



Blackall Range Land Use Planning Association Inc.

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Chenzrieg Temple – 33 Johnsons Rd, Eudlo MCU25/0190

Thank you for the opportunity to submit on this development proposal.

BRLUPA are concerned that Council have failed to request the proponent to assess this development proposal against all the relevant planning scheme and State Planning Policy matters.

This is because the development assessment does not include the whole footprint of the proposal and appears to exclude assessment of the impact of wastewater treatment works that sit outside the footprint of the temple. As the footprint of these works is 2.5 to 3 acres this is a large omission by Councils assessment team and needs to be corrected for due process.

Specifically, the development proposal needs to be resubmitted for state referral as the wastewater treatment works are all located within Core Koala Habitat. Also, Council failed to require the proponent to assess the development proposal against the Scenic Amenity Overlay code which applies as the development site may impact significant hinterland vistas and the Blackall Range Scenic route.

The scale, bulk and colour of the proposed development is inconsistent with the developments in the surrounding rural area and the Rural Zone Code. The proposed development as is will create significant traffic impacts and it is unclear how the high bushfire risk associated with the site would be mitigated sufficiently to guarantee safety of up to 170 people on the site.

The Development assessment process should be stopped and extended to enable the proponent to assess the proposal in its entirety against all relevant planning scheme and state planning policy matters. This material should then be re advertised so that Council and the public can make an assessment with all the necessary material.

Key Issues

The bulk and scale of the development and the associated intensity of use is not consistent with the Rural Zone Code, in particular the following

6.2.19.2 Purpose and overall outcomes:

(f). non-rural activities are located, designed and operated to minimise conflicts with existing and future rural activities on surrounding rural lands and avoid significant effects on rural amenity including through adverse noise or traffic generation;

(l). the built form of development integrates with and complements the predominant rural character intended for the zone and sensitively responds to the environmental and topographic features of the landscape;

(n). development maintains and enhances the significant scenic and landscape values of the area;

(q). development avoids as far as practicable, or where avoidance is not practicable, minimises and otherwise mitigates, adverse impacts on ecologically important areas, including creeks, gullies, waterways, wetlands, coastal areas, habitats and vegetation through sensitive location, design, operation and management;

(r) development is designed and sited to sensitively respond to the physical characteristics and constraints of land, including flooding, steep land, landslide hazard and bushfire hazard, where applicable;

(s) development provides for infrastructure and services that are commensurate with the nature and scale of development that is expected to occur in the area;

The development proposal is also inconsistent with the Bushfire Hazard Code and the Biodiversity, waterways and wetlands overlay code. The particular development attributes that are not consistent with these Code requirements are discussed below.

The bulk and scale of the temple

- Bulk and scale – The proposed temple has the size and scale of a large hotel/resort and is therefore not consistent with the purpose and outcomes desired for the Rural Zone. The current temple and associated buildings are of a scale and density that is commensurate with the surrounding rural allotments and houses. The proposed temple must be scaled back considerably to ensure that it meets the relevant planning scheme requirements for the Rural Zone.
- Colour – “The roof ensemble will be finished in a golden-yellow tone, The surface will comprise copper sheeting coated with pure gold powder paint or clad in fine gold leaf”. Once again the sheer size and scale of the temple building and associated roof is not consistent with the rural zone code and will have significant impacts for neighbouring properties, particularly those along Upper Rambert Road.
- Visibility from the Maleny Montville Rd, Balmoral Ridge Lookout and Gerrards Lookout – The Scenic Amenity Overlay Map (significant Viewpoints and vistas and scenic routes) and Code should apply to this proposal (PO1 and PO6 not assessed). While the current temple, which is house size, is not visible from the lookouts it is unclear whether the new large hotel size temple will be visible and this needs to be assessed by the proponent and provided for Council and community assessment. If visible, the roof colour will amplify the impact on the landscape vista.

