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MANAGING DIRECTOR

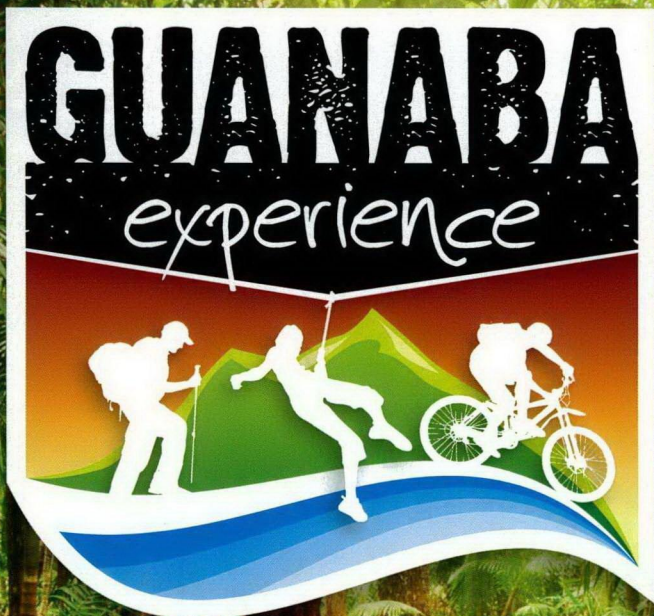
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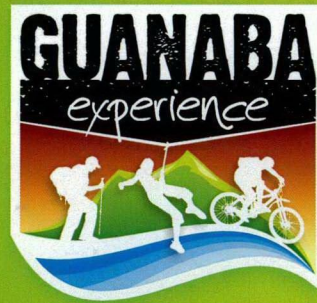
**RENTAL COMPANY
OF THE YEAR**
EVENTS DIVISION



Visit www.guanaba.com.au
to learn more about the proposal

The public comment period closed recently and we have taken the time to review submitter's comments.

We have identified some common themes and would like to clarify some points...



FIRSTLY, AND PROBABLY MOST IMPORTANTLY...



This is a mountain bike.

Mountain bikes are near silent.



This is a trail bike / Moto X / motorbike.

These are noisy. Motorised recreation is not allowed. Not now. Not ever. Do not believe people who tell you otherwise.

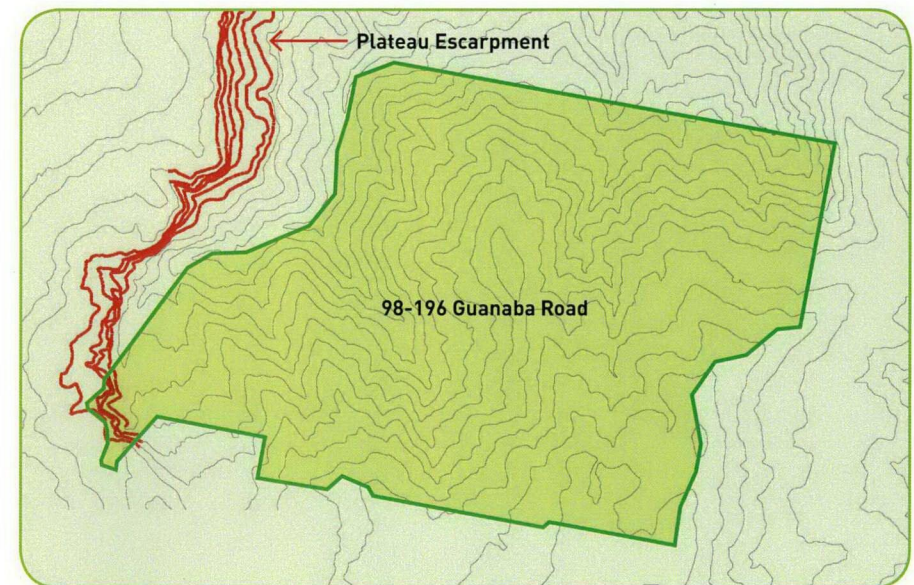


"YOU CAN'T BE SERIOUS! THE PROPERTY IS ZONED 'ESCARPMENT PROTECTION'. IT IS AN UNTOUCHED WILDERNESS."

