**DA20/2056 - Tourist Resort for 275 Bong Bong Road**

**Is it a farm stay?**

Based on the provisions of SLEP 2014 the proposed development must be described as Farm Stay accommodation and the development limited to 7 bedrooms, not the 21 proposed.

**Inappropriate development**

The site is totally unsuitable, as the existing rural character is a pristine location, at end of valley and road, large lot, single dwelling with agricultural outbuildings.

Significant long-term amenity impacts on surrounding community, neighbouring residents, council infrastructure and the environment.

Gross overdevelopment of the site. 6 cabins next to each other in a row (giving appearance of one long building), 3 residences, a large pavilion (future function area?)and adjoining pool, 2 lane internal roads, 2 internal bridges, 2 sewage management facilities and pumping stations, 7 water tanks and machinery shed.

Each cabin accommodates between 4 and 8 people. Development overall will accommodate more than 60 people. Population of Bong Bong Rd could double with 50% being located at the end of road.

**Amenity and preservation of vistas**

The development will be clearly visible for road users and residents of Woodhill Mountain. Lighting at night will draw attention to the development. Visible from other Bong Bong Rd properties. Light spill.

Stage 1 building encroaches on privacy of 268, 225 and 210 D BB Rd.

Noise, amplified by the natural amphitheatre of the valley, will impact all properties from 209 – 268 BB Rd as well as properties on Woodhill.

**Road access and traffic**

The end of the road is narrow, winding and constrained by a narrow bridge and blind corners. Roads and bridge are dangerously substandard and subject to flooding. Both will require upgrades. Vehicle movements could increase by 130% for the public road and 400% for the private road. Issues are traffic, noise, light, poor road surface, road safety for residents, pedestrians, cyclists and wildlife.

**Non-Compliance with the DCP**

It is difficult to find any aspect of this DA that complies with the DCP, e.g, all 7 cabins fail to comply with DCP maximum floor area of 120sqm. Cabin 7, at more than double the allowed size, is clearly a large dwelling. The detached habitable rooms building is a self-contained house.

**Effluent, waste water and stormwater management**

Sited on considerably sloping land alongside two waterways. Potential for contamination of both surface and underground water is a major concern. Water runoff from all surfaces other than roofs is directed, without treatment into neighbouring properties, Connolly's Creek and the unnamed creek. Effluent should never be pumped uphill. There will be seepage.

**Evacuation issues** at time of an emergency.

No secondary emergency access can be provided. Access for fire engines is below specifications.

**Future Planning** – A reference to further cabins to be built in the forest line of the escarpment will bring the total number of cabins to 21. The Asset Protection Zone surrounding the future development would require considerable clearing of trees.