



POLICY No 10
REPORTS AND INFORMATION THE
COUNCIL MAY REQUEST



DOUGLAS SHIRE COUNCIL PLANNING SCHEME POLICY NO 10

Reports and Information the Council May Request

Intent

This Policy is intended to support the local dimension of the Planning Scheme by ensuring that development is supported by documentation, where necessary, which confirms that the development will be ecologically sustainable.

Objectives

The Objectives of this Policy are:

- to ensure that all necessary information is provided with a development application to enable the assessment of the impacts of a proposed development to be undertaken, or to confirm that impacts of a proposed development can be minimised; and
- to ensure that any potential impacts associated with development can be identified and minimised to an acceptable level to protect the biodiversity and environmental integrity of the Shire and to ensure development promotes ecological sustainability.

Information/Reports

The Council may request further information from the applicant to assist in the assessment of a development application. This Policy provides an indication only of the type of further information that may be requested. The final Information Request will be determined on a site specific basis and following the submission of a formal application.

Localities

The following general information may be required to assess an application against a Locality Code:

- an assessment of how the development may contribute to or detract from achievement of the outcomes sought for the Locality;
- if applicable, an assessment of measures proposed to adequately manage the potential detraction from the achievement of the outcomes.



Special Management Areas

A number of Localities include Special Management Areas which require specific information to be provided to Council in association with an application.

Special Management Area 1 – Foxton Avenue, Mossman and Environs Locality

For any assessable development within the Foxton Avenue Special Management Area, the following reports will be required by the Council:

- a site Survey Plan prepared by a suitably qualified professional, showing the surveyed contours of the site at 1 metre intervals;
- a Flood Study, prepared by a suitably qualified professional to confirm that any residential development is sited above the Q100 flood level;
- a Vegetation Audit prepared by a suitably qualified professional detailing the type and extent of vegetation species on the site and the vegetation to be retained and protected in association with development.

Special Management Area 1 – Flagstaff Hill, Port Douglas and Environs Locality

For any assessable development on Flagstaff Hill the following reports will be required by the Council:

- a Report prepared by a Landscape Architect outlining, in detail, the proposed method of retention of existing vegetation which is required to be retained within 10 metres of a proposed building or excavation;
- a Site Survey Plan prepared by a suitably qualified professional, showing the surveyed contours of the site at 1 metre intervals;
- an Engineering Plan prepared by a suitably qualified professional, showing the total proposed extent of fill on the site; and showing that excavation is limited to a maximum depth of 1.5 metres on the site;
- a Report prepared by a Geotechnical Engineer confirming that the proposed development does not require complex and extensive engineering solutions and advising on the foundation conditions and stability of the site and including recommendations on the most suitable method of construction;
- Architectural Plans prepared by a suitably qualified professional, showing the location and layout of all levels of the proposed building; and Architectural Plans of elevations and sections of the development prepared by a suitably qualified professional showing the proposed form, materials and exterior colours of the proposed buildings;
- True Perspective Views prepared by a suitably qualified professional, showing the proposed buildings in relation to foreground and background vegetation, both on and off the site (with off-site vegetation distinguished from on-site vegetation), as seen from appropriate vantage points determined by Council. Such perspective views to illustrate vegetation at each of three stages:-



- at the end of construction;
- two years after construction;
- 10 years after construction;

Special Management Area 2 – Residential Growth Area, Port Douglas and Environs Locality

For any assessable development within the Residential Growth Area, the following reports will be required by the Council:

- a site Survey Plan prepared by a suitably qualified professional, showing the surveyed contours of the site at 1 metre intervals;
 - a Flood Study, prepared by a suitably qualified professional to confirm that any residential development is sited above the Q100 flood level;
 - a Vegetation Audit prepared by a suitably qualified professional detailing the type and extent of vegetation species on the site and the vegetation to be retained and protected in association with development.
- Special Management Area 3 – Service Industry Precinct, Craiglie, Port Douglas and Environs Locality

For any assessable development relating to Lot 83 on SR 724 within the Service Industry Precinct at Craiglie, the following report will be required by the Council.

- a Needs Assessment prepared by a suitably qualified professional which demonstrates a robust methodology for determining the staged expansion of industrial development at Craiglie, in relation to a clear and identifiable demand for more service industry land to service the Port Douglas and Environs Locality.

