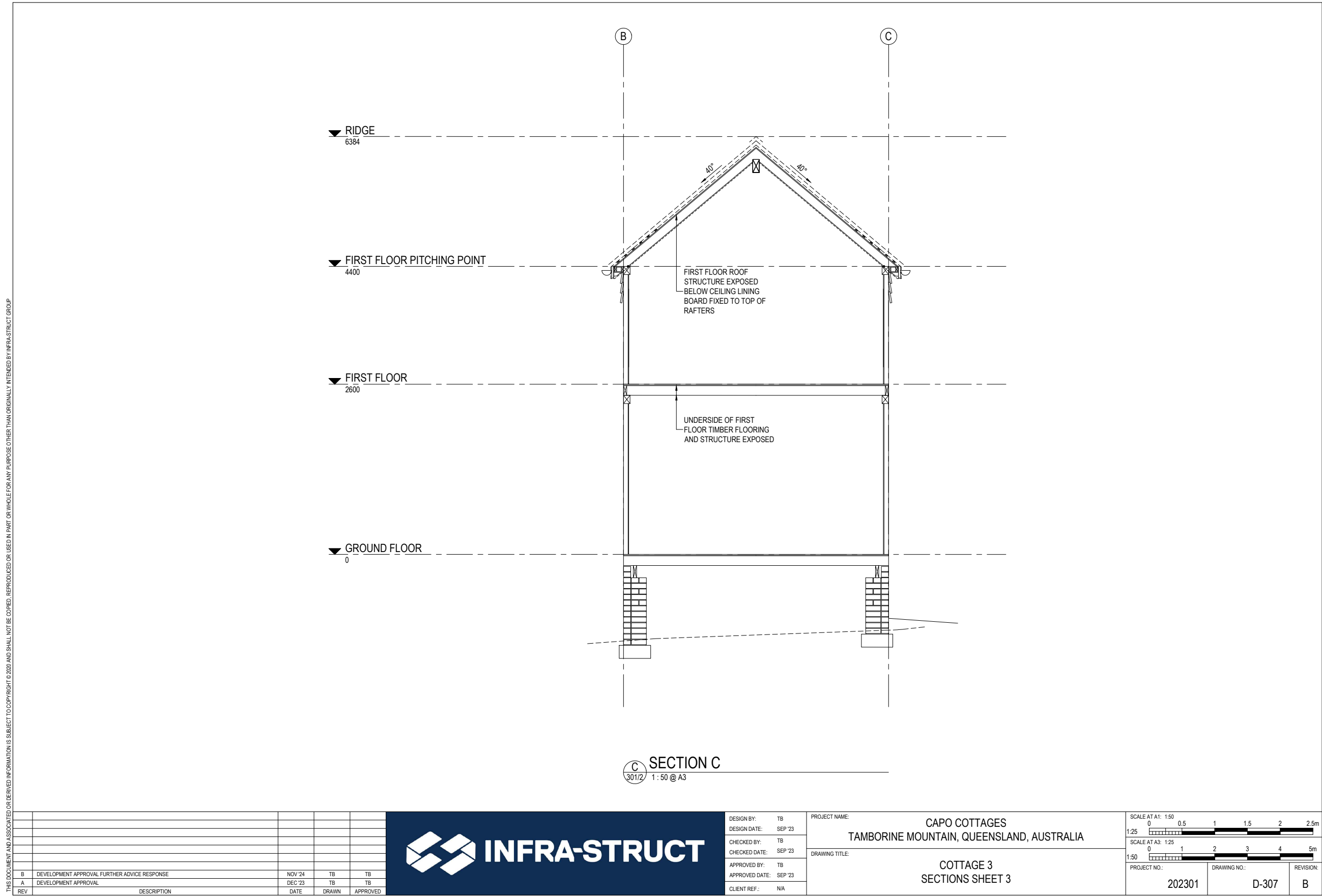
COTTAGE 3
ELEVATIONS SHEET 2



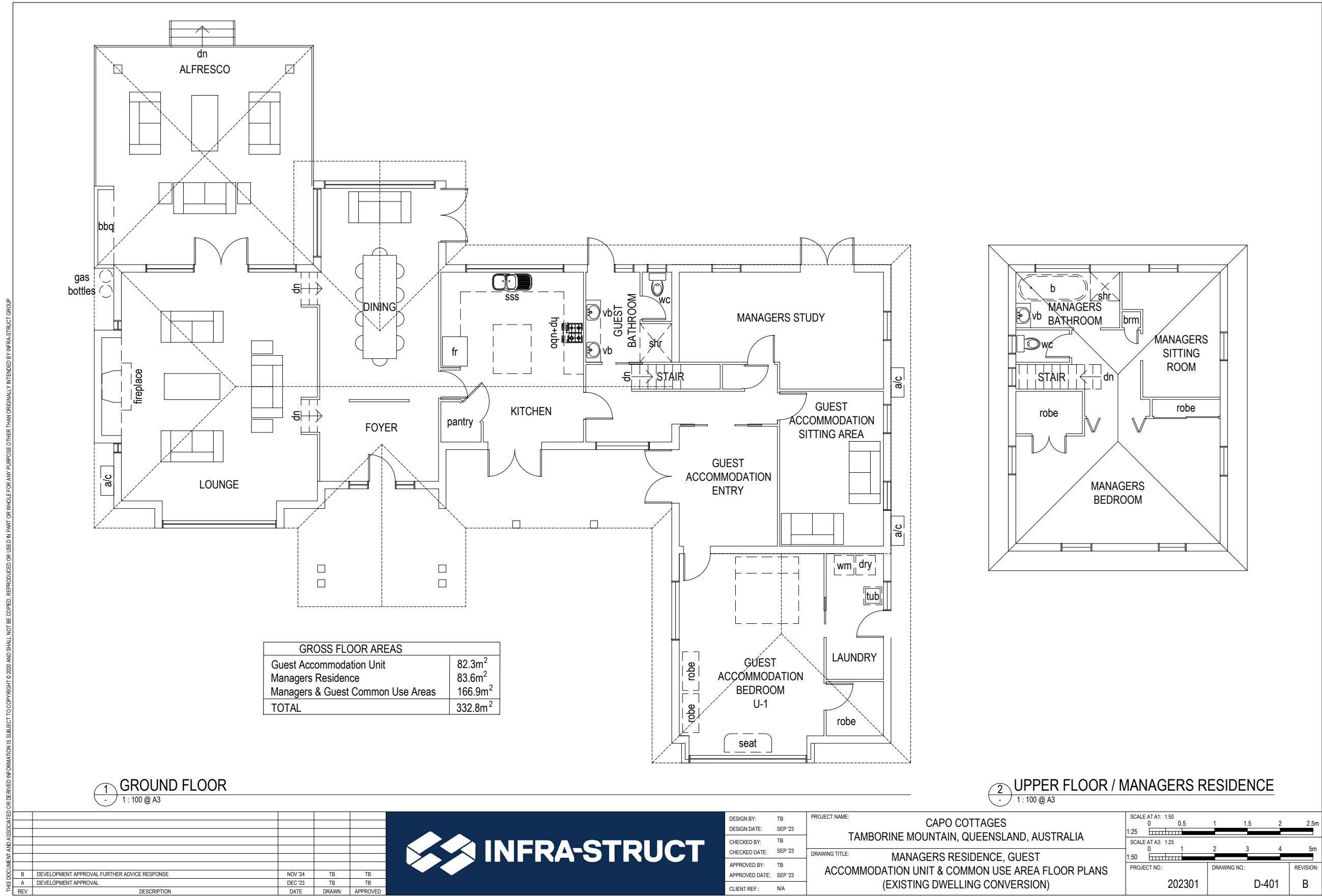


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