

5.2. COMBINED APPLICATION FOR A MATERIAL CHANGE OF USE FOR INTENSE HORTICULTURE AND RECONFIGURATION OF A LOT BY LEASE AGREEMENT FOR 10 OR MORE YEARS

REPORT AUTHOR	Jenny Elphinstone, Senior Planning Officer
MANAGER	Paul Hoyer, Manager Environment and Planning
DEPARTMENT	Environment and Planning
APPLICATION NO	CA 2022_4621/1
PROPOSAL	Combined Application for a Material Change of Use for Intense Horticulture and for the Reconfiguration of a Lot by lease agreement for 10 or more years.
APPLICANT	Rainforest Rescue C/- Justin Phipps, Urban Sync Pty Ltd PO Box 2970, Cairns Qld 4870
LOCATION	1506 Cape Tribulation Road Cow Bay
PROPERTY	Lot 551 on RP748411
PLANNING SCHEME	2018 Douglas Shire Council Planning Scheme Version 1.0
ZONING	Conservation Zone
LEVEL OF ASSESSMENT	Impact
PROPERLY MADE DATE	1 February 2022
STATUTORY ASSESSMENT DEADLINE	31 May 2022
REFERRAL AGENCIES	N/A

LOCALITY

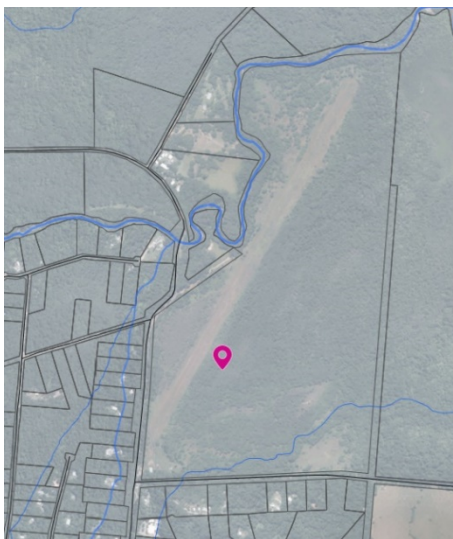


Figure 1– Locality Plan

RECOMMENDATION

That Council approves the combined development application for Material Change of Use for Intense Horticulture and for the Reconfiguration of a Lot by lease agreement for 10 or more years over land described as Lot 551 on RP748411, subject to the following:

APPROVED DRAWING(S) AND / OR DOCUMENT(S)

The term 'approved drawing(s) and/or document(s) or other similar expressions means:

Drawing or Document	Reference	Date
Locality Plan and Schedule of Drawings	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P01, Sheet 1 of 6, Revision A	20 January 2022
Overall Layout Plan	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P02, Sheet 2 of 6, Revision A	20 January 2022
Perspective Views	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P03, Sheet 3 of 6, Revision A	20 January 2022
Shade House Plans	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P04, Sheet 4 of 6, Revision A	20 January 2022
Propagation House Plans	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P05, Sheet 5 of 6, Revision A	20 January 2022
Vehicle Turning Templates	Barlow Shelley Consulting Engineers Job No. 2170, Drawing P06, Sheet 6 of 6, Revision A	20 January 2022
Lease Plan	RPS Australia East Pty Ltd Survey Plan of Lease A in Lot 551 on RP748411	5 November 2021
FNQROC Regional Development Manual Standard Drawing/s for Vehicle Access		
Rural Allotment Access	Standard Drawing S1105 Issue E	26 November 2014

ASSESSMENT MANAGER CONDITIONS & ADVICES

1. Carry out the approved development generally in accordance with the approved drawing(s) and/or document(s), and in accordance with:

- a. The specifications, facts and circumstances as set out in the application submitted to Council; and
- b. The following conditions of approval and the requirements of Council's Planning Scheme and the FNQROC Development Manual.

Except where modified by these conditions of approval.

Timing of Effect

2. The conditions of the Development Permit must be effected prior to Commencement of Use, except where specified otherwise in these conditions of approval.

Road & Access

3. Prior to the commencement of use at a minimum upgrade the access road intersection with the Cape Tribulation Road pavement with a 6m driveway, appropriate apron and access as per the FNQROC Regional Development Manual Standard Drawing S1105 Rural Allotment Access. The sealed section of the driveway must extend 10m onto the land.

Provide and maintain internal access roads with a suitable crushed rock finish that is watered in dry weather periods where needed to minimise dust emissions.

The existing access and gate are to be removed and replaced with fencing and landscape buffer on the land.

All works are to be at no cost to Council and to the satisfaction of the Chief Executive Officer.

Carparking

4. The minimum amount of vehicle parking must be four (4) car parking spaces (inclusive of one wheelchair accessible car parking space) to the satisfaction of the Chief Executive Officer. The wheelchair access car parking space and associated access between this parking space and the entry to the site office must be in accordance with Australian Standards, National Building code and the Premises Standards. The remaining three car spaces can be on crushed gravel to the satisfaction of the Chief Executive Officer.

Landscape Buffer

5. A ten (10) metre landscape buffer to Cape Tribulation Road, for the extent being parallel to the lease area. The landscape buffer must be planted only with species endemic to the local area and planting is to be arranged to provide a dense natural layout to screen the development from Cape Tribulation Road. The landscape buffer must be established prior to the commencement of use and must be maintained at all times for the life of the use to the satisfaction of the Chief Executive Officer.

Species propagated onsite

6. The nursery must only stock endemic native plants from the Daintree and follow best practice principles for seed collection of rainforest species. No invasive or undesirable species are to be stocked or propagated. At all times the applicant is to maintain an active vigilance for invasive ant species. The applicant must apply a suitable management program to eradicate invasive or undesirable spaces in the lease area to the satisfaction of the Chief Executive Officer.

Approved Lease Period

7. The reconfiguration of a lot by lease is limited to a period of twenty (20) years.

Reconfiguration by Lease Linked to Material Change of Use

8. The approval for the Reconfiguration by lease agreement for more than ten years lapses where the Material Change of Use for Intensive Horticulture of the lease area is not commenced within six years or the use is abandoned.

Removal of Buildings, Structures and Works

9. Within six months after the end of the lease period or within six months after the abandonment of the material change of use, the land must be restored and rehabilitated by the removal of all temporary buildings, structures and works associated with the development, excluding the vehicle access crossover and driveway onto the land for a distance of ten (10) metres and access roads associated with the existing Dwelling house, two-bay shed and generator shed.

