
From: Sustainability Douglas <sustainabilitydouglas@gmail.com>
Sent: Friday, 11 June 2021 5:07 PM
To: Enquiries
Subject: Fairmont Resort - submission re Development Application

Douglas Shire Sustainability Group Inc notes that this proposed development comprises five stories, contrary to the Douglas Shire Planning Scheme.

The Tourist accommodation zone code provides that:

PO1 The height of all buildings and structures must be in keeping with the residential character of the area.

AO1 Buildings and structures are not more than 13.5 metres and 3 storeys in height. Note – Height is inclusive of roof height.

In its application, the applicant stated that:

The proposed development includes: • Lower ground level • Upper ground level • Levels 1-4 (Level 4 being the roof level) The total height of the proposed development is 13.5m above highest point of natural ground level (excluding the roof level). The roof level is unobtrusive, and includes the outdoor recreational areas such as pools, lounge areas and a small dining area.

We note that the developer also states:"The adopted floor level sits in the order of 1-2m below the adjoining properties to the north and south, with retaining walls proposed to facilitate the level difference".

It is our submission that the Code requires both elements of height above ground and a limit of 3 storeys. We also submit that height is above ground level of the structure - not the "highest point of natural ground level" as submitted.

The developer will use Council provided treated water and sewerage services.

DSSG is concerned at the huge amount of treated water proposed to be used by this development. It has 253 bedrooms, several bars and kitchens and function spaces, car parking, reception, office, gymnasium and outdoor recreational facilities including a pool. The developer proposes planting endemic species, however we note the planting is described as "lush" which indicates very high water usage.

Surely there is some way the developer can be required to capture and reuse water from various sources?

DSSG would like to understand the impact on greenhouse gas from this development. As an 'eco-accredited' destination we should be requiring developers of such large scale projects to measure and actively reduce carbon emissions. Huge amounts of concrete, steel and energy will be used in construction and running of this resort.

Regards

Didge McDonald

President