Overlays

If an application requires assessment against an Overlay Code the following general information may be required:

- an assessment of how the development or effects of the development may affect the values of the relevant feature or resource;
- an assessment of how the development may create or increase a risk of adverse effects on the natural or built environment or human health or safety; and
- if applicable, an assessment of measures proposed to adequately manage the potential adverse effects arising from the development.

Land included on an Acid Sulfate Soils Overlay

A report which ensures sampling and analysis is carried out in accordance with the procedures described in Guideline for State Planning Policy 2/02 Planning and Managing Development Involving Acid Sulfate



Soils and includes information on the presence, extent and intensity of Acid Sulphate Soils (ASS) and Potential Acid Sulphate Soils (PASS).

Where PASS or ASS is identified, a Management Plan is to be prepared by a suitably qualified and experienced person which includes, but is not necessarily limited to:

- an ASS map or maps;
- a detailed description of the depth and location of all ASS identified;
- the methodology used for sampling and analysis (both field and laboratory);
- the ASS management practices to be implemented that will achieve any or all of the following:
 - details of any pilot project of field trial to be undertaken to prove the effectiveness of any new technology or innovative;
 - the monitoring and reporting procedures to be established and implemented;
 - a contingency plan and accident/emergency response procedures;
 - performance criteria to be used to assess the effectiveness of the ASS management and monitoring measures.

Land included on a Cultural Heritage and Valuable Sites Overlay

If an application involves the alteration, removal or demolition of a Valuable Conservation Feature or Valuable Site then a report by a suitably qualified professional may be required. The report should address the following matters:

- Identify and illustrate the extent of the alteration, removal or demolition, and
- demonstrate that the alteration, removal or demolition is unlikely to affect the visual or heritage significance of the place, or
- demonstrate that the alteration, demolition or removal is necessary to facilitate development and, where appropriate, design measures minimise any affect on the visual or heritage significance of the building, and
- assess the structural integrity of the building, and
- identify whether it is reasonable to make the structure or building structurally sound if necessary.

If an application involves new built structures on the same site as a retained Valuable Conservation Feature or Valuable Site, a report from a suitably qualified professional is provided outlining measures to be introduced to protect the place or site, based on:

- the nature of the place or site;
- the nature of the proposed land use; and
- the nature of the proposed development site.

A Conservation Assessment Report prepared by an historian, archaeologist, other suitably qualified professionals, or a local historical society, anthropologists or an Indigenous person speaking up for



country may be required to, advise that there are no potential relics, evidence of occupation history, or Indigenous spiritual or cultural connections.

Development/redevelopment of a site containing or adjacent to a Valuable Conservation Feature or Valuable Site is undertaken in accordance with *The Australia ICOMOS Charter for the Conservation of Places of Cultural Significance*.

- *Care for Significant Fabric*

Changes to heritage places should not diminish, destroy or conceal significant fabric (the elements, components and physical material that make up the place).

- *Reversible Alterations*

Alterations to original building fabric should be reversible and should not prevent future conservation action.

- *Distinguishing New from Old*

Decorative detail or additions to heritage places should clearly show that they are new elements to the heritage place.

While being sympathetic and respecting original fabric, the detail of new work should, on close observation or through additional interpretation, be identifiable from the old fabric.

- *Sympathetic Changes*

Generally, new work in a heritage place should be sympathetic to the features of importance in terms of character and context in relation to siting, size, height, setback, materials, form, and colours.

- *Respecting Earlier Changes*

Changes to a heritage place over time offer evidence of its historical development and may have acquired their own significance.

Emphasis should not be placed on one period of a place's development at the expense of others unless that period is much more significant.

- *Retaining Context*

Changes to the visual setting and context of a place should enhance its character and appearance.

Information may be sought by Council from a qualified professional which details compliance with the outcomes specified and sought above.



An Indigenous Cultural Heritage Clearance may be required to:

- specify areas within a site where development would conflict with cultural beliefs or practices or where development should occur only with special conditions;
 - specify mechanisms for the protection of elements of the natural environment and habitats;
 - nominate preferred access arrangements to land for Indigenous Cultural pursuits.
- Land included on a Natural Hazards Overlay

In Bushfire-Prone Areas a report maybe required from a qualified professional, which details how development in bush fire prone areas identified on a Natural Hazards Overlay on any Locality Map as High or Medium Risk Hazard complies with *Bushfire Prone Areas: Siting and Design of Residential Buildings* (Queensland Government, December 1997).