ADVICES

1. This approval, granted under the provisions of the *Planning Act 2016*, shall lapse six (6) years from the day the approval takes effect in accordance with sections 85(1)(b) and 71 of the *Planning Act 2016*.
2. This approval does not negate the requirement for compliance with all relevant Local Laws and statutory requirements.
3. All building site managers must take all action necessary to ensure building materials and/or machinery on construction sites are secured immediately following the first potential cyclone warning and that relevant emergency telephone contacts are provided to Council officers, prior to commencement of works.
4. For information relating to the *Planning Act 2016*, log on to www.dsd.qld.gov.au . To access the FNQROC Development Manual, Local Laws and other applicable Policies log on to www.douglas.qld.gov.au.
5. The taking of water, or interfering with water from streams or groundwater sources, will require a permit administered under the *Water Act 2000* and issued by the regional office of the Department of Natural Resources. Further information can be obtained from the Department at www.dnr.qld.gov.au.

Infrastructure Charges Notice

6. A charge levied for the supply of trunk infrastructure is payable to Council towards the provision of trunk infrastructure in accordance with the Infrastructure Charges Notice, refer to Attachment 3. The original Infrastructure Charges Notice will be provided under cover of a separate letter.

The amount in the Infrastructure Charges Notice has been calculated according to Council's Infrastructure Charges Resolution. Please note that this Decision Notice and the Infrastructure Charges Notice are stand-alone documents. The *Planning Act 2016* confers rights to make representations and appeal in relation to a Decision Notice and an Infrastructure Charges Notice separately.

REASONS FOR DECISION

1. The reasons for this decision are:
 - a. Sections 60, 62 and 63 of the *Planning Act 2016*:
 - b. to ensure the development satisfies the benchmarks of the 2018 Douglas Shire Planning Scheme Version 1.0; and
 - c. to ensure compliance with the *Planning Act 2016*.
2. Findings on material questions of fact:

- a. the development application was properly lodged to the Douglas Shire Council 1 February 2022 under section 51 of the *Planning Act 2016* and Part 1 of the *Development Assessment Rules*;
 - b. the development application contained information from the applicant which Council reviewed together with Council's own assessment against the 2017 State Planning Policy and the 2018 Douglas Shire Planning Scheme Version 1.0 in making its assessment manager decision.
3. Evidence or other material on which findings were based:
- a. the development triggered assessable development under the Assessment Table associated with the Conservation Zone Code;
 - b. Council undertook an assessment in accordance with the provisions of sections 60, 62 and 63 of the *Planning Act 2016*; and
 - c. the applicant's reasons have been considered and the following findings are made:
 - i. Due to the extent and nature of the use to provide suitable plant material for local revegetation programs the development needs to be located in this area of the Shire;
 - ii. In terms of land use designations and reconfiguration of a lot, the Planning Scheme does not anticipate this type of development taking place and therefore does not designate land or consider reconfiguration of a lot by lease agreement for more than ten years accordingly. The development needs to be located within an existing cleared area and is best located in the Low Impact Rural Production and Tourism Enterprise Precinct of the Local Plan for Cow Bay and the approval can be appropriately conditioned to be remove the impacts of the development at the end of the lease period; and
 - iii. Despite not being anticipated development to establish in the Conservation zone, subject to conditions the development satisfactorily meets the Planning Scheme benchmarks and supports the strategic outcomes related to Environment and Landscape Values, Natural Resource Management, Strong Communities and Identity and Economy.

Assessment Benchmarks

The following are the benchmarks applying to the development.

Benchmarks applying for the development	Benchmark reference
Strategic Framework Conservation Zone Code Cape Tribulation and Daintree Coast Local Plan Reconfiguring a lot code Acid sulphate soils overlay code Bushfire hazard overlay code Landscape values overlay code Natural areas overlay code Transport network overlay code Access, parking and servicing code Environmental performance code Filling and excavation code	Douglas Shire Planning Scheme 2018 (V1.0) in effect 2 January 2018

Benchmarks applying for the development	Benchmark reference
Infrastructure works code	
Landscaping code	
Vegetation Management Code	

Compliance with Benchmarks

The development complies with the benchmarks as per the summary provided in Reasons for Decision in particular Item 3c.

EXECUTIVE SUMMARY

The application is by a not-for-profit group that is inherently focussed on the restoration and revegetation of local rainforest, predominantly north of the Daintree River. Replanting activities generally occur on by-back land or land purchased for this on a philanthropic basis. The proposed nursery is significantly large in scale and anticipated production output. Economies of scale are achieved by locating the use in the central area of Cow Bay, close to land on which the lands will be revegetated. The development does not require any clearing to establish and can be undertaken in such a manner that at the end of the period the activity can be suitably removed. Despite the conflict of the development with particular code outcomes, land use and reconfiguration by lease, the development is considered appropriate to the land as it provides for long term revegetation of land in this area of the Shire and is for a temporary term. The nursery production for locally endemic species will support the biological diversity and ecological integrity of the area. The report recommends that subject to the conditions the approval be supported.

TOWN PLANNING CONSIDERATIONS

Background

This large site has been partially cleared for commercial and farming activity including a dwelling house (with a compost toilet), the Cow Bay aircraft landing strip and associated infrastructure and buildings. Part of the land remains in its natural state and part is being restored via a process of no further clearing actions. The land is in the commercial area of Cow Bay and is strategically important lot that has been cleared and provides for rural and commercial activity and a transport link all of which support the local community.

Proposal

The applicant, Rainforest Rescue actively re-establishes and rehabilitates land in this local area. Rainforest Rescue is a not-for-profit organisation.

Material change of use

The applicants seek to use part of the cleared southwestern corner of the site, near the road intersection, for *Intensive Horticulture* (a plant nursery and ancillary operations) to enable the reforestation of other land. This is a material change of use of the land.

The development will utilise existing buildings on the Cape Tribulation Road site as well as the using temporary buildings (new demountable office and small chemical shed) and shade structures.

Settlement and catchment ponds will be excavated at the northern end of the propagation area. The development will harvest rainwater catchment and overland flows for watering. The bioretention basis will be constructed under a separate development permit for operational work. When required the onsite bore will be utilised.

The development is expected to engage 4-10 employees on-site at any one time, depending on operational capacity.

The development will provide species for planning for reforestation of areas in the Upper Daintree and areas north of the Daintree River. Seeds will be collected from the surrounding area for this purpose and transported to the site by car. Plants leaving the site will be transported by a trailer on a car. It is anticipated that the nursery will initially grow 75,000 plants in the first year, increasing to 150,000 at full capacity.

Vehicle parking spaces for four (4) car parking spaces (inclusive of one wheelchair accessible car parking space) will be provided onsite in designated areas for employees and delivery / pick-up vehicles. The applicant advised that no large vehicles or machinery will be required onsite.

A 15.7m wide informal access will be retained to ensure any certified person who requires access to the existing airstrip can do so safely without having to traverse around the proposed development.

The applicant has included a new 6m wide driveway matching into the existing gravel surface will be constructed in accordance with the FNQROC Regional Development Manual Rural Access Crossover drawing. This access has recently been constructed.

