

STRATEGIC FRAMEWORK

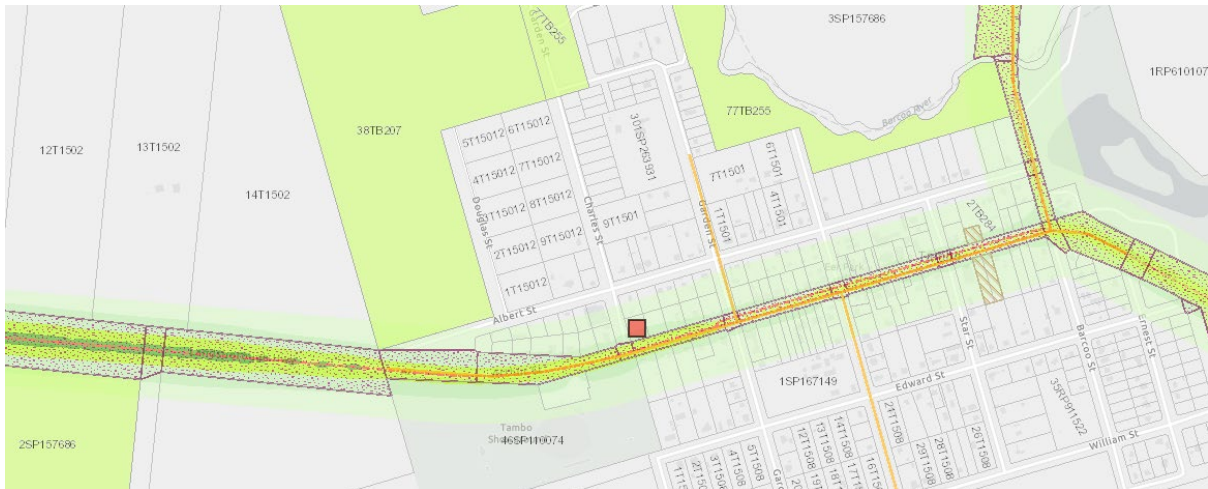
This request is seeking DA approval for short-term accommodation to be located at 51 Arthur Street, Tambo QLD 4478 (Lot 510 CP T1501, TR 30530038).

Due to the accommodation shortage in Tambo, especially around events such as the races, campdraft etc. Our intention is to build 6 small studio style cottages on the block to provide accommodation during these times. Cottages will be Transportable Cabins, supplier to be confirmed.

In addition to 6 cabins, each will have their own individual parking plus there will be a common BBQ Area under roof. Landscaping will be aesthetically pleasing, and bottle trees on the land will remain and cabins built around to avoid removal.

It is our belief that cabins will not impact surrounding amenities and is compatible in scale with residential uses. It is likely that cabins will be earthy tones and as site plan indicates Pitched Roof which is in hand with surrounding constructions.

State Mapping System has been reviewed which confirms that address fronts on to State-controlled Road being Arthur Street. Mapping also confirms that premises are not located in a flood area or Hazard corridor.



Keeping in line with Tambo's Strategic Framework, this proposed construction will comply with:

- Encourage economic growth/Tourism
 - As rural farmers we believe that proposed 'short term accommodation' will assist our community. As above accommodation shortages, during events, is ongoing. There are only three main venues being Tambo Mill Motel & Caravan Park; Royal Carrangarra Hotel & Oakwood House, cabins will help to alleviate High Peak periods.
 - There is no impact to Stock route network.

- Provide adequate and appropriate connected infrastructure
 - Development will enhance and not compromise the stability, security or capacity of energy, water, and telecommunications infrastructure. Services will be connected where available, as required.
 - Development will not affect the safety and efficiency of the road network. Access to property will be both Arthur & Charles St.
 - There will be no intrusions or compromise to aircraft safety, buildings low set.

- Facilitating responsible growth for rural and town living environments
 - Proposed addition of cabins, design and selection of construction materials, will offer protection to occupants from the region's climatic conditions, while providing for a high level of street appeal and neighbouring amenities.
 - As little disruption to land is intended, bottle trees will not be impeded and Cabins/parked build around if required.
 - Construction will be at the front of land facing Charles St so not to impact any water runoff.
 - Storm water runoff will be redirected without impact.