General

- Agricultural Suitability/Viability Report

An Agricultural Suitability/Viability Report prepared by a suitably qualified professional, may be required to assess the agricultural viability of land the subject of a development application and confirm that agricultural viability will not be compromised.

An Agricultural Suitability/Viability Report should address the following matters:

- details of soil tests determining the quality of the soils for primary production;
- details of available water resources;
- details of primary production options;
- details relating to agricultural buffer zones providing wind protection;
- details of viable markets for produce/product;
- details of the storage of chemicals and evidence that this will be done in accordance with the Rural Chemical Code of Practice for Storage and Use of Chemical at Rural Workplaces (Rural Chemicals Code, 1994); and
- details of any impacts the activity may have on site and off site.

In addition to the details required above, any application for Primary Industry proposed in the Settlement Areas North of the Daintree River Locality is required to be accompanied by the following:

- details of any detrimental environmental impacts the proposed rural activity may have on the existing natural environment both on site and adjacent to/downstream of the site;
- details confirming that the proposed use will not have detrimental impacts on the natural values and scenic amenity of the area;
- details of any enhancement planting using endemic species, to restore diversity in areas which have been degraded by clearing and/or grazing;



- details of the control and removal of undesirable plants as defined in Schedule 2 of the Wet Tropics Management Plan 1998;
- details of any collection of run-off from rural land prior to entry into natural water systems using man made water filter systems;
- details of any plants to be established on the site, to ensure none are invasive or capable of naturalising;
- details of any direct water flow from agricultural drains into constructed dams and wetlands prior to entry to natural watercourses;
- details of any wetlands and/or dam systems which should include a succession of stages including:
 - swale/grassed waterway;
 - inflow wetland;
 - spillway;
 - storage dam;
 - spillway;
 - outflow wetland;
 - spillway;
 - agricultural buffer zone;
 - riparian forest;
- details of any harvesting of water run-off from the property for rural use to reduce reliance on creeks and associated downstream impacts;
- details of controlling weeds using mechanical as opposed to chemical methods;
- details of managing feral animals, in particular pigs, through target specific measures and non chemical methods such as trapping;
- details of any holistic crop management systems that support the health and resilience of both natural and crop eco systems;
- details of erosion control measures such as contour drains to move excess water to stable watercourses, grassed waterways, contour planting, biological water filter systems;
- details of managing native animals by considering the potential for detrimental impacts on fauna associated with commercial crops;
- details of screening potential production species for disease and pest susceptibility and suitability to climate and soil conditions to achieve successfully crop management;
- details of natural weeding methods, including steam and flame weeding, aimed at achieving successful crop management;
- details of integrated crop management techniques accredited for certified organic natural farming practices, such as Environmental Management Systems (EMS) Accreditation and Certification ISO14001 and Biological Farmers Australia (BFA);
- details of a Property Management Plan prepared taking account of all relevant measures outlined above.



❑ Development which triggers the Natural Areas and Scenic Amenity (NASA) Code

Development proposed on land with a maximum slope between 15% and 33% and containing Remnant Vegetation or a Watercourse is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.

Development proposed on land with a maximum slope above 33% and containing Remnant Vegetation or a Watercourse is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.

The design and siting of any buildings/structures proposed on land with a maximum slope above 15% and containing Remnant Vegetation or a Watercourse are supported at building application stage, by an additional Geotechnical Report prepared by a qualified engineer. The building application also incorporates details of external building finishes which complement the natural environment.

Reports by suitably qualified professionals may be requested to determine the geological stability of the site, and the sites suitability for the proposed development and the extent of vegetation clearing required to facilitate development including:

- slope, soil depth, variation in the groundwater table, and soil stability;
- proposed buildings and other structures construction types, foundations, etc;
- stormwater and waste disposal;
- sewage disposal;
- on site engineering works for driveways, retaining walls, pools, dams, etc;
- loss of existing vegetation;
- desktop studies of geology, *slope* instability and topographical maps and study reports;
- appraisal of *slope* instability indicators (including such factors as seepage, soil creep, vegetation and building distress);
- collection of geological and topographical measurements for the site;
- identification of landslip/subsidence risk areas;
- long term stability of the site and long term stability of the proposed development; and
- recommendations for suitable land use; building location, design and construction; density of development; earthworks; retaining walls; drainage; effluent disposal; vegetation retention and site maintenance.

In addition, where development is proposed on land that is located in a visually significant area the following information may be required:

A Visual Analysis Report prepared by a suitably qualified professional and carried out to determine the visual impact of the proposed development. The Visual Analysis Report is to include computer generated images of the development that overlay photographs of the site. A temporary structure or weather balloon/s is erected to provide a perception of the impact of the development.



