

What is being proposed?

Tea Gardens Farms Pty Limited would like to develop part of the land at Bundabah for eco-tourism including visitor accommodation and facilities such as a golf course and restaurant. Large parts of the site are unsuitable for any intensive development, and would remain as protected environmental land. Access to the site would be by Bundabah Road and by sea.

Some eco-tourism uses are already permitted on the site, but this proposal would require a rezoning and other planning controls to ensure the protection of a sensitive environment and the amenity of the area.

Approval has previously been granted for four dwellings to be built, but no houses have been built to date.

How will this proposal be considered by Council?

There are five key steps for any rezoning proposal. We are currently at Stage 1.

Stage 1 Preliminary investigations	<ul style="list-style-type: none"> • Current stage • Commenced in early 2013 for this development concept • Focus on ecological and drinking water/ wastewater disposal issues
Stage 2 Council and Department of Planning consideration (Gateway Determination)	<ul style="list-style-type: none"> • Report to Council around Easter 2014 • Council to consider if a zoning change and further planning should commence • Then submitted to Department of Planning for their requirements on site investigations, consultation with State agencies and timeframe
Stage 3 Detailed investigations	<ul style="list-style-type: none"> • Mid to late 2014 • All relevant matters to be investigated • Zoning plan and DCP prepared from these investigations
Stage 4 Consideration by Community and Council	<ul style="list-style-type: none"> • Late 2014 • All feedback received, reviewed and considered • Council makes a recommendation about adopting zoning plan and DCP
Stage 5 Decision by Minister	<ul style="list-style-type: none"> • Council's recommendation considered by the Minister • Minister for Planning is the authority to make the zoning change

What matters are being investigated?

Council has identified a list of the main issues and constraints affecting the site. Preliminary investigations have commenced on some of these.

- Water supply and wastewater disposal
- Traffic generation and road condition
- Bushfire hazard and management
- Geotechnical investigations (site contamination, soils)
- Stability of dam wall
- Presence and protection of Aboriginal heritage
- Visual and scenic quality
- Urban and architectural design
- Ecological investigations (marine and land)
- Water quality and stormwater management

And any other relevant matter raised by the community, State agency or Department of Planning

What are the opportunities for me to be informed and involved?

- Council is always available to provide information and an update on status
- As more detailed information is available, feedback is invited
- Role for workshops, small group presentations, drop-in sessions, site visits throughout process
- Keep an eye on Council's website for updates and information

Questions?

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