Over the decades this property has been subject to a wide variety of uses including banana plantations, quarrying and extensive logging. There is even an account of airborne spraying with 24D, a main ingredient in Agent Orange. These are known facts. Subsequently there has been widespread weed invasion. Indeed 23% of the property is mapped by the State Government as *Category X: Vegetation Not Regulated*. The very small amount of hard infrastructure that is proposed is generally situated in these previously disturbed areas.

And yes, the property is included in the *Escarpment Protection Precinct*. But did you know only a tiny fraction of the property could actually be geologically defined as escarpment?

It is acknowledged in our application to Council that the proposal is deemed to be "Inconsistent Development" under the Planning Scheme, however this should not be confused with "prohibited development". A mountain bike and zipline facility requires a site with very specific topographical attributes. Suitable sites are extremely limited and certainly not found within any of the designated Active Recreation Precincts. We are following due legal process to demonstrate the merit of this proposal and suitability of the site and subsequently obtain a development approval for an outdoor recreation park and ancillary uses.



"THE DEVELOPER DOES NOT CARE. HE'S JUST OUT FOR THE DOLLARS. THE ENVIRONMENT WILL PAY DEARLY!"

On the contrary – active intervention in rectifying damage from historical uses will assist in restoring this property to what it once was. Our 20 year rehabilitation program "Target 1788", albeit in the early stages of framing, is an ambitious project that will take the proactive steps needed to eradicate significant weed invasion and rehabilitate the land. A very significant investment has been made studying the ecology across the site. Sensitive areas have been mapped in detail (well over 100 acres) and have been avoided completely.

To describe the proposed development as "intense" or "dense" is quite simply wrong. The property is 500 acres, well over 2km long and 1.5km wide. Pockets of campsites, meandering bush trails and a few suspended wires simply do not have a material impact. Built infrastructure (café, visitor centre, toilet and shower block) are positioned in areas with little or no natural vegetation.

Highly qualified ecologists and botanists, (and yes this includes locals as well) who have taken an interest in this development and have taken the time to actually tour the property and study the proposal have thoroughly endorsed it. These are unpaid and unsolicited opinions...

"More than satisfactory outcome."

Local Guanaba conservationist/botanist of 20 years

"If we object to projects like this we are denying our younger generation and those with recreational ambitions a chance to enjoy and appreciate nature."

Local Tamborine Mountain resident and environmental scientist of more than 16 years

"In my professional experience as an Environment Scientist I believe this development will bring about a net benefit to the local ecosystem."

Unpaid opinion of a professional scientist

Environmental sustainability is at the heart of this eco-tourism proposal. You see, anything else would be completely incongruent with the commercial objectives of the venture. Our visitors who come to ride the trails and soar through the canopy wish to do so in a beautiful natural environment. It is imperative that we provide this for our paying clientele.