Reconfiguration of a lot by lease agreement

In addition to the material change of use that applicant also seeks a long-term lease over the area for three consecutive periods extending to twenty-five (25) years with an option to renew. As the lease is for more than 10 years this component of the application creates a new lot by lease arrangement. The lease is to allow for the establishment of the new plant nursery and ancillary facilities (i.e., compost toilet, propagation house, shade house, demountable office and outdoor growing area). The applicant advised that a \$500,000.00 budget has been estimated to establish the nursery. To progress with certainty for the landowner and the applicant a lease arrangement of more than ten years is required. The applicant has advised that at the end of the lease period all new buildings, infrastructure and works associated with the use will be removed and the site restored to the pre-development state. Should the use cease prior to the lease period, the applicant is required to restore the land at that earlier cessation time.

No security has been nominated to provide for the removal of all work, structures and temporary buildings. The applicant has advised that the security is not necessary given their inherent approach to such development and their experience for operating a similar nursery nearby for the past twelve years that was recently upgraded and is now situated on KuKu Yalanji land. (The applicant has advised that this land is now under the Trustee Jabalbina Yalanji Aboriginal Corporation RNTBC.) The applicant also advised of their past experience where the propagation house and shade house were successfully relocated from the Alexander Bay Primary School to their existing nursery site.

The application includes letters of support for funding applications for the proposed development including the applicant's original intention to rehabilitate the whole of the site from: Jabalbina Yalanji Aboriginal Corporation; Cr Michael Kerr, Mayor Douglas Shire Council, Queensland Trust for Nature; Juan Walker, owner Walkabout Cultural Adventures; and Greenfleet Melbourne (a not-for-profit environmental organisation that offers carbon offsets and undertakes rainforest rehabilitation).

State Planning Requirements

Under the Far North Queensland Regional Plan 2009-2031 the land is within the *Regional Landscape and Rural Production Area*. The 2018 Planning Scheme takes into account the Regional Plan considerations. The State Planning Policy ('SPP') was introduced on 3 July 2017 as part of the State's planning system. The SPP defines the Queensland Government's policies about matters of state interest in land use planning and development, providing

direction for the preparation of local planning instruments and assessment of development applications. The 2018 Douglas Shire Planning Scheme version 1.0 reflects the applicable State interests.

The applicant discussed the final version of the application, being that it was not a Wholesale Plant Nursery, with the State and was advised there was no referral required to the State Assessment and Referral Agency.

DOUGLAS SHIRE PLANNING SCHEME ASSESSMENT

The land is contained within the Conservation zone and Precinct 5 – Low Impact Rural Production and Tourism Enterprise Precinct within the Planning Scheme.

Being an impact assessable development, the proposal is assessed against the entire Planning Scheme including the Strategic Framework. The Strategic Framework sets the policy direction for the Planning Scheme and forms the basis for ensuring appropriate development occurs within the Planning Scheme area for the life of the Planning Scheme. The Strategic Framework is the highest order component of the Planning Scheme and prevails over all other components to the extent of inconsistencies. The following discussion considers the proposed development against the following six themes that set the policy direction of the Strategic Framework

Theme 1 – Settlement Pattern

The development is in an area that has existing settlement and in the heart of the local commercial development of Cow Bay. The development does not compromise the strategic intent.

Theme 2 – Environment and Landscape Values

The development supports local employment of indigenous persons and provides skills and training to strengthen local knowledge and build stronger partnerships for Caring for Country. The productive output of local species for revegetation supports the biodiversity for the area. The development will be suitably screened from the adjacent cape tribulation Road and will not detrimentally impact on the scenic amenity of this route. The development does not compromise the strategic intent.

Theme 3 – Natural Resource Management

The development provides for land and catchment management in the Shire and in particular this area north of the Daintree River. The temporary nature of the sue does not inhibit the long-term future use of the land for rural productive land. The development does not compromise the strategic intent.

Theme 4 – Strong Communities and Identity

The development supports the collaboration with Traditional Owners and to strengthen Caring for Country partnerships in the local area. The development does not compromise the strategic intent.

Theme 5 – Economy

The development will provide local employment opportunities for both at the site and for rehabilitation activities on other land. The development does not compromise the strategic intent.

Theme 6 – Infrastructure and Transport

The land is not serviced by Council's reticulated water supply and sewerage. The development generates an expected transport demand that is catered for by the existing road infrastructure. The development does not compromise the strategic intent.

The following codes are benchmarks applicable to the proposed development:

Douglas Shire Planning Locality		Comment
Planning Zone		
Conservation Zone		Refer to comment below regarding the inconsistent use and the reconfiguration of a lot. Otherwise, complies through the proposed development plans and the conditions of the approval.
Local Plan Code		
Cape Tribulation & Daintree Coast		AO26 and the respective PO seek the balance areas of developed land are revegetated. These outcomes are contrary to the desire of the Precinct land to be a low impact rural productive rural area. The extent of the lease area and area over which the nursery activities occur are a small area of the site. No other activity is proposed which is consistent with seeking the overall outcomes. Note - a requirement to revegetate the balance land changes the development proposal and would trigger referral to the State. Such a condition would not in these circumstances be reasonable or relevant. Otherwise complies through the proposed development plans and the conditions of the approval.
Overlay Codes		
Acid sulphate soils overlay		Satisfactory compliance will be achieved through the further operational work approval where necessary.
Bushfire hazard overlay		The majority of the development is outside the Bushfire buffer area. The development will be complemented with water tanks and satisfactorily addresses the code requirements.
Landscape values overlay		No natural vegetation is to be removed. Complies through the proposed development plans and the conditions of the approval that require site restoration at the end of the lease period. The proposal includes a 10m wide landscape buffer which is also reflected in the conditions of the approval.
Natural areas overlay		Complies through the proposed development plans and the conditions of the approval.
Transport network overlay		Complies through the proposed development plans and the conditions of the approval.

Other Development Codes	
Access, parking and servicing code	Complies through the proposed development plans and the conditions of the approval.
Environmental performance code	Satisfactorily complies
Filling and excavation code	Satisfactory compliance will be achieved through the further operational work approval where necessary.
Infrastructure works code	Complies.
Landscaping code	Complies through the proposed development plans and the conditions of the approval.
Reconfiguring a lot code	Refer to comments below.
Vegetation management code	Complies. No natural vegetation is to be removed.

Compliance Issues

Material Change of Use

The Conservation Zone specifically nominates Intensive Horticulture as an Impact Inconsistent use within this Zone. The AO1 of the Conservation code states that inconsistent uses are not accepted outcomes. The associated Performance Outcomes requires uses to be consistent with the outcomes sought for the Zone. The purposes of the code include the purpose to *conserve and maintain integrity of biodiversity values, wildlife, habitats and other significant ecological assets and processes over time, across public and private lands.* The development is consistent with this purpose and the overall outcomes as the development will protect biological diversity, ecological integrity and scenic amenity.