The development of the site has regard to:

- identification of geotechnically stable land on the site, suitable for a Designated Development Area;
- construction and foundation requirements;
- on-site engineering works for driveways, retaining walls, pools, dams, pads and benches; and
- vegetation management.

Ecological Assessment Report

An Ecological Assessment Report prepared by a suitably qualified professional, may be required for a development considered to have the potential to have adverse ecological and environmental impacts. The report should generally follow the format outlined below:

- Site location - a brief description of the site and surrounding areas, including the location of associated infrastructure development and figures/maps of all locations;
- Project description - summarise the objectives of the project and proposals for the construction and operation of the project and associated infrastructure developments;
 - the precise nature and scale of works;
 - the location and site requirements;
 - the plant and/or building layout, size and design and the development staging program;
 - the range and quantity of materials to be produced;
 - the production process;
 - possible waste discharges;
 - on-site works and operations;
 - off-site works and operations;
 - transport systems;
 - infrastructure requirements (water, sewerage, energy, waste disposal);
 - the workforce;
 - project life and time scale for completion;
 - the possible future expansion of associated development/works;
- Alternatives to proposed development (for major or intensive development projects) - summarise the features of alternatives investigated and detail the reasons for choosing the preferred option;
- Existing environment - summarise the features of the physical, biophysical and built environment relating to the proposed development and associated infrastructure;
- Site and locality;
- Landform, geology and geomorphology;
- Hydrology (surface water and groundwater);
- Climate;
- Air quality;
- Noise environment;
- Coastal processes (if applicable);



- Ecological status/significance including:
 - types, structure and location of vegetation associations on the site and surrounding areas, including measures of foliage cover, health and natural regeneration;
 - species of flora and fauna (aquatic and terrestrial, native and introduced), weed and pest species, including the location and abundance of each species, especially the presence of rare or endangered species;
 - conservation significance - bioregional status, local and national status;
 - special ecological values of the site such as refuge habitat, a breeding habitat, a corridor for wildlife movement and use by migratory species;
- Social, cultural and economic characteristics, including socio demographic data of the local and surrounding area and details of the potential impacts of the proposed development on the local community;
- Landscape character and visual amenity;
- Infrastructure;
- Transport;
- Water supply;
- Effluent treatment and disposal;
- Solid waste;
- Power and communications.
- Principal potential environmental impacts - summarise the main potential impacts of the project (direct, indirect and cumulative), both beneficial and detrimental, and any alternatives, on the existing environment;
 - Geology and geomorphology;
 - Hydrology (surface and groundwater);
 - Ecological status/significance;
 - Air quality;
 - Noise levels;
 - Coastal processes (if applicable);
 - Infrastructure;
 - Potential events;
 - Safety program.
- Environmental monitoring, protection and management procedures - summarise the safeguards, standards and management procedures proposed to protect the environment, including environmental monitoring and the methods proposed to ameliorate or alleviate the potential impacts;
- Conclusions - summarise the key strategies and amendments to the proposal to address any adverse environmental impacts.



□ Environmental Management Plan

An Environmental Management Plan prepared by a suitably qualified professional, may be required for a development considered to have the potential to have adverse environmental impacts.

An Environmental Management Plan (EMP) seeks to ensure that the impacts of development on the environment are adequately controlled. This can include construction, operational and decommissioning stages of a development.

The range of issues that may be requested to be addressed in an EMP include:

- Acid sulfate soil;
- Air quality;
- Buffer area management;
- Building/structure conservation or retention;
- Energy efficiency and management;
- Erosion and sediment control;
- Management of activities and events, including monitoring and corrective action;
- Management of the impacts of land uses on surrounding sites;
- Natural and cultural heritage preservation/management;
- Noise control;
- Rehabilitation/landscaping;
- Rehabilitation of sites;
- Resource and waste management;
- Stormwater management;
- Vegetation management;
- Visual amenity;
- Water quality/waterway health;
- Weed control.

The following provides a guide to the type of information that might be included in an EMP and how it could be structured.

Introduction

- Description of the development proposal;
- The need for the EMP in relation to the development;
- Structure and scope.

Aims of the EMP

- As a framework for practically addressing and monitoring the significant environmental impacts of the proposal;



- Compliance with legislative requirements and government policies;
- Evidence that the works and operations are being conducted in an environmentally responsible manner.