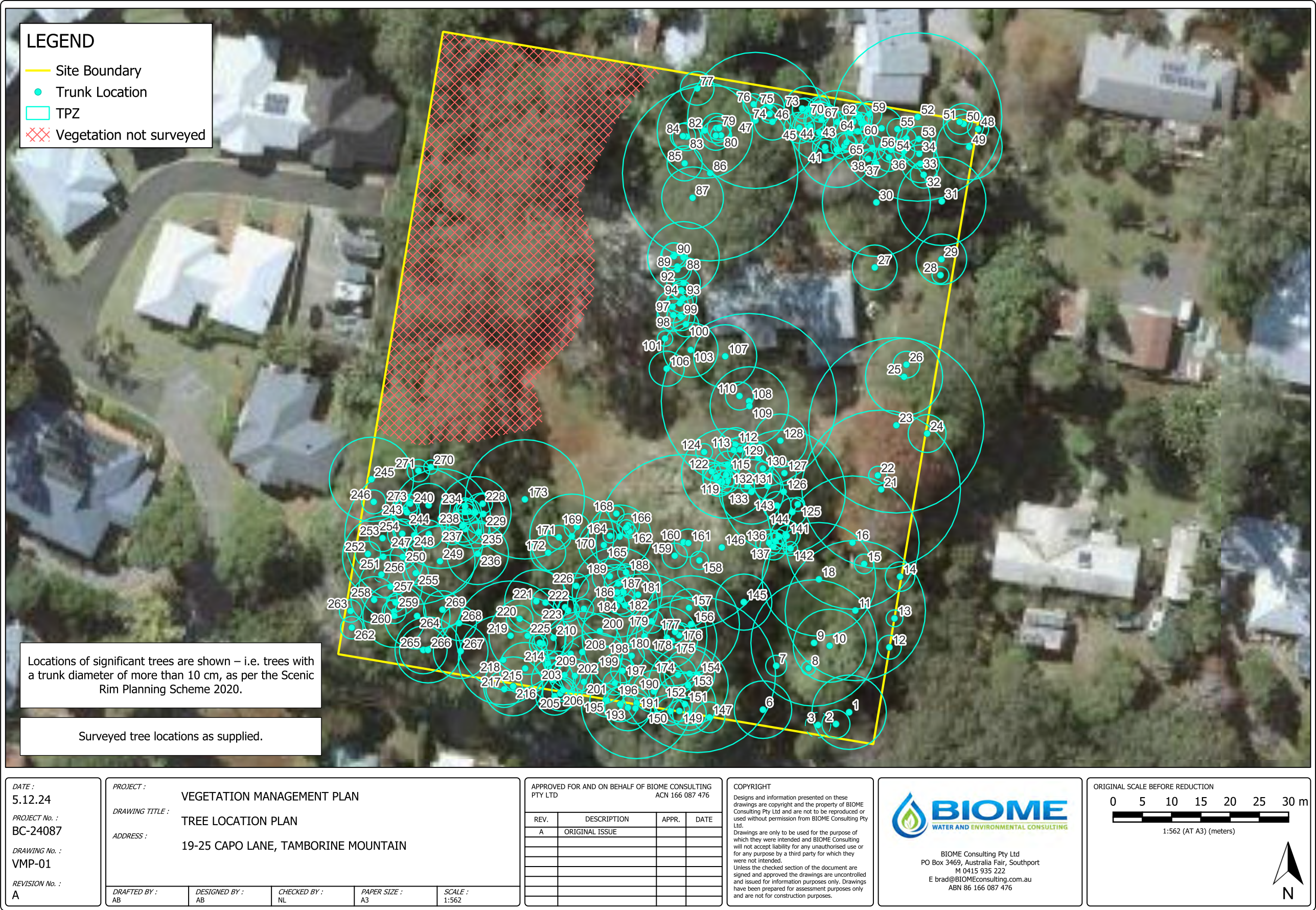
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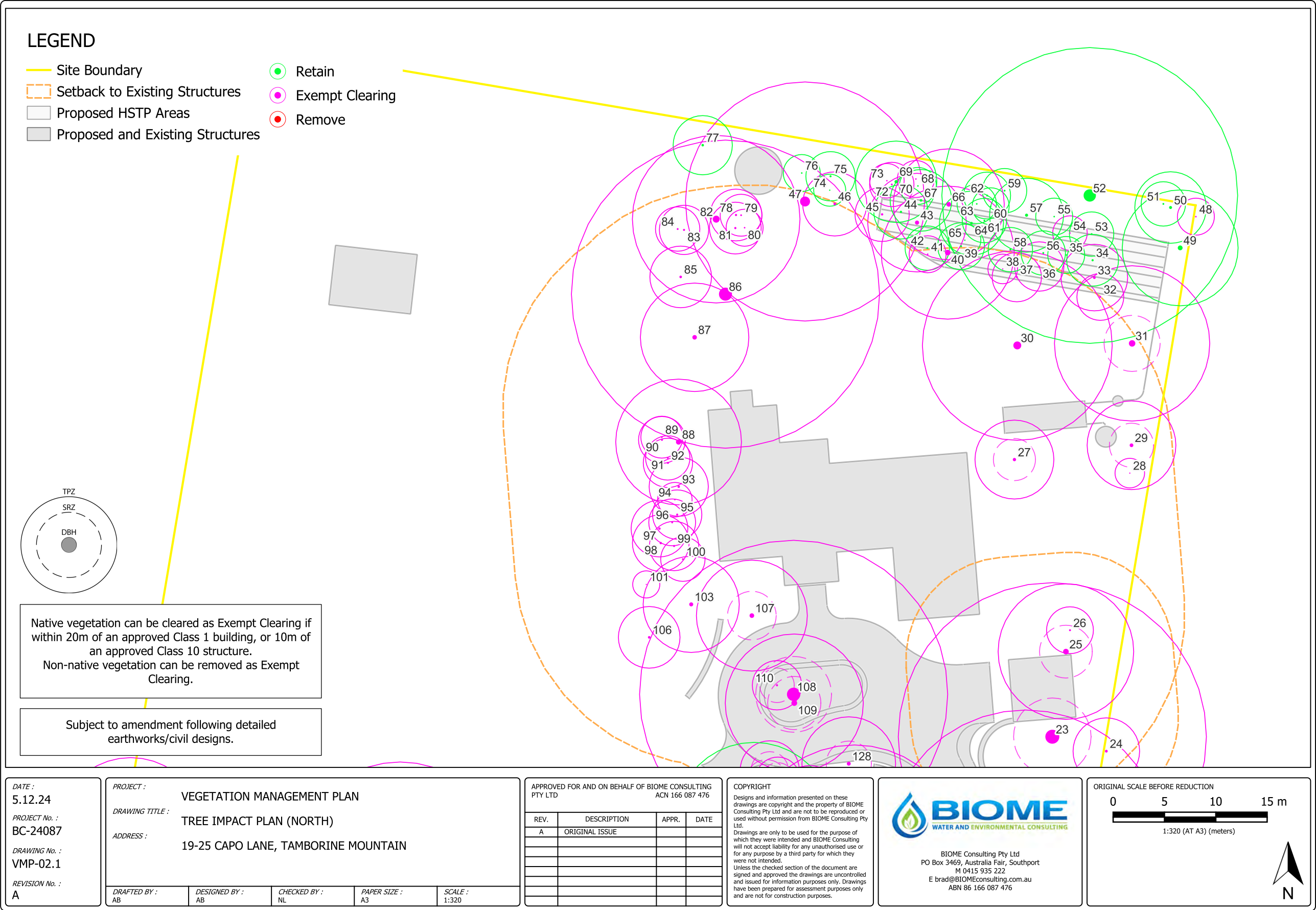