Acknowledged research for revegetation of forest areas finds this is a long-term process of establishing canopy and pioneer species with undergrowth plantings, allowing canopy breaks and then providing for natural and additional revegetation. It is important that a range of propagated plants species, all locally endemic, are established and suitably locally hardened prior to replanting to achieve the best results. The proposed development and intended output of 75,000 plants in the first year, increasing to 150,000 at full capacity is far greater than Council's Mossman nursery that produced 27,000 plants last year, is expecting to produce about 24,000 this year. On average the Council's nursery produces some 18,000 or 19,000 plants a year. The cost of establishing a plant nursery of this size, other than in this local area, would result in significantly higher costs and a higher use of the Ferry. The land is quite large in size and consequently the impact of the development on the land is minimal.

The use of land is only a temporary use and such use does not affect the environmental, habitat conservation or scenic values of the land or the surrounding area. The development enables sustainable the long-term revegetation and restoration of the land in this local area as well as providing economic value and employment to the local community.

Reconfiguration of a Lot

The reconfiguration of a lot code requires compliance with the zone code. The Performance Outcome P10 of the Conservation Zone code seeks that new lots created are of at least 200 hectares, result in no additional lots, provide for a utility or facilitate a return to country. The Planning Scheme codes do not generally consider the nature of a long-term but temporary use. The reconfiguration by lease only arises when the period is for ten years or more. In this instance the lease provides security for the development to establish and continue for a period over which it is anticipated revegetation activities will occur in this area. Revegetation of land is a central outcome for the Conservation Zone. The majority of Shire north of the Daintree River is zoned Conservation. The establishment of a facility for the not-for-profit group that

facilitates revegetation supports the long-term sustainability for revegetation in this area of the Shire.

In respect to the timing for the lease the applicant has advised that a limit of twenty years could be considered suitable provided it is premised that the length can be extended on as agreed by Council. Concern is raised with this clause of the condition as there is no set standard of assessment by which the extension would be considered. Where the approval and condition limits the use to twenty years, a request to change an approval and/or condition is specifically assessed against the requirements of the Planning Act that would, under the current legislation, take into account the Planning Scheme relevant at that future time. This is a more appropriate assessment consideration.

The applicant also sought clarification that the end of life requirements exclude the associated access roads with the existing dwelling house, two-bay shed and the generator shed. There is no issue with this consideration which has been included in the relevant condition.

Public Notification / Submissions

Public notification was carried out in accordance with section 53 of the *Planning Act 2016* for the proposed development. The applicant undertook public notification for the required fifteen-day period. One properly made submission was received by Council in relation to the proposed development. The submission supports the development proposal and provides the following grounds for support:

- . *We are a small rainforest revegetation organisation who will benefit from local tree supply from this proposed nursery;*
- . *We feel this development will create positive outcomes for the local community via increased local employment opportunities;*
- . *We feel that a nursery of this size will benefit local ecological outcomes due to its potential to service large upcoming revegetation projects, both north and south of the Daintree River; and*
- . *We feel that the proposed plan is very well thought out with regard to issues like environmental impact, handling waste water, etc.*

Officer Comment

The submission reflects a local need for the development. The conditions of the approval limit the type of species propagated and controls invasive species that are to maintain ecological outcomes for the area.

External Referrals

The application was not required to be referred to the State. The applicant sought comments from the Wet Tropics Management Authority. The Authority confirmed that the Wet Tropics Management plan did not apply to the proposed development. The Authority advised that the nursery is to stock all endemic species and must not stock undesirable plants. The Applicant confirmed with the Authority that stock will all be endemic species native to Daintree Rainforest.

Internal Referrals

Advice was received from the following internal departments:

Department	Comments
Open Spaces	The approval conditions should require that the nursery only stock endemic native plants. No invasive or undesirable species should be permitted on the site. The development should also follow best practise principles for seed collection of rainforest species

ADOPTED INFRASTRUCTURE CHARGES

The development did trigger Infrastructure Charges.

Refer to Attachment 2 to review the calculated Infrastructure Charge.

COUNCIL'S ROLE

Council can play a number of different roles in certain circumstances and it is important to be clear about which role is appropriate for a specific purpose or circumstance. The implementation of actions will be a collective effort and Council's involvement will vary from information only through to full responsibility for delivery.

The following area outlines where Council has a clear responsibility to act:

Regulator	Meeting the responsibilities associated with regulating activities through legislation or local law.
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Under the *Planning Act 2016* and the *Planning Regulation 2017*, Council is the assessment manager for the application.

ATTACHMENTS

1. Attachment 1 Proposal Plans [5.2.1 - 7 pages]
2. Attachment 2 Infrastructure Charges [5.2.2 - 1 page]

PROPOSED PLANT NURSERY AT 1506 CAPE TRIBULATION ROAD, COW BAY FOR RAINFOREST RESCUE JOB No. 2170



LOCALITY PLAN
NOT TO SCALE

SCHEDULE OF DRAWINGS

DWG	DESCRIPTION
2170-P01	Locality Plan & Schedule Of Drawings
2170-P02	Overall Layout Plan
2170-P03	Perspective Views
2170-P04	Shade House Plans
2170-P05	Propagation House Plans
2170-P06	Vehicle Turning Templates

PROPERTY DESCRIPTION

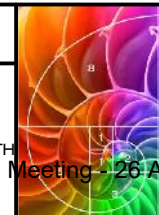
LOT 551 on RP745411
CNR CAPE TRIBULATION & BUCHANAN CREEK
ROADS, COW BAY
Site Area (Part Lot) = 2.075 Ha = 1.6% TOTAL SITE

CAUTION - EXISTING SERVICES
THE CONTRACTOR IS TO DETERMINE THE EXACT LOCATION OF ALL EXISTING SERVICES IN THE VICINITY OF THE PROPOSED WORKS PRIOR TO THE START OF ANY CONSTRUCTION. THE COST OF ANY RECTIFICATION WORKS DUE TO DAMAGE OF EXISTING SERVICES SHALL BE BORNE BY THE CONTRACTOR.

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS	SCALE	APPROVED	PROJECT:	JOB NUMBER
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD DESIGN KE DRAWN KE DESIGN CHECK CL DATE 20-01-2022	NOT TO SCALE	Director: CAMERON LANDRETH (Ordinary)	PROPOSED PLANT NURSERY 1506 CAPE TRIBULATION ROAD, COW BAY RAINFOREST RESCUE	2170
								DRAWING TITLE: LOCALITY PLAN & SCHEDULE OF DRAWINGS	SHEET: 1 OF 6
									DRAWING NUMBER P01
									REV A

This drawing is not to be copied or amended without written permission from Barlow Shelley Consulting Engineers

Director: CAMERON LANDRETH
(Ordinary)



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CONSULTING ENGINEERS

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SHADING INDICATES 10.0m WIDE LANDSCAPING BUFFER TO BE RE-VEGETATED. REFER TO LANDSCAPE ARCHITECT DOCUMENTS FOR FURTHER DETAILS. 1000m²

CAPE TRIBULATION ROAD

CONSTRUCT NEW 6.0m WIDE DRIVEWAY ACCESS MATCHING NEATLY INTO EXISTING GRAVEL SURFACE, GENERALLY IN ACCORDANCE WITH FNQROC STD DWG S1105.