Onsite wastewater treatment and disposal and water supply

- A development of this scale and intensity should not be located in an ecologically sensitive environment and should be located on a site that is serviced by reticulated sewerage and water supply.
- The proposed development requires an ERA63 from DETSI (21 to 100 equivalent persons). The suitability of this ERA for an activity where there can be up to 170 person at the site including day visitors and 70 overnight stay and permanents is questioned.
- BRLUPA suggest that given the numbers of residents and visitors per day, the applicant should be applying to DETSI for the second level ERA 63 approval licence i.e. >100 equivalent persons per day. The ERA 63 application must be considered as part of the current application rather than separately - given that any failure to get DETSI approval will make it impossible for the entire current proposal to proceed.
- The proponents consultant has determined that the temple will require 10,000m² (2.5 acres) spray irrigation area plus holding tanks, STP and pipe infrastructure
- The irrigation area is proposed to be located in core koala habitat forest a significant distance downhill from the temple on very steep land (>25%). This will necessitate significant clearing of forest for accessways, irrigation and associated infrastructure. Not only will this destabilise the slope on very steep land, but it also means clearing l koala habitat. None of these issues have been recognised or assessed which is a significant deficiency in process.
- There is no water supply assessment or detail provided beyond a statement that the temple will be provided with rainwater supply. While the hinterland has a generous 1.5 to 2m average annual rainfall this occurs primarily across the wet season and there can be many months during the year with little to no rainfall. How does the proponent propose to ensure sufficient water supply during these times? Will there be a daily water tankers also accessing the site?

Traffic

- The proposed development will generate excessive traffic because of the increase in visitors and short stays. While the proponent has prepared a traffic impact assessment it appears that the planning scheme codes have largely been dismissed in regard to assessment of the parking requirements and the additional traffic that the increased patronage will require. The consultant who prepared the traffic impact report states that they have relied on what the client (proponent) has advised will be necessary (“eg. The Client has provided forecast car parking demands”) rather than an informed assessment by the consultant of what is required.
- POIX of the Rural Code

The site is subject to the Bushfire Hazard Overlay (High Bushfire Hazard)

- The entire proposal site and the access roads are located within a “High Bushfire Hazard area”. The proposed intensification of use for the site is not consistent with PO3 of the 8.2.4 Bushfire hazard overlay code that states:
 - *Development maintains the safety of people and property from the adverse impacts of bushfire. AO3 Development which will materially increase the number of people living or congregating on premises, including reconfiguring a lot, is not located or intensified within a confirmed medium or high bushfire hazard area. This includes, but is not limited to, the following uses:- (a) child care centre; (b) community care centre; (c) community residence; (d) community*

use; (e) educational establishment; (f) emergency services; (g) hospital; (h) indoor sport and recreation; (i) nature-based tourism; (j) outdoor sport and recreation; (k) relocatable home park; (l) resort complex; (m) short-term accommodation;

- The proponents consultant has suggested that it is sufficient to evacuate the site on high bushfire hazard days. This is not a reasonable mitigation response and puts the lives of up to 170 people at risk.

Ecological impacts

- The entire site is identified on State Assessment Referral Agency (SARA) DA Mapping as Core koala habitat area and Koala priority area.
- The Ecological Assessment submitted is deficient as it only considers the impact of the footprint of the Temple building which is located on previously cleared land. The assessment has failed to consider the vegetation that needs to be cleared for infrastructure and irrigation associated with the wastewater treatment plant.
- The WTP infrastructure and irrigation will require over 2.5 acres of forest to be cleared. The proposed site of the irrigation area and the pipework from the STP to the irrigation area is located within Core Koala Habitat area and is subject to
- The site contains Category A and B regional ecosystems
- The development proposal needs to comply with the Biodiversity, waterways and wetlands overlay code. Council have been deficient in not asking for this in their information request. The proposal also needs State referral because of the core koala habitat.

Please do not hesitate to contact me to clarify any of the matters raised in this submission.

Yours sincerely

Audrey van Beusichem

Secretary

Blackall Range Land Use Planning Association