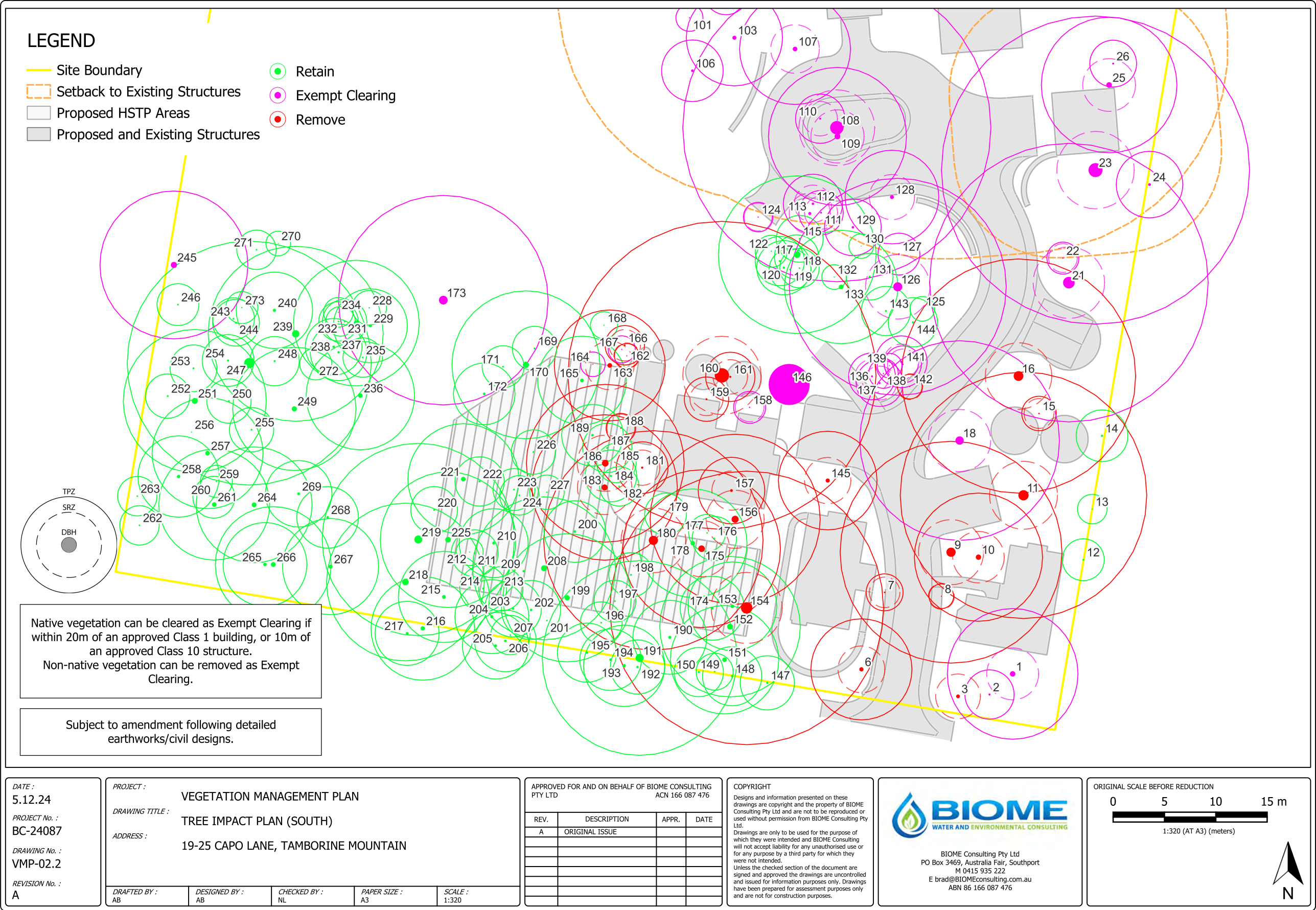
Project: BC-24087



SCHEDULE OF DRAWINGS	
Drawing No.	Drawing Title
VMP-01	Tree location plan
VMP-02	Tree impact plan
VMP-03	Tree information tables
VMP-04	Vegetation management notes
VMP-05	Compliance management







Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
1	<i>Camellia</i> sp.		53	6.36	2.53	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
2	<i>Camellia</i> sp.		20	2.4	1.68	EXOTIC		Can be cleared as Exempt Clearing		
3	<i>SDW</i>		37		2.18			Remove	Impacted by development	
6	<i>Araucaria cunninghamii</i>	Hoop Pine	41	4.92	2.28	NATIVE		Remove	Impacted by development	
7	<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	15	1.8	1.49	NATIVE		Remove	Impacted by development	
8	<i>Castanospermum australe</i>	Black Bean	10	1.2	1.26	NATIVE		Remove	Impacted by development	
9	<i>Castanospermum australe</i>	Black Bean	90	10.8	3.17	NATIVE		Remove	Impacted by development	
10	<i>Castanospermum australe</i>	Black Bean	52	6.24	2.51	NATIVE		Remove	Impacted by development	
11	<i>Callitris macleayana</i>	Stringybark Pine	100	12	3.31	NATIVE		Remove	Impacted by development	
12	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Retain		
13	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	12	1.44	1.36	NATIVE		Retain		
14	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Retain		
15	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	14	1.68	1.45	NATIVE		Remove	Impacted by development	
16	<i>Eucalyptus grandis</i>	Flooded Gum	95	11.4	3.24	NATIVE		Remove	Impacted by development	
18	<i>Caesalpinia ferrea</i>	Leopard Tree	81	9.72	3.03	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
21	<i>Liquidamber styraciflua</i>	Liquidamber	113	13.56	3.48	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
22	<i>Magnolia</i> sp		13	1.56	1.4	EXOTIC		Can be cleared as Exempt Clearing	Within 10m of Class 10 structure	
23	<i>Liquidamber styraciflua</i>	Liquidamber	136	15	3.77	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	Within 10m of Class 10 structure and 20m of Class 1 building
24	<i>Ficus fraseri</i>	Sandpaper Fig	27	3.24	1.91	NATIVE		Can be cleared as Exempt Clearing	Within 10m of Class 10 structure and 20m of Class 1 building	
25	<i>Quercus</i> sp.		55	6.6	2.57	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	Within 10m of Class 10 structure and 20m of Class 1 building
26	<i>Brachychiton acerifolius</i>	Flame Tree	19	2.28	1.65	NATIVE	SL	Can be cleared as Exempt Clearing	Within 10m of Class 10 structure and 20m of Class 1 building	
27	<i>Citrus limon</i>	Wild Lemon	32	3.84	2.05	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
28	<i>Elaeocarpus reticulatus</i>	Blueberry Ash	12	1.44	1.36	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
29	<i>Syzygium australe</i>	Scrub Cherry	36	4.32	2.15	NATIVE		Can be cleared as Exempt Clearing	Impacted by development	
30	<i>Magnolia</i> sp		77	9.24	2.97	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
31	<i>Macadamia integrifolia</i>	Macadamia Nut	63	7.56	2.73	NATIVE	V (NON-WILD)	Can be cleared as Exempt Clearing	Impacted by development	Within 20m of Class 1 building
32	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
33	<i>Magnolia</i> sp		27	3.24	1.91	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
34	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Retain	Within HSTP land application area	
35	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15	1.8	1.49	NATIVE		Retain	Within HSTP land application area	
36	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within HSTP land application area	Within 20m of Class 1 building
37	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within HSTP land application area	Within 20m of Class 1 building
38	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	12	1.44	1.36	NATIVE		Can be cleared as Exempt Clearing	Within HSTP land application area	Within 20m of Class 1 building
39	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Retain	Within HSTP land application area	
40	<i>Liquidamber styraciflua</i>	Liquidamber	54	6.48	2.55	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
41	<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	15	1.8	1.49	NATIVE		Can be cleared as Exempt Clearing	Within HSTP land application area	Within 20m of Class 1 building
42	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
43	<i>Liquidamber styraciflua</i>	Liquidamber	40	4.8	2.25	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
44	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	22	2.64	1.75	NATIVE		Retain	Within HSTP land application area	
45	<i>Psidium cattleianum</i>	Red Cherry Guava	22	2.64	1.75	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
46	<i>Tristanopsis laurina</i>	Water Gum	26	3.12	1.88	NATIVE		Can be cleared as Exempt Clearing		Within 20m of Class 1 building
47	<i>Erythrina crista-galli</i>	Cockscomb Coral Tree	97	11.64	3.27	EXOTIC	RIP	Can be cleared as Exempt Clearing		Within 20m of Class 1 building

DATE :
5.12.24

PROJECT No. :
BC-24087

DRAWING No. :
VMP-03.1

REVISION No. :
A

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

ADDRESS :
19-25 CAPO LANE, TAMBORINE MOUNTAIN

DRAFTED BY :
AB


DESIGNED BY :
AB

CHECKED BY :
NL

APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD
ACN 166 087 476

REV.	DESCRIPTION	APPR.	DATE
A	ORIGINAL ISSUE		

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Version: 1, Version Date: 13/12/2024