SHADING INDICATES 10.0m WIDE LANDSCAPING BUFFER TO BE RE-VEGETATED. REFER TO LANDSCAPE ARCHITECT DOCUMENTS FOR FURTHER DETAILS. 425m²

DOWN PIPES FROM EXISTING HOUSE TO BE CONNECTED INTO NEW SYSTEM AS DIRECTED ON SITE

EXISTING HOUSE

SOIL BIN

PROPOSED DE-MOUNTABLE OFFICE / STAFF ROOM
6.0m x 2.4m SEA CONTAINER

SMALL CHEMICAL SHED
EXISTING GENERAL STORAGE SHED / BATTERY BANK

OUTLET PIPE 12.0m MIN. COMPLETE WITH HEADWALL AND ROCK SCOUR PROTECTION. EXCAVATE VEE OPEN DRAIN TO EXISTING SURFACE AT 0.5% MIN. 1 in 6 SIDES MAX.

PROPOSED BIO-RETENTION BASIN
8.0m x 15.0m x 0.5m DEEP

PROPOSED PHYTO-REMEDIATION BASIN
30.0m x 3.0m x 0.3m DEEP

MEGAFLOW UNDER-DRAINAGE
SUBJECT TO DETAILED DESIGN

PROPOSED PROPAGATION HOUSE
32.0m x 10.0m
320m²

PROPOSED SHADEHOUSE
32.4m x 21.0m
680m²

OUTDOOR GROWING AREA

50KL TANK

ABLUTIONS BLOCK
COMPOST TOILET
WITH LEACH FIELD

EXISTING SOLAR ARRAY

EXISTING GENERATOR SHED

EXISTING LEGEND

— SW —	EXISTING STORMWATER PIPE
— S —	EXISTING SEWER MAIN
— W —	EXISTING WATER MAIN
— V —	EXISTING ELECTRICITY-OVERHEAD
— E —	EXISTING ELECTRICITY-UNDERGROUND
— T —	EXISTING TELECOMMUNICATION
—	EXISTING TREE
—	EXISTING CHANNEL / SWALE
—	EXISTING EDGE OF BITUMEN
—	EXISTING SURFACE CONTOURS
— OF —	EXISTING OPTIC FIBRE
— G —	EXISTING GAS MAIN
—	EXISTING TOP OF BANK
—	EXISTING KERB

LEGEND

	PROPOSED BUILDINGS
	PROPOSED GRAVEL PAVEMENT
	PROPOSED GRAVEL GROW AREA
	PROPOSED BIORETENTION BASIN
	PROPOSED KERB AND CHANNEL
SS	PROPOSED MEGAFLOW UNDER DRAINAGE
SWD	PROPOSED STORMWATER DRAINAGE
RW	PROPOSED ROOFWATER CONNECTION
	PROPOSED STORMWATER OVERLAND FLOW

NOTE:
THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO VARIATION AT THE OPERATIONAL WORKS DESIGN PHASE.

REFER ARCHITECTURAL DRAWINGS FOR FINAL BUILDING FOOTPRINTS AND FLOOR PLANS TO PROPOSED DEVELOPMENT.

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD
					DESIGN KE
					DRAWN KE
					DESIGN CHECK CL
					DATE 20-01-2022

