

MEMORANDUM



Reference:	20824
To:	Simon Poll
From:	Laura Urbina
SUBJECT:	Locality Investigation

Site Considerations

- Tourist friendly
- 20 cabins and dwelling
- 14 acres

Tambourine Mountain Zone

Countryside Precinct as shown ZM17, ZM24, ZM25 Planning scheme maps.

Material change of use: Tourist Cabins being Code Assessable if located within Park Living Precinct otherwise **Impact Assessable**

Material change of use: House being **Code Assessable**

Consistent Development in the Tambourine Mountain Zone: Tourist Cabins in the Countryside Precinct where the total number of on site cabins **does not exceed 20**.

Countryside Precinct

Development within the Countryside Precinct has an agricultural character typified by broad hectare farming. Limited opportunity also existing for non-farming development – where such development does not maintains or enhances existing character and amenity.

- Development for non farming purposes supports to ongoing conduct of broad hectare farming activity
- Tourist uses is provide with 5 metre landscaped buffer from orchards and other cultivation areas
- Tourist uses is not located within 500 of an intensive rural use other than a whole sale plan nursery

Subdivision

Tambourine Mountain Zone – Countryside: 100ha minimum lot size

Other Advises

Tourist Cabin: defined as any premises used or intended to be used, for accommodating persons away from their normal place of residence in self contained cabins. The tem may include the provision of limited leisure facilities, meals and services for guest as ancillary activities.

Tourist Cabin Code:

- Max site cover of 10%
- Each cabin has a max GFA of 100m excluding verandahs
- Min setback of 10 from a property boundary
- No Acceptable/Probable solution prescribed for Tourist Cabin Accommodation Density in the Mt Tambourine Zone.

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Other Codes:

- Tambourine Mountain Zone Code & criteria for the Country Side Precinct
- Tourist Cabin Code
- Advertising Devices Code
- Construction and infrastructure Code
- Landscape Code
- Parking and Servicing Code

Summery

The proposed development of 20 cabins and dwelling located within the Tambourine Mountain Zone and Countryside Precinct is consistent with the intent outlined in the Beaudesert Shire Planning Scheme. Development is supported in the Countryside precinct given that the proposed development maintains or enhances existing character of broad hectare land lots. Subdivision of site would be inconsistent with the locality given the size of the parcel. The Countryside provisions for a maximum of 20 cabins on site however there are no Acceptable/Probable solution prescribed for Tourist Cabin Accommodation Density.