Item 11.11 - Attachment 2

Page 89

Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
48	<i>Ligustrum lucidum</i>	Tree Privet	15	1.8	1.49	EXOTIC	RIP	Can be cleared as Exempt Clearing		
49	<i>Gmelina leichhardtii</i>	White Beech	47	5.64	2.41	NATIVE		Retain		
50	<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	29	3.48	1.97	NATIVE		Retain		
51	<i>Cupaniopsis flagelliformis</i> var. <i>australis</i>	Narrow-leaved Tuckeroo	18	2.16	1.61	NATIVE		Retain		
52	<i>Ficus watkinsiana</i>	Strangler Fig	120	14.4	3.57	NATIVE		Retain		
53	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
54	<i>Coffea arabica</i>	Coffee	14	1.68	1.45	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
55	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15	1.8	1.49	NATIVE		Retain	Within HSTP land application area	
56	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
57	<i>Syzygium luehmannii</i>	Riberry	30	3.6	2	NATIVE		Retain		
58	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
59	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain		
60	<i>Hymenosporum flavum</i>	Native Frangipani	15	1.8	1.49	NATIVE		Retain		
61	<i>Cupaniopsis flagelliformis</i> var. <i>australis</i>	Narrow-leaved Tuckeroo	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
62	<i>Randia fitzalanii</i>	Native Gardenia	19	2.28	1.65	NATIVE		Retain		
63	<i>Hymenosporum flavum</i>	Native Frangipani	16	1.92	1.53	NATIVE		Retain		
64	<i>Callistemon salignus</i> var. <i>salignus</i>	White Bottlebrush	26	3.12	1.88	NATIVE		Retain	Within HSTP land application area	
65	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	13	1.56	1.4	NATIVE		Retain	Within HSTP land application area	
66	<i>Rogiera amoena</i>		45	5.4	2.37	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
67	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	25	3	1.85	NATIVE		Retain	Within HSTP land application area	
68	<i>Randia fitzalanii</i>	Native Gardenia	15	1.8	1.49	NATIVE		Retain		
69	<i>Celtis sinensis</i>	Chinese Celtis	15	1.8	1.49	EXOTIC	RIP	Can be cleared as Exempt Clearing		
70	<i>Brachychiton acerifolius</i>	Flame Tree	33	3.96	2.08	NATIVE	SL	Retain		
72	<i>Psidium cattleianum</i>	Red Cherry Guava	18	2.16	1.61	EXOTIC		Can be cleared as Exempt Clearing		
73	<i>Erythrina crista-galli</i>	Cockscomb Coral Tree	14	1.68	1.45	EXOTIC	RIP	Can be cleared as Exempt Clearing		
74	<i>Brachychiton acerifolius</i>	Flame Tree	13	1.56	1.4	NATIVE	SL	Retain		
75	<i>Randia fitzalanii</i>	Native Gardenia	20	2.4	1.68	NATIVE		Retain		
76	<i>Guioa semiglauca</i>	Wild Quince	15	1.8	1.49	NATIVE		Retain		
77	<i>Sterculia quadrifida</i>	Peanut Tree	24	2.88	1.82	NATIVE		Retain		
78	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
79	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
80	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	15	1.8	1.49	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
81	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
82	<i>Persea americana</i>	Avocado	68	8.16	2.81	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
83	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
84	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
85	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	25	3	1.85	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
86	<i>Eucalyptus tereticornis</i>	Forest Red Gum	127	15	3.66	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
87	<i>Persea americana</i>	Avocado	44	5.28	2.34	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
88	<i>Persea americana</i>	Avocado	51	6.12	2.49	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
89	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
90	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	

DATE :
5.12.24

PROJECT No. :
BC-24087

DRAWING No. :
VMP-03.2

REVISION No. :
A

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

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NL

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REV.	DESCRIPTION	APPR.	DATE
A	ORIGINAL ISSUE		

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ABN 86 166 087 476

Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
91	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
92	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
93	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	24	2.88	1.82	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
94	<i>Polyscias elegans</i>	Celerywood	14	1.68	1.45	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
95	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
96	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
97	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	23	2.76	1.79	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
98	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	23	2.76	1.79	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
99	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
100	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
101	<i>Citrus sp.</i>		11	1.32	1.31	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
103	<i>Toona ciliata</i>	Red Cedar	39	4.68	2.23	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
106	<i>Prunus sp.</i>		25	3	1.85	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
107	<i>Tibouchina granulosa</i>	Tibouchina	45	5.4	2.37	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
108	<i>Eucalyptus tereticornis</i>	Forest Red Gum	130	15	3.69	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
109	<i>Synoum glandulosum subsp. glandulosum</i>	Scentless Rosewood	56	6.72	2.59	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
110	<i>Citrus sp.</i>		20	2.4	1.68	EXOTIC		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
111	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
112	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	24	2.88	1.82	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
113	<i>SDW</i>		30		2			Can be cleared as Exempt Clearing	Within 20m of Class 1 building	Impacted by development
115	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Retain		
116	<i>Waterhousea floribunda</i>	Weeping Lily Pilly	64	7.68	2.74	NATIVE		Retain subject to arborist assessment	Impacted by development	
117	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain		
118	<i>Castanospermum australe</i>	Black Bean	16	1.92	1.53	NATIVE		Retain		
119	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Retain		
120	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	22	2.64	1.75	NATIVE		Retain		
121	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Retain		
122	<i>Synoum glandulosum subsp. glandulosum</i>	Scentless Rosewood	13	1.56	1.4	NATIVE		Retain		
124	<i>Camellia sp.</i>		12	1.44	1.36	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
125	<i>Polyscias elegans</i>	Celerywood	10	1.2	1.26	NATIVE		Retain		
126	<i>Jacaranda mimosifolia</i>	Jacaranda	88	10.56	3.14	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
127	<i>Polyscias elegans</i>	Celerywood	17	2.04	1.57	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
128	<i>Liquidamber styraciflua</i>	Liquidamber	38	4.56	2.2	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
129	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	23	2.76	1.79	NATIVE		Can be cleared as Exempt Clearing	Within 20m of Class 1 building	
130	<i>Akania bidwillii</i>	Turnipwood	10	1.2	1.26	NATIVE		Retain		
131	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Retain		
132	<i>Neolitsea dealbata</i>	White Bolly Gum	10	1.2	1.26	NATIVE		Retain		
133	<i>Brachychiton acerifolius</i>	Flame Tree	46	5.52	2.39	NATIVE	SL	Retain		
136	<i>Camellia sp.</i>		19	2.28	1.65	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
137	<i>Camellia sp.</i>		19	2.28	1.65	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
138	<i>Camellia sp.</i>		12	1.44	1.36	EXOTIC		Can be cleared as Exempt Clearing		
139	<i>Camellia sp.</i>		10	1.2	1.26	EXOTIC		Can be cleared as Exempt Clearing		

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VMP-03.3

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PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

ADDRESS :
19-25 CAPO LANE, TAMBORINE MOUNTAIN

DRAFTED BY :
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DESIGNED BY :
AB

CHECKED BY :
NL

APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD
ACN 166 087 476

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Item 11.11 - Attachment 2

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Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
140	Camellia sp.		21	2.52	1.72	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
141	Camellia sp.		15	1.8	1.49	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
142	Archontophoenix cunninghamiana	Bangalow Palm	10	1.2	1.26	NATIVE		Remove	Impacted by development	
143	Tristaniopsis laurina	Water Gum	20	2.4	1.68	NATIVE		Retain		
144	Polyscias elegans	Celerywood	20	2.4	1.68	NATIVE		Retain		
145	Tristaniopsis laurina	Water Gum	40	4.8	2.25	NATIVE		Remove	Impacted by development	
146	Bambusa sp.	Bamboo	400			EXOTIC		Can be cleared as Exempt Clearing		
147	Guioa semiglauca	Wild Quince	22	2.64	1.75	NATIVE		Retain		
148	Acacia melanoxylon	Blackwood	24	2.88	1.82	NATIVE		Retain		
149	Euroschinus falcata var. falcata	Ribbonwood	15	1.8	1.49	NATIVE		Retain		
150	Guioa semiglauca	Wild Quince	20	2.4	1.68	NATIVE		Retain		
151	Corymbia intermedia	Pink Bloodwood	44	5.28	2.34	NATIVE		Retain		
152	Lophostemon confertus	Brush Box	57	6.84	2.61	NATIVE		Retain subject to arborist assessment	Within HSTP land application area	Impacted by development
153	Corymbia intermedia	Pink Bloodwood	36	4.32	2.15	NATIVE		Retain	Within HSTP land application area	
154	Corymbia intermedia	Pink Bloodwood	111	13.32	3.46	NATIVE		Remove	Within HSTP land application area	Impacted by development
156	Corymbia intermedia	Pink Bloodwood	69	8.28	2.83	NATIVE		Remove	Impacted by development	
157	Cryptocarya microneura	Murrogun	27	3.24	1.91	NATIVE		Remove	Impacted by development	
158	Syzygium jambos	Rose Apple	13	1.56	1.4	EXOTIC		Can be cleared as Exempt Clearing	Impacted by development	
159	Archontophoenix cunninghamiana	Bangalow Palm	18	2.16	1.61	NATIVE		Remove	Impacted by development	
160	Eucalyptus grandis	Flooded Gum	140	15	3.81	NATIVE		Remove	Impacted by development	
161	Archontophoenix cunninghamiana	Bangalow Palm	20	2.4	1.68	NATIVE		Remove	Impacted by development	
162	Auranticarpa rhombifolia	Diamond-leaf Pittosporum	10	1.2	1.26	NATIVE		Remove	Impacted by development	
163	Cyclophyllum coprosmoides	Supple Jack	45	5.4	2.37	NATIVE		Remove	Within HSTP land application area	Impacted by development
164	Citrus sp.		10	1.2	1.26	EXOTIC		Can be cleared as Exempt Clearing	Within HSTP land application area	
165	Syzygium oleosum	Blue Lilly Pilly	36	4.32	2.15	NATIVE		Retain	Within HSTP land application area	
166	Euroschinus falcata var. falcata	Ribbonwood	16	1.92	1.53	NATIVE		Remove		
167	Lagerstroemia indica	Crepe Myrtle	11	1.32	1.31	EXOTIC		Can be cleared as Exempt Clearing		
168	Polyscias elegans	Celerywood	11	1.32	1.31	NATIVE		Retain		
169	Alphitonia excelsa	Red Ash	18	2.16	1.61	NATIVE		Retain		
170	Euroschinus falcata var. falcata	Ribbonwood	60	7.2	2.67	NATIVE		Retain		
171	Archontophoenix cunninghamiana	Bangalow Palm	17	2.04	1.57	NATIVE		Retain		
172	Elaeocarpus reticulatus	Blueberry Ash	25	3	1.85	NATIVE		Retain		
173	Magnolia sp		85	10.2	3.09	EXOTIC		Can be cleared as Exempt Clearing		
174	Cryptocarya glaucescens	Jackwood	26	3.12	1.88	NATIVE		Retain	Within HSTP land application area	
175	Lophostemon confertus	Brush Box	64	7.68	2.74	NATIVE		Remove	Within HSTP land application area	Impacted by development
176	Archontophoenix cunninghamiana	Bangalow Palm	18	2.16	1.61	NATIVE		Retain		
177	Archontophoenix cunninghamiana	Bangalow Palm	15	1.8	1.49	NATIVE		Retain		
178	Jagera pseudorhus	Foambark	44	5.28	2.34	NATIVE		Retain	Within HSTP land application area	Impacted by development
179	Archontophoenix cunninghamiana	Bangalow Palm	17	2.04	1.57	NATIVE		Retain		
180	Lophostemon confertus	Brush Box	89	10.68	3.15	NATIVE		Remove	Within HSTP land application area	Impacted by development
181	Archontophoenix cunninghamiana	Bangalow Palm	21	2.52	1.72	NATIVE		Remove		Impacted by development
182	Neolitsea dealbata	White Bolly Gum	16	1.92	1.53	NATIVE		Retain		