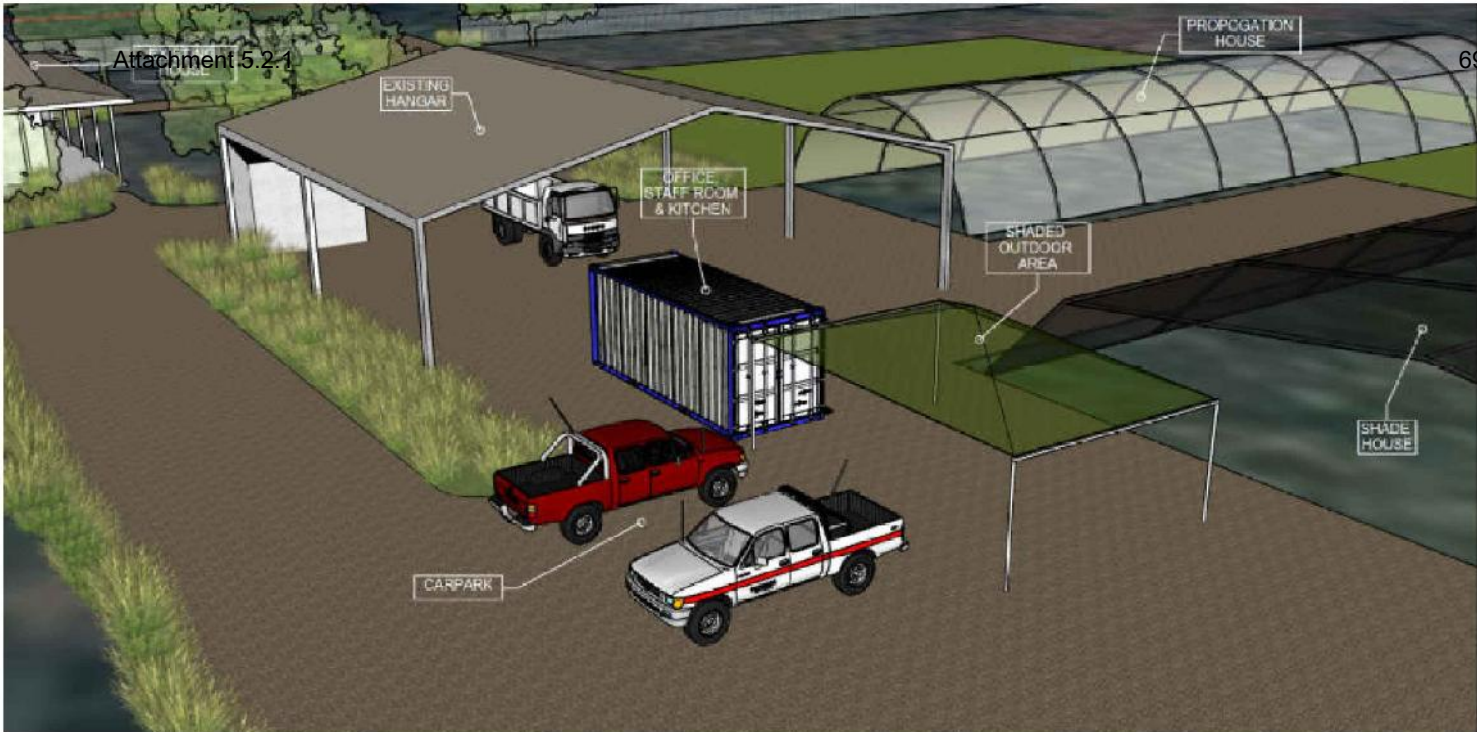
SCALE
0 5.0 10 15 20 25m
SCALE 1:500 A3

APPROVED
Director: CAMERON LANDRETH



PROJECT: PROPOSED PLANT NURSERY 1506 CAPE TRIBULATION ROAD, COW BAY RAINFOREST RESCUE
DRAWING TITLE: OVERALL LAYOUT PLAN

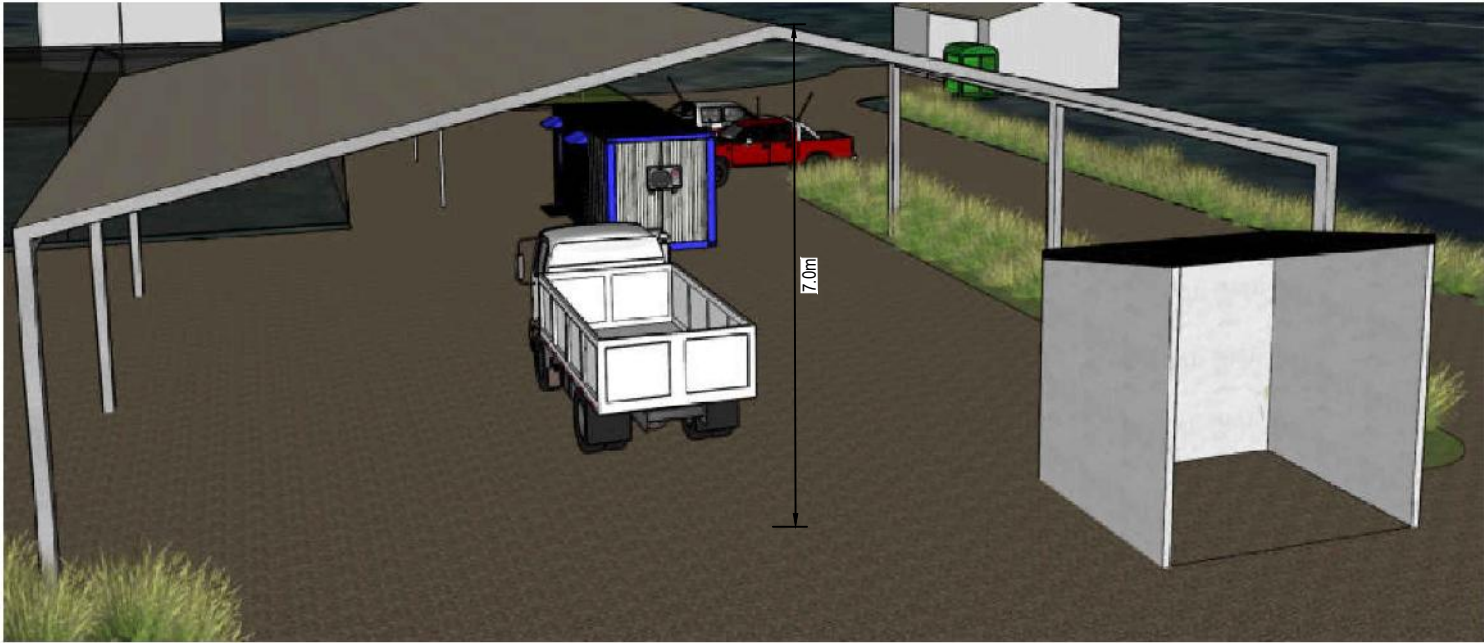
JOB NUMBER 2170
SHEET: 2 OF 6
DRAWING NUMBER P02
REV A



PERSPECTIVE LOOKING WEST
SCALE NTS



PERSPECTIVE LOOKING EAST
SCALE NTS




EXISTING HANGAR & SOIL BIN
SCALE NTS

NOTE:
THIS PLAN IS CONCEPTUAL ONLY AND IS SUBJECT TO VARIATION AT THE OPERATIONAL WORKS DESIGN PHASE. REFER TO P04 & P05 FOR OTHER BUILDING / STRUCTURE HEIGHT LIMITS.

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD
					DESIGN KE
					DRAWN KE
					DESIGN CHECK CL
					DATE 20-01-2022