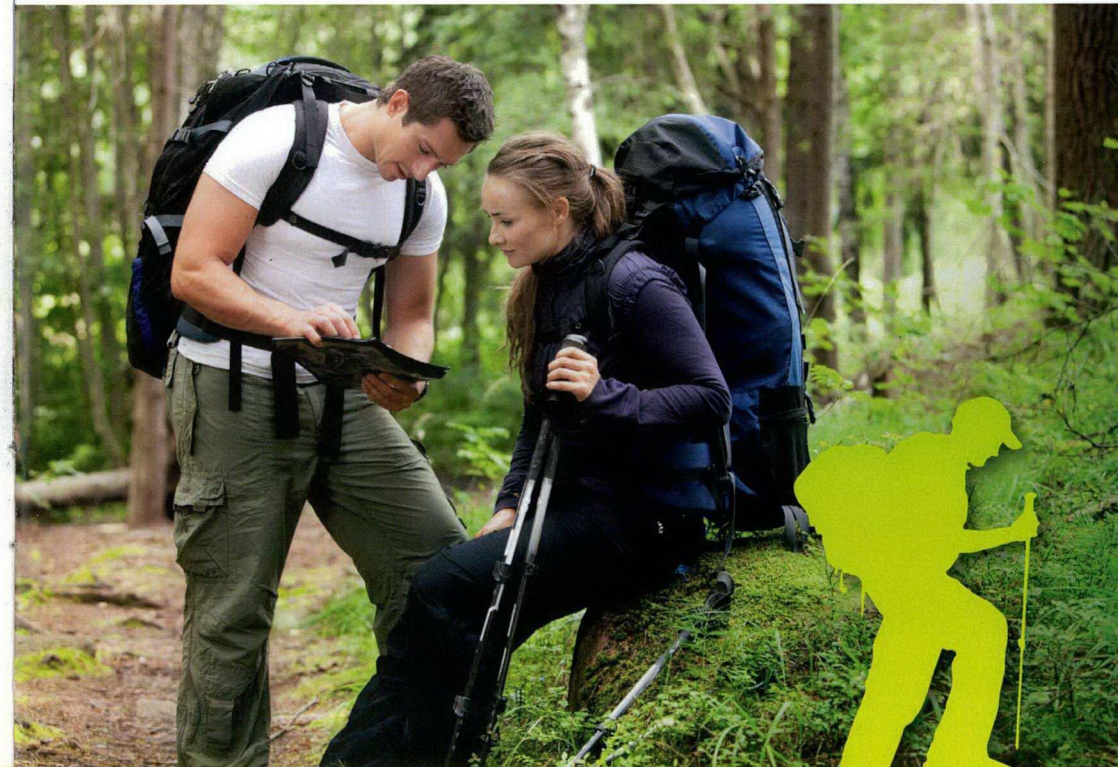
Should we just leave the land to succumb helplessly to the monotonous advance of Lantana, or should we manage and improve the land and provide access for people to enjoy it?

"NO WILDLIFE STUDY HAS BEEN DONE. THE WILDLIFE WILL BE DEVASTATED."

The wildlife study is included in the *Property Vegetation Management Report*. The study is detailed and extensive, including the use of infra-red motion sensing cameras, direct observation and binocular searches, amplified call-playback/recognition, database searches, historical sources and trace analysis and mapping review.

The low impact and low density of the proposed development, plus the very extensive "no go" areas, provide an environment compatible with all existing wildlife. Indeed, improvements to the vegetation landscape will allow for positive development of the wildlife population.

There has also been many statements regarding the danger posed by "speeding bikes and 4WD's" to wildlife. Anyone who has ever been bush camping know that 4WD vehicles just creep around at low speed as they enter and exit site. The proposed shuttle vehicles driven by staff are unlikely to ever exceed 40km/hr, and more likely about 20 km/hr in most areas while on site. And the concept of a mountain bike killing wildlife is not realistic. It just does not happen.



"THE NOISE WILL DESTROY THE SERENITY OF THE MOUNTAIN DAY AND NIGHT!"

Many complainants are mistakenly of the belief that a mountain bike is a motorised (noisy) trail bike. This has been clarified earlier.

Extensive modelling and field testing by experts has found the dB to be largely dissipated upon arrival at distant receptors and within regulations. This is based on computer models of all material noise generating activities, and a temporary zipline erected on the property specifically for modelling and testing. Additionally the temporary zipline for testing purposes used standard wire cable at a much steeper high speed angle than the actual engineered plan. The actual cable to be used (custom manufactured) is significantly quieter. Generally there will be strict noise management policies enforced across the site.

The D.A. has called for **mountain biking activities only** to be allowed for **one night only** per week until 10pm. Mountain biking is an almost silent activity engaged in by individuals, not groups.



"THE TRAFFIC! HENRI ROBERTS DRIVE AND GUANABA ROAD ARE ALREADY OVERLOADED. THE TURN IN TO KAISER ROAD IS UNSUITABLE."

A substantial effort has been made in traffic modelling. Guanaba Road is currently only operating at about 10% of reasonable capacity according to traffic engineering experts. The traffic to/from Guanaba Experience will have a negligible impact on the safe operating capacity of the road. The forecast traffic volumes turning in to Kaiser Road are "significantly below the threshold/boundary for an intersection upgrade". Traffic along Kaiser Road does not pass any neighbouring properties as the site entry is the first driveway in the street. Mystery Road is not used by patrons.

"THERE IS NO 'LOCAL NEED'. WE DON'T WANT IT, WE DON'T NEED IT."