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VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

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19-25 CAPO LANE, TAMBORINE MOUNTAIN

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ABN 86 166 087 476

Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
183	<i>Eucalyptus grandis</i>	Flooded Gum	59	7.08	2.65	NATIVE		Remove	Within HSTP land application area	Impacted by development
184	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Retain	Within HSTP land application area	
185	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	16	1.92	1.53	NATIVE		Retain		
186	<i>Olea paniculata</i>	Native Olive	64	7.68	2.74	NATIVE		Remove	Within HSTP land application area	Impacted by development
187	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Retain	Within HSTP land application area	
188	<i>Guilfoylia monostylis</i>	Guilfoylia	12	1.44	1.36	NATIVE		Remove	Impacted by development	
189	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	25	3	1.85	NATIVE		Retain	Within HSTP land application area	
190	<i>Cryptocarya glaucescens</i>	Jackwood	30	3.6	2	NATIVE		Retain		
191	<i>Corymbia intermedia</i>	Pink Bloodwood	79	9.48	3	NATIVE		Retain		
192	<i>Glochidion ferdinandi</i> var. <i>ferdinandi</i>	Cheese Tree	22	2.64	1.75	NATIVE		Retain		
193	<i>Corymbia intermedia</i>	Pink Bloodwood	33	3.96	2.08	NATIVE		Retain		
194	<i>Polyscias elegans</i>	Celerywood	25	3	1.85	NATIVE		Retain		
195	<i>Brachychiton acerifolius</i>	Flame Tree	24	2.88	1.82	NATIVE	SL	Retain		
196	<i>Guilfoylia monostylis</i>	Guilfoylia	17	2.04	1.57	NATIVE		Retain		
197	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Retain	Within HSTP land application area	
198	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
199	<i>Castanospermum australe</i>	Black Bean	52	6.24	2.51	NATIVE		Retain	Within HSTP land application area	
200	<i>Polyscias elegans</i>	Celerywood	25	3	1.85	NATIVE		Retain	Within HSTP land application area	
201	<i>SDW</i>		15		1.49			Retain		
202	<i>Guioa semiglauca</i>	Wild Quince	24	2.88	1.82	NATIVE		Retain		
203	<i>Stenocarpus sinuatus</i>	Wheel-of-fire	23	2.76	1.79	NATIVE		Retain		
204	<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	30	3.6	2	NATIVE		Retain		
205	<i>Jagera pseudorhus</i>	Foambark	27	3.24	1.91	NATIVE		Retain		
206	<i>Jagera pseudorhus</i>	Foambark	25	3	1.85	NATIVE		Retain		
207	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	16	1.92	1.53	NATIVE		Retain		
208	<i>Castanospermum australe</i>	Black Bean	58	6.96	2.63	NATIVE		Retain	Within HSTP land application area	
209	<i>SDW</i>		24		1.82			Retain	Within HSTP land application area	
210	<i>Castanospermum australe</i>	Black Bean	28	3.36	1.94	NATIVE		Retain	Within HSTP land application area	
211	<i>Guioa semiglauca</i>	Wild Quince	19	2.28	1.65	NATIVE		Retain	Within HSTP land application area	
212	<i>Synoum glandulosum</i> subsp. <i>glandulosum</i>	Scentless Rosewood	11	1.32	1.31	NATIVE		Retain	Within HSTP land application area	
213	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
214	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Retain	Within HSTP land application area	
215	<i>Buckinghamia celsissima</i>	Ivory Curl Flower	37	4.44	2.18	NATIVE		Retain		
216	<i>Polyscias elegans</i>	Celerywood	42	5.04	2.3	NATIVE		Retain		
217	<i>Alphitonia excelsa</i>	Red Ash	26	3.12	1.88	NATIVE		Retain		
218	<i>Toona ciliata</i>	Red Cedar	64	7.68	2.74	NATIVE		Retain		
219	<i>Euroschinus falcata</i> var. <i>falcata</i>	Ribbonwood	78	9.36	2.98	NATIVE		Retain		
220	<i>Polyscias elegans</i>	Celerywood	19	2.28	1.65	NATIVE		Retain		
221	<i>Cryptocarya microneura</i>	Murrogun	45	5.4	2.37	NATIVE		Retain	Within HSTP land application area	
222	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Retain	Within HSTP land application area	
223	<i>Acronychia oblongifolia</i>	White-fruited Acronychia	17	2.04	1.57	NATIVE		Retain	Within HSTP land application area	
224	<i>Acronychia oblongifolia</i>	White-fruited Acronychia	16	1.92	1.53	NATIVE		Retain	Within HSTP land application area	

DATE :
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PROJECT No. :
BC-24087

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PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

