

VIPASSANA CENTRE QUEENSLAND LIMITED

(Dhamma Rasmi)

RULES ROAD POMONA QLD. 4568

MASTER PLAN

June 2004

Property Description

Lot 6 on RP848414, Parish of Tuchekoi, County of March.
(Ref: Plan 848414)

Location

Rules Road, Pomona, Qld. 4568

Site Area of Centre

4.60ha

Total Site Area

21.69ha

Building Area

Existing GFA 843 sq.m approved dated 20.7.1993

Proposed additional GFA 1,435 sq.m (Refer attached summary)

Zoning

Rural Type 3: retreat located in rural setting

TPC:

Educational Establishment: for up to 52 people

Permit No. 2252 Dated 20.7.1993

Permit No. 11867 TC Dated 28 April 1998

Aim

To upgrade the existing facilities to provide of disabled, elderly, infirm and business people, to provide greater personal privacy and reduce fire risk.

Courses

The Vipassana Centre Queensland offers 10-day residential courses and training in the practice of Vipassana meditation as taught by Buddha. Vipassana is a simple technique of observing the reality of the mind and matter as it naturally occurs. It has nothing to do with any sect or religion. Participants come from many different religious persuasions, countries and backgrounds with the similar aim of learning how to achieve peace of mind without compromising their personal beliefs and faith.

The technique teaches self-dependence with the emphasis on achieving a balanced, equanimous mind with which to lead a happy and productive life. Once a participant has completed a course they may choose to incorporate it into their daily life or not.

The courses are conducted solely on a voluntary donation basis. If a participant feels benefited they may give a donation according to their own volition. Funding is received from no other source.

The Centre

The original 16.18 ha was purchased in 1989. The condition of sale from the owners was that no trees be cut down. The land was semi cleared with stands of native and some fruit trees.

The land has been maintained and improved with the planting of an additional 400 native trees along the western easement.

The Centre's aim is to provide a peaceful environment in a beautiful, natural setting. No domestic animals are permitted and as a result there is a resident wild kangaroo population that oscillates anywhere from 6 to 20 at any one time. The naturally forested 20 acres to the east of the centre is fenced off for conservation. Koalas have been spotted in this area. This area is closed to course participants.

In order to maintain and enhance the amenity, buildings are clearly buffered by thick vegetation and tall trees on the site. Further beautification is planned with water features incorporating small wooden bridges for surface water run-off and plantings of native and tropical plants.

In 1993, the provision of accommodation for 52 students (including staff) was approved. (Ref: Item No.17 of TPC No.2252, dated 20.7.1993). During its first phase of development, the Centre has covered approximately a fifth (4.60 ha) of the 21.69ha site including verandahs and service areas.

At that time plans were approved for:

- meditation hall incorporating dormitory accommodation (22)

- 2 timber clad cottages accommodating 3 beds per room (24)
- 2 masonry single room accommodation units (4 beds and 2 beds) (6)
- 52 total
- 2 ablution blocks
- kitchen/dining facilities
- office/reception facilities (approved under extension TPC 11867 TC)
- teacher's residence incorporating office and interview room

As at today, the requirements of TPC 2252 and 11867 TC have largely been met. The only outstanding item being the upgrading of the existing septic system as per Noosa Council Plumbing Dept.: Building Permit no. 2003-118. Once this is completed we will seek a final inspection on the teacher's residence.

This Master Plan indicates existing facilities and the proposed future development within the context of the current approval. The aim is to upgrade and improve accommodation and associated facilities, and generally enhance the natural environment.

The proposed development includes extension of student accommodation (and the removal of existing dormitory accommodation from the meditation hall), additional dining space, a Reception Office and an Annex to the Hall for individual meditation. The future buildings at the Centre will follow the natural palette of materials and colours already in use throughout the site.

Site/Vegetation

The Meditation Hall is located at the highest level on the site that gently slopes towards the East (ranging from 2% to 8%) and West (ranging from 8% to 14%). The slope admirably facilitates natural drainage. Water supply (tank) and Waste disposal systems are currently being upgraded.

Dispersed throughout the site are various species of trees, which include:

- Acacia
- Banksia
- Bloodwood
- Eucalyptus
- Jacaranda
- Leopard
- Melaleuca
- Palms
- Swamp Mahogany

The proposed buildings within the context of the current approval are planned and dispersed among the existing trees so that there is no adverse environmental impact. It is the Centre's policy to maintain the current single storey concept and to insure that no new building on the site is built higher than the nearest tall tree. Location and layout of buildings insures that no existing tree will be removed.. However, if it is found necessary

to do so, prior permission of the Council will sought and each tree removed will be replaced by at least three native species trees elsewhere in accordance with the general re-vegetation program.