Identification of environmental issues or environmentally impacting activities and associated management actions

For each Issue or environmentally impacting activity:

- policy for addressing the issue/activity;
- performance criteria;
- implementation strategy;
- monitoring program;
- details of how reporting will influence mitigation measures and how reporting is to take place.

Geotechnical Report

A Geotechnical Report prepared by a suitable qualified professional, may be required for a development considered to have the potential to impact on slope stability or in other circumstances deemed necessary by the Council.

In particular, development proposed to be erected on land with a maximum slope between 15% and 33% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage.

Development proposed to be erected on land with a maximum slope above 33% is accompanied by a Specialist Geotechnical Report prepared by a qualified engineer at development application stage which includes sign-off that the Site can be stabilised.

Any buildings/structures proposed to be erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by qualified engineer at building application stage.

The report should address the following matters:

- boundary dimensions;
- location of easements;
- existing services, such as sewer, stormwater, water, gas, electricity, telephone and other utility services;
- contour lines to AHD (0.5 mm vertical intervals);
- soil profiles;
- street front kerb location, cross over, side gully pits locations; driveway location and slope;
- off-street parking locations; building location and setback dimensions;
- earthwork details and building pad levels;



- retaining wall location, extent, height and offset from boundaries;
- existing and proposed on-site drainage system;
- identification of trees to be removed or retained;
- fencing extent, location, height, material and type;
- swimming pool location, level and depth;
- ancillary structures, such as pergolas and sheds;
- landscaping, lawn areas, paved areas, mass planting areas and trees.

Landscape Plan and/or Landscape Report

The Council may require a Landscape Plan or Plans and/or a Landscape Report prepared by a suitably qualified professional, in accordance with the specific requirements detailed in the Planning Scheme and Planning Scheme Policy No 8 – Landscaping.

Private Forestry Reports

An application for the establishment of Private Forestry lodged with the Council requires a Private Forestry Development Plan and a Private Forestry Management Plan to be prepared by a suitably qualified professional.

The Private Forestry Development and Management Plans are required to confirm there will be no clearing of any vegetation identified on a NASA Overlay on any Locality Map, and should address the following matters:

- property description;
- description of the neighbouring properties including their current use and tenure;
- proposed species of plantation trees;
- location of existing and proposed access tracks and roads;
- treatment of any environmentally sensitive areas and measures for the protection of their values including the maintenance of linkages and connectivity values;
- treatment of constrained areas such as land adjacent to watercourses and steep land;
- proposed pest control measures;
- proposed harvest cycle and regime; and
- rehabilitation/regeneration measures.

Rehabilitation Management Plan

A Rehabilitation Management Plan prepared by a suitably qualified professional, may be required in certain circumstances and should address the following matters:

- the final landform and levels of the rehabilitated site;
- the location, shape and depth of any water bodies;
- that the site will be stable and will not be subject to erosion;
- that the site will be free of contaminants;



- that enrichment planting will be conducted of high value non-invasive species;
- that water quality downstream of the site will not be adversely affected in the future;
- that the water quality of any water bodies on the site will be of a standard which can support fish life and other aquatic invertebrates;
- the areas of the site to be revegetated with native plant species endemic to the area;
- that the visual amenity of the rehabilitated site is consistent with the visual amenity expected for the alternative uses and the visual amenity of the locality.

Rural Assessment Report

A Rural Assessment Report prepared by a suitably qualified professional, may be required and should address the following matters:

- Demonstrate that the proposed development will provide direct services or goods to local rural production; or
- the use is ancillary to farming; or
- the use is for the purpose of rural service industry, aquaculture, extractive industry or public infrastructure; or
- the use is for another purpose which can be demonstrated to have an over-riding public benefit for the Shire, as determined by Council; or
- demonstrated compliance in full, with the following:
 - the use would not prejudice rural activity/viability (current or future) in the locality, and
 - the use would not diminish the rural amenity of the locality;
 - the use will not affect the natural amenity of the area; and
 - the use will not have an adverse impact on the environment.