ADDRESS :
19-25 CAPO LANE, TAMBORINE MOUNTAIN

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ABN 86 166 087 476

Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
225	<i>Lophostemon confertus</i>	Brush Box	55	6.6	2.57	NATIVE		Retain	Within HSTP land application area	
226	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	18	2.16	1.61	NATIVE		Retain	Within HSTP land application area	
227	<i>Jagera pseudorhus</i>	Foambark	14	1.68	1.45	NATIVE		Retain	Within HSTP land application area	
228	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	14	1.68	1.45	NATIVE		Retain		
229	<i>Polyscias elegans</i>	Celerywood	30	3.6	2	NATIVE		Retain		
230	<i>Polyscias elegans</i>	Celerywood	51	6.12	2.49	NATIVE		Retain		
231	<i>Polyscias elegans</i>	Celerywood	18	2.16	1.61	NATIVE		Retain		
232	<i>Polyscias elegans</i>	Celerywood	12	1.44	1.36	NATIVE		Retain		
233	<i>Polyscias elegans</i>	Celerywood	16	1.92	1.53	NATIVE		Retain		
234	<i>Gmelina leichhardtii</i>	White Beech	12	1.44	1.36	NATIVE		Retain		
235	<i>Synoum glandulosum subsp. glandulosum</i>	Scentless Rosewood	16	1.92	1.53	NATIVE		Retain		
236	<i>Syzygium oleosum</i>	Blue Lilly Pilly	44	5.28	2.34	NATIVE		Retain		
237	<i>Polyscias elegans</i>	Celerywood	23	2.76	1.79	NATIVE		Retain		
238	<i>Polyscias elegans</i>	Celerywood	23	2.76	1.79	NATIVE		Retain		
239	<i>Castanospermum australe</i>	Black Bean	71	8.52	2.87	NATIVE		Retain		
240	<i>Doryphora sassafras</i>	Sassafras	31	3.72	2.02	NATIVE		Retain		
243	<i>Euroschinus falcata var. falcata</i>	Ribbonwood	17	2.04	1.57	NATIVE		Retain		
244	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	19	2.28	1.65	NATIVE		Retain		
245	<i>Liquidamber styraciflua</i>	Liquidamber	60	7.2	2.67	EXOTIC		Can be cleared as Exempt Clearing		
246	<i>Euroschinus falcata var. falcata</i>	Ribbonwood	17	2.04	1.57	NATIVE		Retain		
247	<i>Lophostemon confertus</i>	Brush Box	99	11.88	3.3	NATIVE		Retain		
248	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	20	2.4	1.68	NATIVE		Retain		
249	<i>Lophostemon confertus</i>	Brush Box	50	6	2.47	NATIVE		Retain		
250	<i>Syzygium oleosum</i>	Blue Lilly Pilly	18	2.16	1.61	NATIVE		Retain		
251	<i>Gmelina leichhardtii</i>	White Beech	58	6.96	2.63	NATIVE		Retain		
252	<i>Cupaniopsis foveolata</i>	White Tamarind	18	2.16	1.61	NATIVE		Retain		
253	<i>Litsea australis</i>	Brown Bolly Gum	19	2.28	1.65	NATIVE		Retain		
254	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	21	2.52	1.72	NATIVE		Retain		
255	<i>Polyscias elegans</i>	Celerywood	18	2.16	1.61	NATIVE		Retain		
256	<i>SDW</i>		11		1.31			Retain		
257	<i>Auranticarpa rhombifolia</i>	Diamond-leaf Pittosporum	45	5.4	2.37	NATIVE		Retain		
258	<i>Cryptocarya microneura</i>	Murrogun	33	3.96	2.08	NATIVE		Retain		
259	<i>Elattostachys nervosa</i>	Green Tamarind	13	1.56	1.4	NATIVE		Retain		
260	<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	17	2.04	1.57	NATIVE		Retain		
261	<i>Gmelina leichhardtii</i>	White Beech	45	5.4	2.37	NATIVE		Retain		
262	<i>Cryptocarya microneura</i>	Murrogun	16	1.92	1.53	NATIVE		Retain		
263	<i>Syzygium australe</i>	Scrub Cherry	16	1.92	1.53	NATIVE		Retain		
264	<i>Glochidion ferdinandi var. ferdinandi</i>	Cheese Tree	47	5.64	2.41	NATIVE		Retain		
265	<i>Syzygium oleosum</i>	Blue Lilly Pilly	34	4.08	2.1	NATIVE		Retain		
266	<i>Syzygium oleosum</i>	Blue Lilly Pilly	47	5.64	2.41	NATIVE		Retain		
267	<i>Auracaria cunninghamii</i>	Hoop Pine	39	4.68	2.23	NATIVE		Retain		
268	<i>Xanthostemon chrysanthus</i>	Golden Penda	25	3	1.85	NATIVE		Retain		

DATE :
5.12.24

PROJECT No. :
BC-24087

DRAWING No. :
VMP-03.6

REVISION No. :
A

PROJECT :
VEGETATION MANAGEMENT PLAN

DRAWING TITLE :
TREE INFORMATION TABLE

ADDRESS :
19-25 CAPO LANE, TAMBORINE MOUNTAIN

DRAFTED BY :
AB


DESIGNED BY :
AB

CHECKED BY :
NL

APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD
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Tree ID	Scientific Name	Common Name	DBH (cm)	TPZ (m)	SRZ (m)	Native	Status	Action	Notes	
269	<i>Litsea australis</i>	Brown Bolly Gum	27	3.24	1.91	NATIVE		Retain		
270	<i>Polyscias elegans</i>	Celerywood	10	1.2	1.26	NATIVE		Retain		
271	<i>Melicope elleryana</i>	Pink-flowering Doughwood	16	1.92	1.53	NATIVE		Retain		
272	<i>Synoum glandulosum subsp. glandulosum</i>	Scentless Rosewood	13	1.56	1.4	NATIVE		Retain		
273	<i>Brachychiton acerifolius</i>	Flame Tree	13	1.56	1.4	NATIVE	SL	Retain		

NATIVE STATUS

Queensland Nature Conservation Act 1992:
V = vulnerable
SL = special least concern

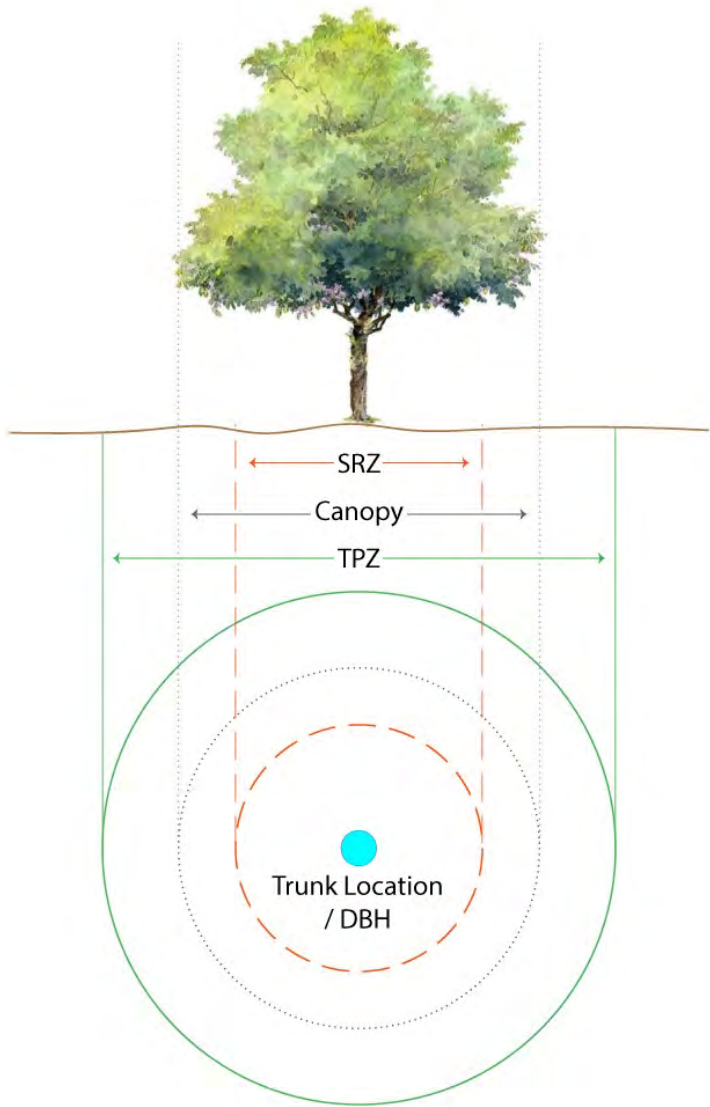
EXOTIC STATUS


Queensland Biosecurity Act 2014:
RIP = Restricted invasive plants

The TPZ (Tree Protection Zone) is a designated area around a tree that is to be protected when nearby works are being undertaken to preserve the soil and tree. The area has been calculated by multiplying the DBH (trunk diameter at a 1.3 m) by 12. As per the Australian Standards AS4970-2009 Protection of Trees on Development Sites, where more than 10% of the TPZ will be impacted, then impacts on the SRZ (Structural Root Zone) are required to be assessed.

The Structural Root Zone is an area (radius) around a tree trunk that must be potected to ensure stability of the tree in the ground. If larger toots within this area are damaged, it is highly likely the tree's structure will be compromised, possible causing the whole tree to fail. The SRZ primarily relates to structure as opposed to tree health.

Where there are impacts on the SRZ or more than 10% of the TPZ, trees have been nominated for removal.



<p>DATE : 5.12.24</p> <p>PROJECT No. : BC-24087</p> <p>DRAWING No. : VMP-03.7</p> <p>REVISION No. : A</p>	<p>PROJECT : VEGETATION MANAGEMENT PLAN</p> <p>DRAWING TITLE : TREE INFORMATION TABLE</p> <p>ADDRESS : 19-25 CAPO LANE, TAMBORINE MOUNTAIN</p> <table><tr><td>DRAFTED BY : AB</td><td>DESIGNED BY : AB</td><td>CHECKED BY : NL</td><td></td><td></td></tr></table>	DRAFTED BY : AB	DESIGNED BY : AB	CHECKED BY : NL			<p>APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476</p> <table><tr><th>REV.</th><th>DESCRIPTION</th><th>APPR.</th><th>DATE</th></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															<p>COPYRIGHT</p> <p>Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd.</p> <p>Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended.</p> <p>Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared for assessment purposes only and are not for construction purposes.</p>	<div><p>BIOME WATER AND ENVIRONMENTAL CONSULTING</p><p>BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476</p></div>	
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VEGETATION MANAGEMENT NOTES

All work in areas adjacent to retained vegetation must be carried out without causing damage to the vegetation.