It is critical that any destination tourism brand remain fresh and inviting to an evolving target market. Did you know that Tamborine Mountain / Cunungra visitation from 2010 to 2014 has **dropped 11%**? While at the same time Gold Coast visitation has **increased 11%**¹.

Tamborine Mountain needs tourism and all the pros and cons that come with it. It is a core economic driver that sustains the mountain. This is recognised by local, state and federal strategies and policies calling for the development of "distinctive and competitive tourism product"². And "the development of nature-based and ecotourism attractions and experiences throughout the hinterland"³. Also to address the 'critical mass' weakness by "developing a range of compelling products, packages and journeys in the hinterland"⁴.

The target clientele of Guanaba Experience are international tourists and mountain bikers who would not otherwise be visiting the mountain. These people have high spending power, much more than a typical day tripper. A recent large survey of Australian mountain bikers found an average income in excess of \$80,000, average age 36 years. There are many regional economies around the world that have been invigorated by mountain bike tourism, Rotorua being an example close by. Many mountain bike riders spend thousands of dollars a year travelling to desirable riding locations here and overseas. And international tourists, accustomed to many popular zipline canopy tours overseas, have significant spending power. The mountain economy will benefit greatly as these visitors seek alternative accommodation options (not everyone wants to camp), and experience all the mountain has to offer. More jobs for locals, more opportunity for the younger generation to actually stay on. A brighter future for all.

¹ Tourism Research Australia – National Visitor Survey 2014

² Scenic Rim Regional Tourism Strategy 2011-2016

³ Gold Coast and Hinterland Tourism Opportunity Plan 2009-2018

⁴ Experience Development Strategy for Australia's Green Cauldron – June 2012

"WE'VE ALREADY GOT AN OUTDOOR RECREATION FACILITY."

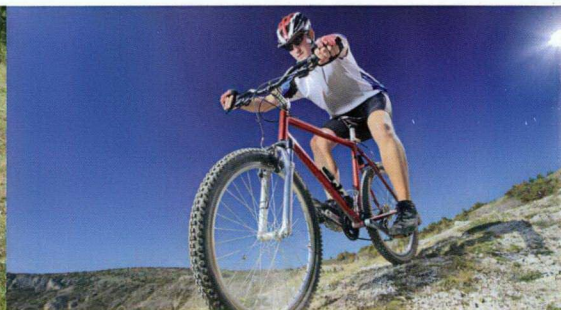
Thunderbird Park does not offer a mountain biking product, nor does it offer a zipline tour product. Yes they do offer a camping product, and we have every right to compete in a free market by offering differentiated products that appeal to different sectors and niches. That is the principle that underpins the advancement of the modern world. Having said that, the Guanaba camping product will be targeted very specifically at our own recreation patrons and is unlikely to have much cross over with Thunderbird Park patrons, if any at all.

"THERE IS A BUSHFIRE RISK."

It has been many years since a fire has been through this area. The existing fuel load should be a major concern to all nearby residents. The Bushfire Management Plan calls for a wide range of measures that will significantly improve the safety of the area. These measures include...

- Provision of dedicated and permanent supplies of tanked fire-fighting water strategically placed through the property.
- Opening and maintenance of extensive network of logging trails as fire trails.
- Large fuel load management buffers around all buildings, camp grounds etc.
- 50 metre fuel load buffer along entire length of Guanaba Road boundary.
- Incident control point for the safe operations of the Rural Fire Brigade.
- Ongoing observation of fuel load risk and management intervention.