Meditation Facilities (1,2)

Sitting at the highest level (57.29) on the site Meditation Hall has been designed to accommodate group meditation. It is a steel framed construction with infill wall panels and louvered metal windows. The galvanized iron roofing extends out to provide the cover for the generous verandah. The Hall also currently provides temporary makeshift student accommodation, which will be removed once adequate accommodation is made available elsewhere. The proposed **Annex** will be used for more intensive individual meditation incorporating single person cells. It will be positioned towards East of the existing hall along the East-West axis.

Students Accommodation

The Noosa Council's Town Planning Consent Permit dated 19.7.93 allows students' accommodation for 52 persons (including staff). It is the Centre's preferred policy to provide single room per person accommodation.

The present available crowded accommodation is inadequate poses a fire danger. It is proposed to build additional accommodation for 36 students in the coming years as and when donated funds are made available and to get rid of the dormitory style accommodation at the back of the meditation hall as well as the overcrowding in the wooden cottages.

The centre accommodation would eventually comprise single rooms:

***Note: The terms *Old *New:** The Centre compound is divided in two to accommodate male and female segregation on courses. Each area is then divided into old (those who have completed a course previously) and new (those attending their first course). Participants are accommodated accordingly.*

	*Old males	*New males	old females	new females
Existing (teacher's residence)				
(with bathroom)	1		1	
Existing accommodation				
(wooden clad w/out bathroom)	4		4 (1 person per room)	
Existing accommodation				
(masonry acc. W/out bathroom)		2		4
Proposed Disabled accommodation				
(with bathroom)	2	2	2	2
Proposed masonry accommodation				
(with bathroom)	4	5	4	5
Proposed masonry accommodation				
(without bathroom)	<u>2</u>	<u>4</u>	<u>2</u>	<u>2</u>
	13	13	13	13 = 52

The aim is to ensure individual rooms for each student including some rooms with attached bathrooms to cater the specific needs of handicapped and older students.

The two earlier accommodation blocks are timber-clad structures with G.I roofing. Recently built accommodation blocks are more substantial masonry block construction with concrete slab floor and insulated G.I roofing. All new students' accommodation buildings will continue to follow this new approach. Ultimately, the existing timber-clad structures will be replaced with masonry block construction.

Administration, Kitchen and Dining rooms (9,10,11, 14)

This two-storey building houses an administrative reception office and staffrooms on the ground floor and kitchen and dining facilities at the upper level. The office and upper kitchen floor is on a concrete slab and the upper dining room has timber flooring. Service access is on the ground floor. The existing stairwell from reception to the dining rooms excludes access for all disabled participants. Further, the dining rooms (male and female) are too small to allow indoor seating for 25 participants (on a cold day) or for a proper food service area. Further, the verandahs are too small to allow for outdoor dining on hot days.

It is proposed to extend the indoor and verandah areas to allow for comfortable dining and to include disabled and general access ramps along the western façade of the dining rooms.

The downstairs administration area comprises of male and female staff rooms for volunteer servers, reception and storage room as well as laundry, and 2 toilets (1disabled). The administration office has become very busy and with volunteers using the same area, it often becomes congested. Under the new privacy laws it is impossible to manage the applications and calls of applicants in an appropriate manner.

Under the new draft master plan the current Administration/Reception Office will move to a separate new building near the existing kitchen/dining building. The existing reception room will be partitioned and used as a library.

Centre Access (12)

The new draft master plan incorporates a covered drop-off area on arrival. Because participants are asked to provide their own bedding (for health purposes) they often arrive with substantial luggage. Once again, the existing entrance up the stairwell presents a difficult access to the centre. With the new set down area it will be possible to drop off passengers and luggage before parking. The covered walkway will provide shelter in inclement weather.

Summary: Proposed Upgrade: Gross Floor Area:

Based on total students and staff accommodation for 52 persons as approved Town Planning Consent Permit 2252

<i>10 single rooms calculated @ 12.6 sq.m room + ancillary spaces and a generous verandah amounting to footprint of 20 Sq.m per person.</i>	<i>200 sq.m</i>
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<i>26 single rooms with bathrooms attached for handicapped and older students calculated @ 12.6 sq.m room + bathroom + ancillary spaces and a generous verandah amounting to footprint of 25 sq.m per person</i>	<i>650 sq.m</i>
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<i>Annex to the hall for individual meditation for 52 students/teachers</i>	<i>260 sq.m</i>
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<i>Additional dining space</i>	<i>225 sq.m</i>
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<i>Reception and administration office</i>	<i>100 sq.m</i>
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Total: 1,435 sq.m

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