Where works are required within the tree protection zone and/or trunk could be damaged by the proposed earthworks, a qualified arborist should be contracted to:

- Provide advice regarding the protection of the tree/s;
- Treat any roots that may be exposed during construction; and
- Treat any damage that may occur during construction.

ARBORIST QUALIFICATIONS

The supervising project arborist is to have a minimum AQF Level 5 in Arboriculture with a minimum of five years' experience in arboricultural principles and practices, including tree risk hazard assessment.

GENERAL MANAGEMENT NOTES

Any road surface treatment within the drip zone of retained vegetation must employ cold pour techniques to minimise any damage to the trees.

Root pruning with a high-pressure needle point water jet is to be undertaken prior to the installation of any root barriers.

Pruning of protected trees is to occur only where determined necessary by a qualified arborist and any such work on the trunk, foliage, or root system of the tree must adhere to the Australian Standard AS 4373-2007: Pruning of amenity trees.

TREE PROTECTION FENCING

Tree protection fencing is to be installed in accordance with Australian Standard AS4970-2009: Protection of trees on development sites.

Tree protection fencing is to be erected at the limits of the drip zone (edge of canopy) of all retained vegetation to clearly delineate the extent of clearing. Where this is not possible, fencing is to be installed at the interface of earthworks and an arborist must be present to guide installation and during works to conduct any necessary remedial action.

Where clearing is to occur over stages, tree protection fencing is to be erected at the interface of each stage.

Where boundary fences between the site and adjoining lots is existing, it may be used to delineate the limit of works.

Fencing is to be installed before any machinery or materials are brought onto site and prior to a any pre-start meetings with relevant Council officers. Fencing is to remain in place for the duration of operational works.

Signage is to be displayed on the tree protection fence clearly identifying the area as a Tree Protection Zone and indicating that no entry is permitted. Signs must be made in accordance with AS1319-1994; Safety signs for the occupational environment. Signage is to remain in place for the duration of the operational works.

EXCLUDED ACTIVITIES IN TREE PROTECTION ZONE

Activities excluded within the TPZ include, but are not limited to:

- Construction of unapproved pathways/trails;
- Earthworks;
- Storage of machinery and/or vehicles;
- Dumping of site waste;
- Liquid disposal;
- Stockpiling of mulch/chipped material/soil;
- Refuelling of machinery;
- Wash down and cleaning of equipment;
- Lighting of fires;
- Unauthorised application of pesticides, herbicides or chemicals;
- Preparation of chemicals, including cement products; and
- Physical damage to the tree.

IDENTIFICATION OF VEGETATION TO BE RETAINED

Before the commencement of vegetation clearing operations, the covenant and rehabilitation areas will be surveyed and pegged. Tree protection fencing will be installed at the limits of the drip zone of the vegetation within these areas. All native vegetation within the covenant and rehabilitation areas will be retained.

Exotic species within the covenant and rehabilitation areas requiring mechanical removal will be identified by the project arborist. Exotic species will be removed without causing harm to retained vegetation.

DISPOSAL OF CLEARED VEGETATION

All felled timber must be recycled (milled, chipped or mulched). Where possible, chipped and mulched material is to be incorporated into the landscape features, batter stabilisation techniques or other approved site works.

Non-recyclable debris is to be transported from the site and disposed of at an approved green waste facility.

Pit burning or any other method of combustion of vegetation is prohibited.

Any invasive weeds removed from the site are to be disposed of at an approved green waste facility.

STORAGE OF MULCH

Mulch to be reused on site is to be stockpiled in a location where it will not hinder the ability of fauna to access areas of retained vegetation, either within or external to the site.

DATE :

5.12.24

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BC-24087

DRAWING No. :

VMP-04

REVISION No. :

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PROJECT :

VEGETATION MANAGEMENT PLAN

DRAWING TITLE :

VEGETATION MANAGEMENT NOTES

ADDRESS :

19-25 CAPO LANE, TAMBORINE MOUNTAIN

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COMPLIANCE MANAGEMENT

APPROVALS AND CONDITIONS
Contractors undertaking approved works, including vegetation clearing, must be provided with a copy of all relevant conditions of approval. All site personnel must be made aware of their responsibilities regarding vegetation and fauna management.

A copy of the approved plans and conditions of approval must always be displayed on-site during vegetation clearing.

PRE-START MEETING
The pre-start meeting is to be held prior to the commencement of any vegetation clearing works.

The nominated supervising arborist is to be present during the pre-start meeting to identify all vegetation management requirements.

A licenced fauna spotter catcher is to be present during the pre-start meeting to identify habitat values and management requirements.

All tree protection fencing is to be installed prior to the on-site pre-start meeting with relevant Council officers.

ROLES AND RESPONSIBILITIES
The site supervisor is responsible for:

- Ensuring all site-personnel are aware of their responsibilities regarding vegetation and fauna management;
- Ensuring an arborist and fauna spotter catcher are engaged and on-site when necessary;
- Ensuring the vegetation clearing operations are conducted in compliance with that specified in any approved documents;
- Ensuring relevant conditions of approval are adhered to; and
- Ensuring any permanent or temporary fencing is not damaged and is replaced as necessary.

The supervising arborist is responsible for:

- Ensuring all tree protection fencing and signage has been installed in appropriate locations;
- Approving the removal of tree protection fencing upon completion of clearing operations;
- Identifying site-specific vegetation management requirements; and
- Supervising clearing works where impacts to retained vegetation are possible.

The fauna spotter catcher is responsible for:

- Management of fauna on-site during the vegetation clearing operations; and
- Determining the appropriate direction of clearing (generally, away from roads and residential areas and towards areas of retained vegetation).

TRAINING
All personnel, including employees, contractors and sub-contractors, are required to complete a site induction before they are authorised to work on the project.

Flora and fauna specific information to be covered in the project induction will include:

- Obligations under the project conditions of approval including vegetation clearing practices to minimise impacts;
- Project limitations for vegetation clearance and habitat removal;
- Response procedures in the event of an unexpected threatened species find; and
- Incident response procedures.

TREE REMOVAL AND MANAGEMENT
Tree removal is to be strictly limited to nominated vegetation within the approved vegetation clearing plan.

FAUNA MANAGEMENT
All fauna management procedures shall be undertaken by a qualified wildlife specialist who holds a Rescue and Rehabilitation Permit issued by the Queensland Department of Environment, Science and Innovation (fauna spotter-catcher).

The only person on the site authorised to handle wildlife is the spotter-catcher.

REPORTING REQUIREMENTS
On completion of vegetation clearing works, a post-clearing fauna report is to be prepared by the fauna spotter catcher and submitted to Council.

The supervising arborist will need to provide certification that all vegetation clearing works have been undertaken in accordance with this document. Certification is to include:


- Inspection log of works;
- Photographic records of works and monitoring activities;
- Details of any non-conformances and any remediation measures that were implemented;
- Details of any vegetation pruning undertaken on retained trees.

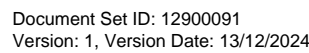
FIRE ANT MOVEMENT CONTROLS
To prevent the spread of fire ants, the Queensland Government has implemented controls that apply to individuals and commercial operators, to restrict the movement of materials that could carry fire ants. This includes soil, turf, potted plants, mulch, baled hay or straw, animal manures, mining, or quarry products.