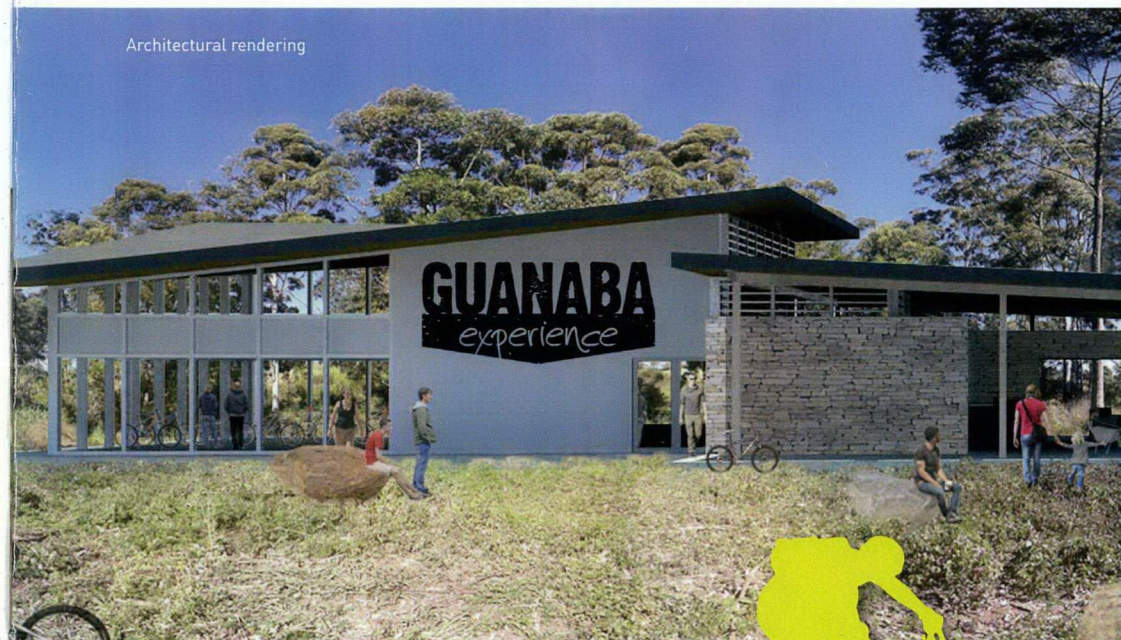
In keeping with the health and fitness branding of the venture the proponent also intends to implement a complete smoking ban across the property (controlled smoking enclosures will be provided).



"PORTABLE TOILETS ARE NOT APPROPRIATE."

We have proposed the use of temporary facilities as an interim measure until more permanent structures are built. The architectural design of these structures has been completed. Many are implying that portable toilets as an interim measure is unsuitable. Let it be known that the proponent is an expert in the field of portable sanitation and liquid waste management. He has provided personal hygiene solutions for Australia's most demanding entertainers and musicians, visiting movie stars, Australia's wealthiest magnates, US presidential staff, and crowds of +100,000. He is fairly confident he can provide eminently suitable ablutions, either temporary or permanent, for a few hundred patrons.

Architectural rendering



Additionally, the waste water treatment plant is a \$200,000 investment in world class technology. State government officers from Department of Environment have studied the plan, visited the site, asked probing questions and consequently issued an approval which is on public record.



"THE ZIPLINE TOWERS WILL BE AN EYESORE."

The zipline tour utilises the natural topography of gorges and ridges in such a way that towers are not necessary. The retention structures are simply engineered posts which will be of a similar scale (size and height) to that pictured below. Additionally, there is no observation tower planned.



SOME COMMENTS FROM THE PROPONENT...

I have a love for the Aussie outdoors. And over the last 18 months I have developed a strong bond with this property – a magnificent pocket of the hinterland. I relish the challenge to destroy the infernal Lantana and restore the natural vegetation. And I particularly look forward to opening up this private property for all to enjoy, from you the locals to international tourists.

To the objectors I simply ask: *if not this, then what?* Someone, somehow is going to develop this huge property. Whether it is a hotel and pub, housing subdivision or a gondola. On the spectrum of possible development concepts this is surely one of the most appropriate. And rest assured it isn't going to be a B&B as suggested by many, when the starting investment in the land alone has seven figures.

I am not some large faceless corporation or a "white shoe" developer. My name is Jim. I prefer thongs. I learnt my work ethic sweeping the floors in my father's Mitre 10 shop and I cut my business teeth scrubbing toilet bowls. But you see, I have been successful, won distinguished industry awards, and now employ 50 equally hard working Aussies because I do it with passion, dedication and absolute focus. And as sure as I get up every morning at 4am to tackle a new day – so too this venture will be successful. I see a future for my children in this business. And if the community welcomes us, it is our intention to build our home on this property. I sincerely look forward to that.

Thank you.

Jim Noort