SCALE
NOT TO SCALE

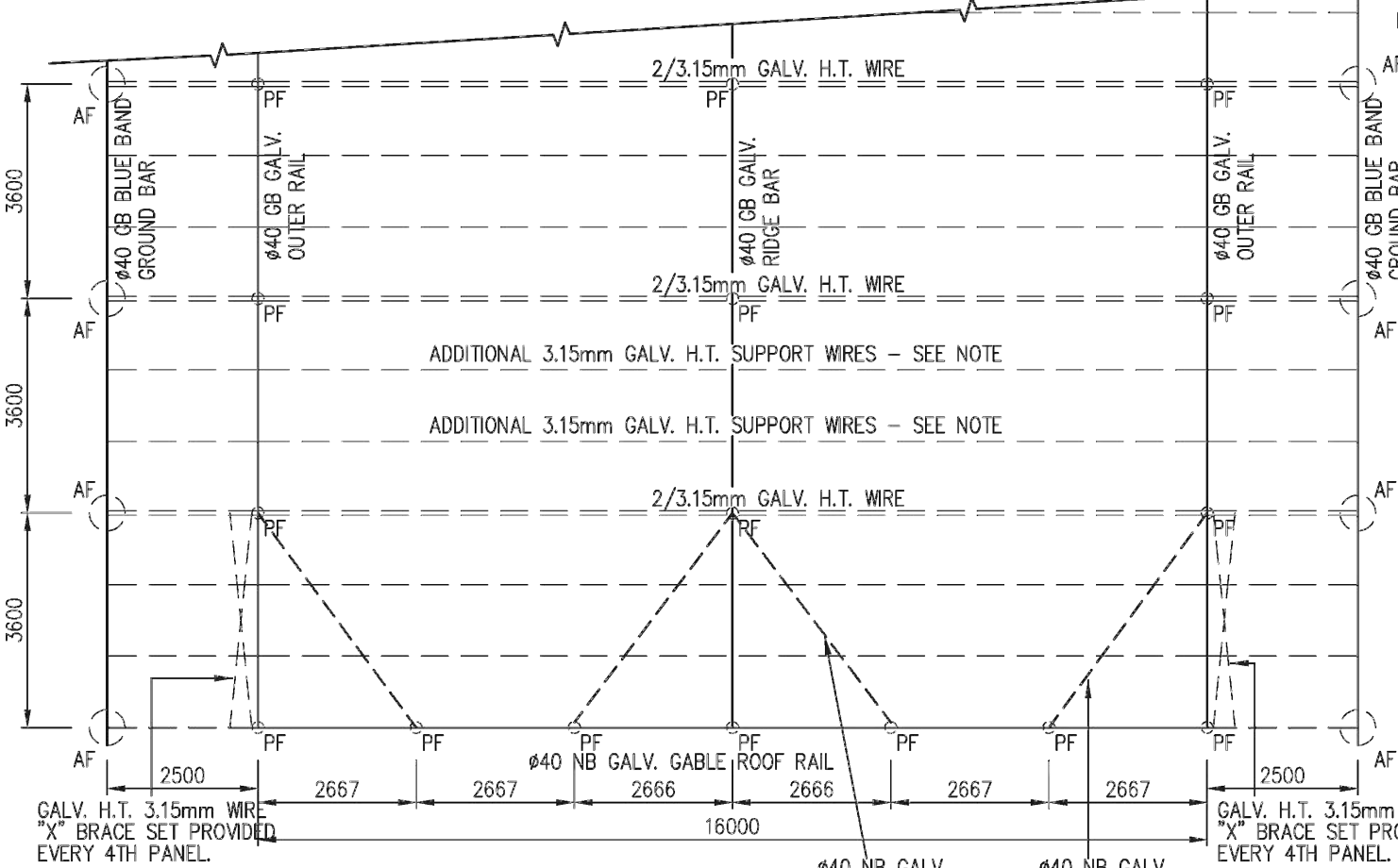
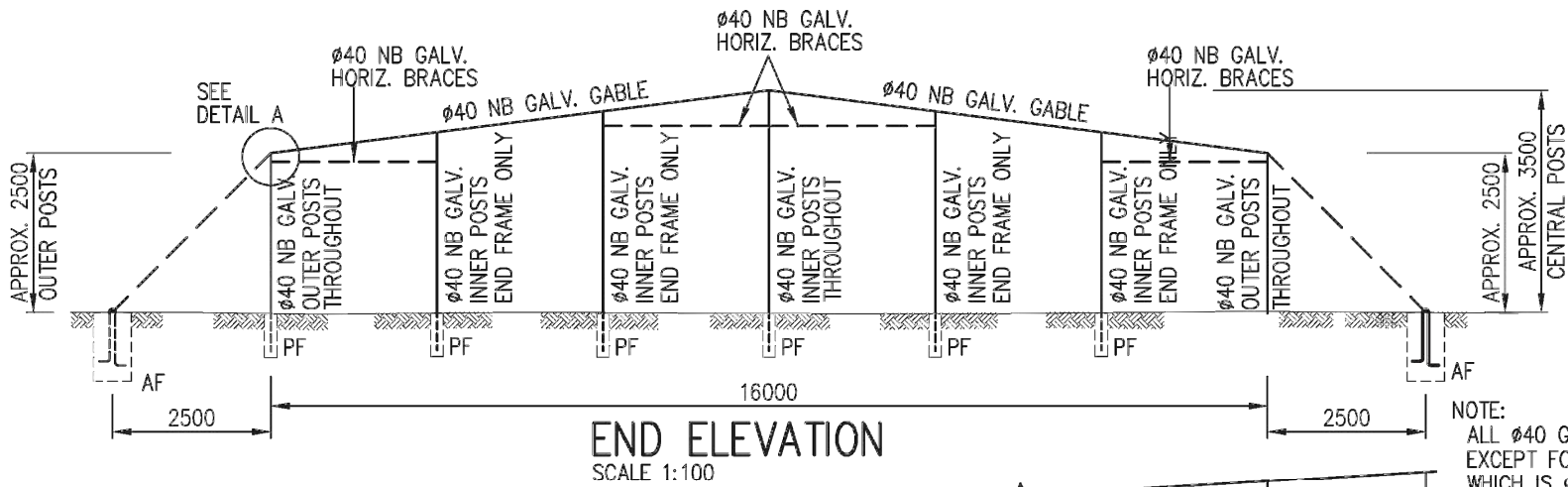
APPROVED
 Director: CAMERON LANDRETH (Ordinary Council Meeting - 26 April 2022)

Barlow Shelley
CONSULTING ENGINEERS

office@barlowshelley.com.au www.barlowshelley.com.au
PO Box 899 Maroochydore 4558 ABN 89 215 591 077

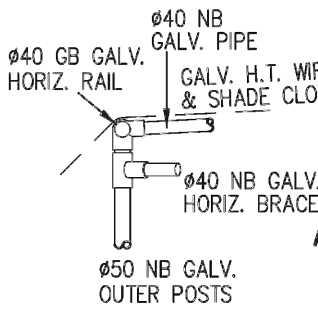
PROJECT: PROPOSED PLANT NURSERY 1506 CAPE TRIBULATION ROAD, COW BAY RAINFOREST RESCUE
DRAWING TITLE: PERSPECTIVE VIEWS