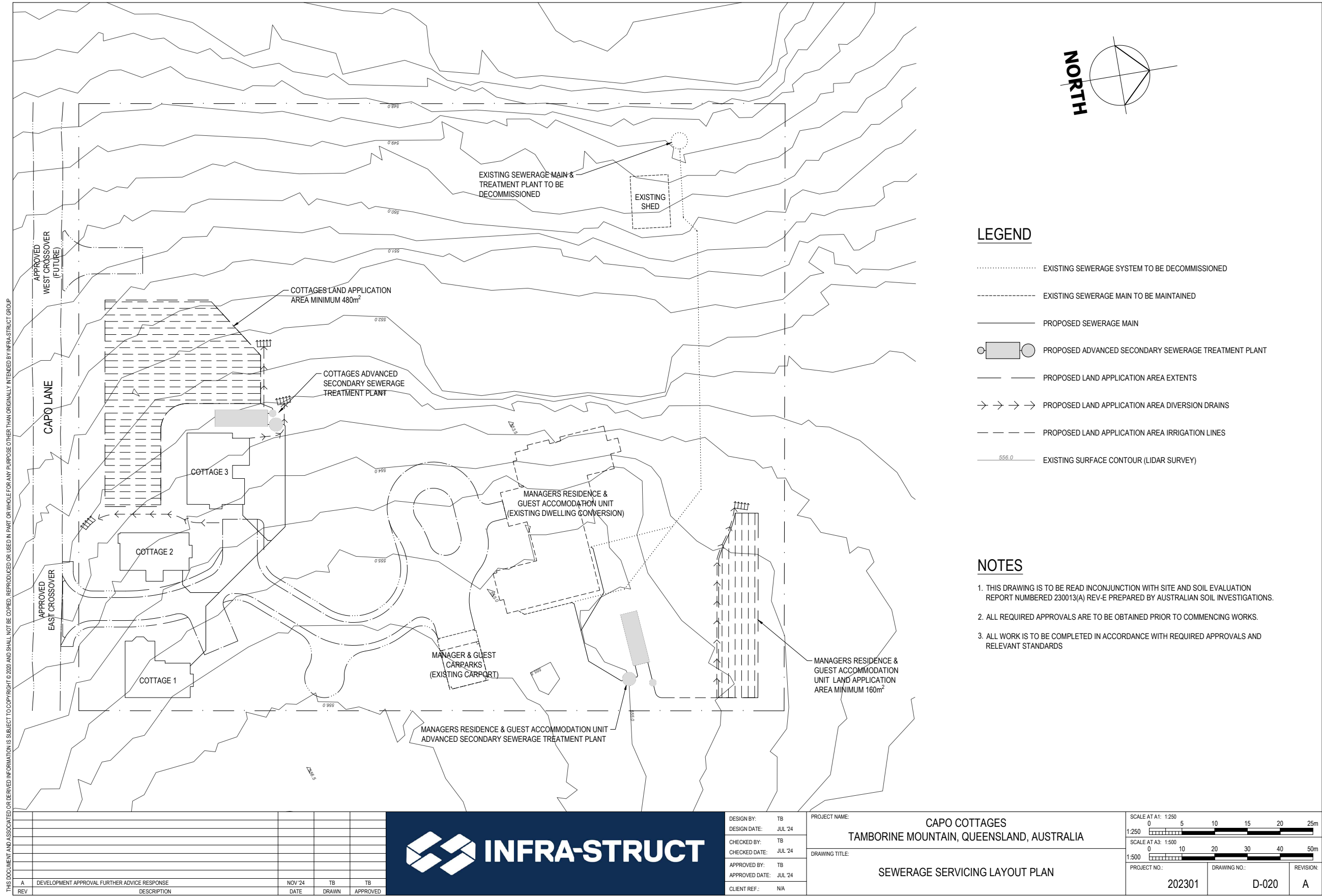
Fire-ant safe practices (movement controls) have been developed to prevent the spread of fire ants and must be adhered to before moving any organic materials such as those listed above onto or off the site. Movement controls can be accessed from www.fireants.org.au and are outlined in the Biosecurity Regulation 2016.

Penalties apply for non-compliance with the movement controls.

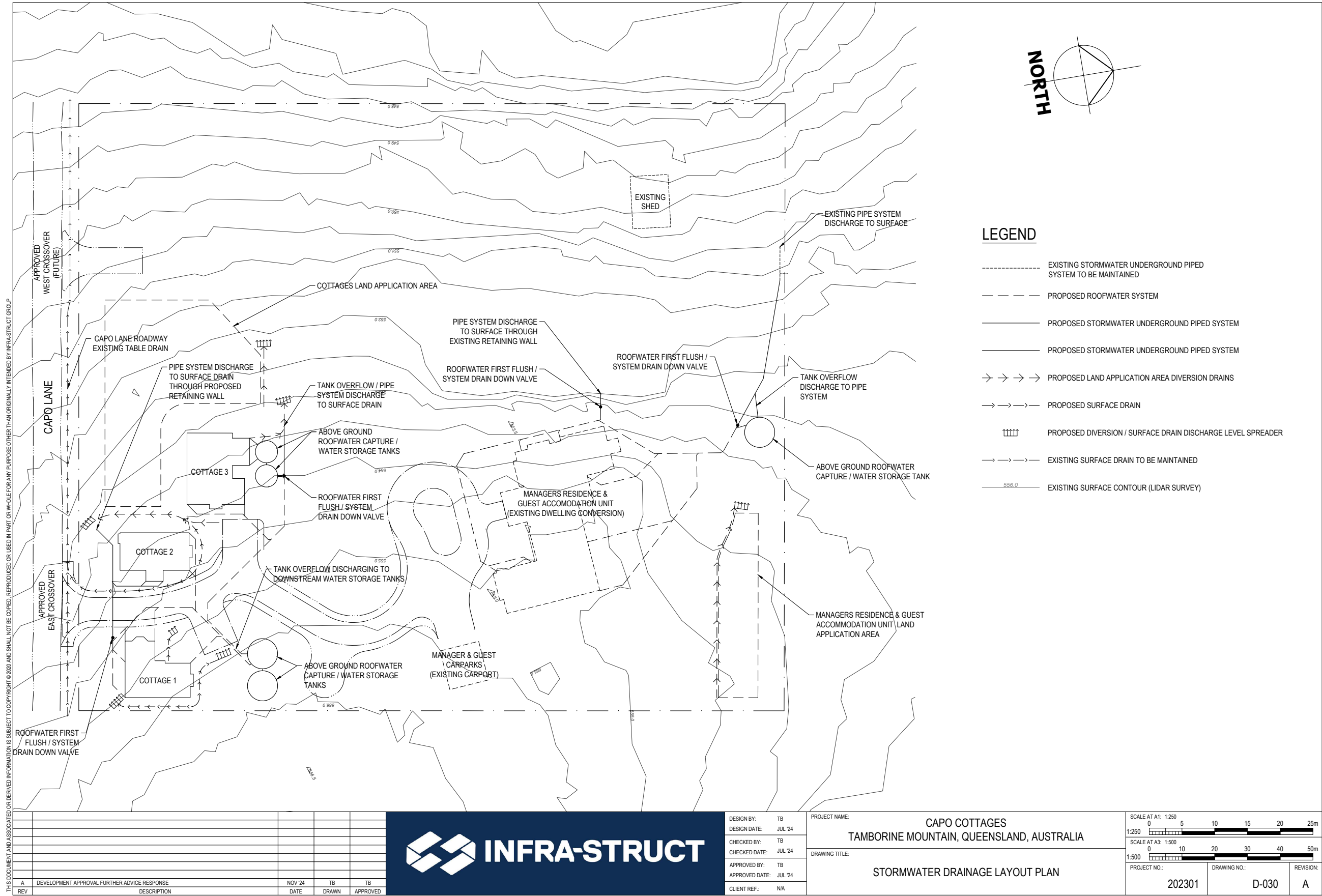
NEIGHBOURING PROPERTY CONSENT
Any removal of trees on adjoining lots or in common ownership will require the written permission of the adjoining landowner. Under the Neighbourhood Disputes (Dividing Fences and Trees) Act 2011, the owners of trees are responsible for ensuring that trees do not create unreasonable interference with a person's use of their land (Chapter 3, Part 3, Section 52). Under this Act, overhanging branches or intruding roots may be removed under the common law right of abatement.

<div>DATE : 5.12.24</div> <div>PROJECT No. : BC-24087</div> <div>DRAWING No. : VMP-05</div> <div>REVISION No. : A</div>	<div>PROJECT : VEGETATION MANAGEMENT PLAN</div> <div>DRAWING TITLE : COMPLIANCE MANAGEMENT</div> <div>ADDRESS : 19-25 CAPO LANE, TAMBORINE MOUNTAIN</div>				<div>APPROVED FOR AND ON BEHALF OF BIOME CONSULTING PTY LTD ACN 166 087 476</div> <table><tr><th>REV.</th><th>DESCRIPTION</th><th>APPR.</th><th>DATE</th></tr><tr><td>A</td><td>ORIGINAL ISSUE</td><td></td><td></td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></table>				REV.	DESCRIPTION	APPR.	DATE	A	ORIGINAL ISSUE																															<div>COPYRIGHT Designs and information presented on these drawings are copyright and the property of BIOME Consulting Pty Ltd and are not to be reproduced or used without permission from BIOME Consulting Pty Ltd. Drawings are only to be used for the purpose of which they were intended and BIOME Consulting will not accept liability for any unauthorised use or for any purpose by a third party for which they were not intended. Unless the checked section of the document are signed and approved the drawings are uncontrolled and issued for information purposes only. Drawings have been prepared for assessment purposes only and are not for construction purposes.</div>		<div> BIOME Consulting Pty Ltd PO Box 3469, Australia Fair, Southport M 0415 935 222 E brad@BIOMEconsulting.com.au ABN 86 166 087 476</div>		
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