Scenic Amenity Report

Scenic Amenity Report prepared by a suitably qualified professional may be required, and should address the following matters:

- identifies site constraints and opportunities
- clearly identifies the elements which contribute to the scenic amenity values of the site
- confirms that the proposed development will protect the scenic amenity of the site and the surrounding area, in accordance with the requirements below:
 - verifies the significance of the scenic amenity on the site;
 - identifies important habitat areas and linkages on the site;
 - identifies areas on the site of importance in providing connectivity with surrounding natural areas;
 - identifies the preservation of existing creek lines and drainage patterns;
 - identifies protection measures to be put in place during the construction phase to protect areas of the site which are to be retained in their natural state;



- identifies the direct and cumulative effects associated with the proposed development;
- demonstrates that the scenic amenity values will be maintained or improved; and
- demonstrates that areas with significant scenic amenity values will be provided with ongoing protection.

Site Rehabilitation Plan

A Site Rehabilitation Plan prepared by a suitably qualified professional, may be required in certain circumstances and should address the following matters:

- after use options, including the most likely or preferred option;
- conceptual design of after use infrastructure;
- proposed final surface contours;
- capping material to be used;
- vegetation to be planted, identified on a planting plan;
- that the control and removal of undesirable plants is as defined in Schedule 2 of the Wet Tropics Management Plan, 1998.
- drainage system including final discharge point;
- provision for irrigation measures to promote vegetation growth; and
- anticipated period of after care.

In addition to any relevant matters outlined above, any application for development proposed in the Settlement Areas North of the Daintree River Locality may be required to be accompanied by the following:

- details of the extent of any revegetation;
- details of a list and pot size of native species to be used in any revegetation;
- details of a removal programme for non native vegetation existing on site in the area to be revegetated;
- *the control and removal of undesirable plants as defined in Schedule 2 of the Wet Tropics Management Plan, 1998.*
- details of on going maintenance and management of the revegetated balance area of the site.

Social and/or Socio-Economic Impact Assessment

A Social Impact Assessment or a Socio-Economic Impact Assessment prepared by a suitably qualified professional, may be required in certain circumstances and should address the following matters:

The report should aim to ensure that the social and socio-economic impacts of development are identified and managed appropriately.

The report should provide a socio demographic profile of the local area and the surrounding area of influence determined for the development.



The report should also provide evidence of:

- the social and socio-economic benefits of the development;
- mitigation measures, where necessary, of potential adverse social impacts of the development; and
- management strategies which can be implemented to minimise any potentially negative social or socio-economic impacts of the development.

Applications for local commercial development in the Settlement Area of Degarra/Bloomfield should be accompanied by a Report that provides justification for the suitability of the location at Degarra/Bloomfield to service the local community and passing tourists and travellers.

The assessment of any application for commercial uses in the Settlement Area of Degarra/Bloomfield also needs to take account of the opportunities and constraints of the Site.

Wastewater Disposal Report

A Wastewater Disposal Report prepared by a suitably qualified professional, may be required in certain circumstances and should address the following:

- A description of the type of wastewater disposal system proposed and the method and level of treatment that will be achieved;
- The proposed location and area required for the treatment unit and location and size of irrigation area if required;
- Location of the system relative to the House, Access, vegetation and any Watercourses on the site;
- Proposed maintenance programme required to maintain the efficiency of the system;
- Accreditation of the system and proposed licensed installer and/or contractor to install and maintain the system;
- Demonstration of how the wastewater disposal system will meet the Performance Criteria of the Code.

A Wastewater Disposal Report is mandatory for any development application including a House in the Settlement Areas North of the Daintree River Locality and World Heritage Areas Locality.

Water Infrastructure Report

Where groundwater is to be used on a development site, a Report is required detailing the outcomes of the following:

- Flow rate tested in accordance with Australian Standards and involving a 24 hour draw down during which time a minimum flow of 1 L/s is maintained.



- The measured water level of any bores within 250 metres at the commencement and at the end of the drawdown test.

Should the drawdown of any bore within 250 metres exceed 0.5 metres, independent hydrological advice is required to be provided to Council outlining the sustainability of the proposed use of the bore.

If groundwater is to provide domestic potable water, and there is a septic trench within 200 metres, the water quality of the bore supply is tested at the completion of the drawdown test. The water quality must meet Australian Standards for potable water.

If surface water is to be used on a development site, an assessment is required to estimate the mean flow of the Watercourse and the total abstraction of the mean flow rate is not to exceed 10% of the mean flow rate. The accumulative impact of existing water users above the proposed point of abstraction is also required to be taken into account in the allocation of 10% of the mean flow rate.

Disclaimer

The list of reports and details outlined above are not exhaustive and on that basis the Council may require additional reports not specified in this Policy and/or additional information to be included in reports not specified in this Policy, on a site specific and development specific basis.

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