JOB NUMBER 2170
SHEET: 3 OF 6
DRAWING NUMBER P03
REV A

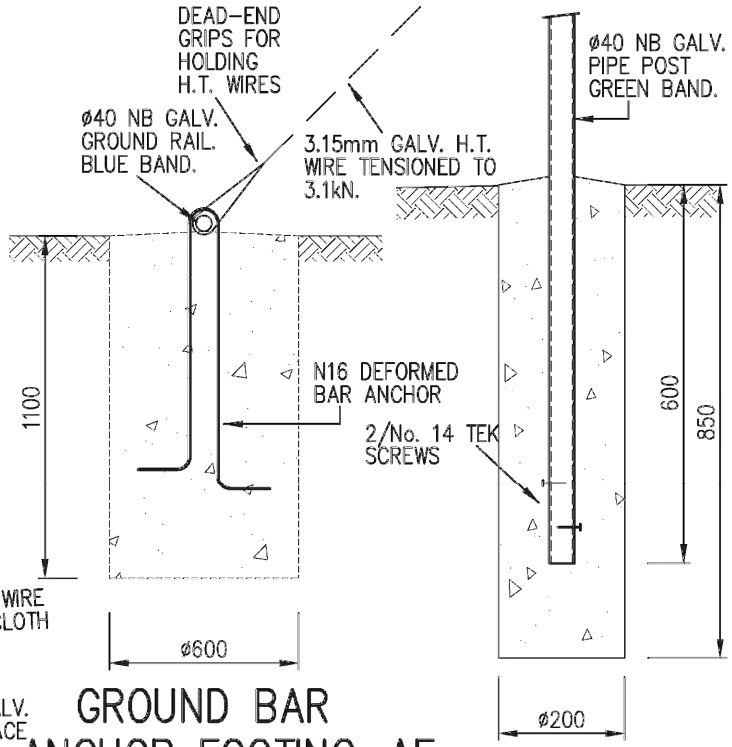


SUPPLIER: FERNLAND AGENCIES LAYOUT PLAN SCALE 1:100

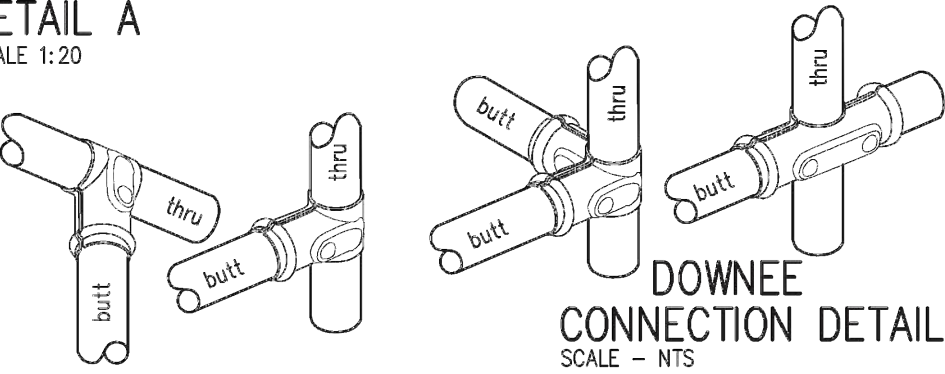
NOTE:
ALL 40 GB GREEN BAND
EXCEPT FOR GROUND BAR
WHICH IS 40 NB GALV.
BLUE BAND.



DETAIL A SCALE 1:20



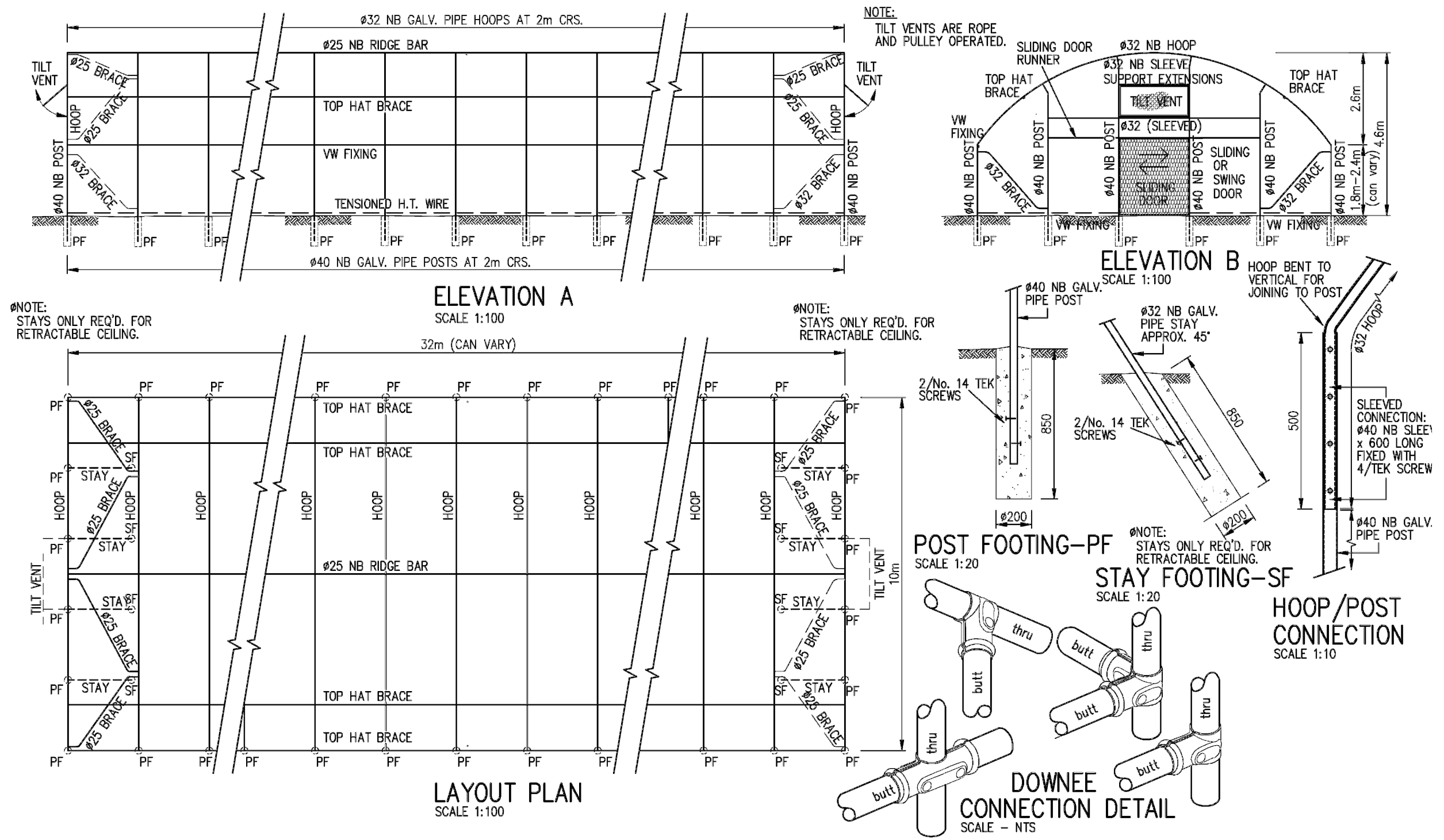
GROUND BAR ANCHOR FOOTING-AF SCALE 1:20
POST FOOTING-PF SCALE 1:10



NOTE:
PROVIDE KNITTED SHADE CLOTH COVER.
50mm WIDE PRE-SEWN POCKETS ALONG
EDGES OF 3.6m WIDE PANEL TO ACCOMMODATE
GALV. H.T. SUPPORT & TIE-DOWN WIRES INSERTED
& ATTACHED GROUND TO GROUND. NOTE THAT
SHADE CLOTH FIXES TO GROUND BARS ONLY,
NOT TO INTERNAL GALV. PIPE FRAME.
SHADE CLOTH PANELS CLIPPED WIRE TO
WIRE WITH RP22 HOG RINGS AT 100 CRS..

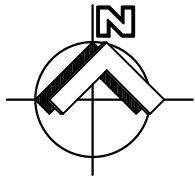
NOTE:
THIS PLAN IS CONCEPTUAL ONLY AND IS
SUBJECT TO VARIATION AT THE OPERATIONAL
WORKS DESIGN PHASE.

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS	SCALE	APPROVED	PROJECT:	JOB NUMBER
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD	AS NOTED	Director: CAMERON LANDRETH	PROPOSED PLANT NURSERY 1506 CAPE TRIBULATION ROAD, COW BAY RAINFOREST RESCUE	2170
					DESIGN KE		Office: 08 9215 9177		SHEET: 4 OF 6
					DRAWN KE		www.barlowshelley.com.au		DRAWING NUMBER
					DESIGN CHECK CL		PO Box 899 Maroochydore 4558 ABN 89 215 991 077		REV
					DATE 20-01-2022			SHADE HOUSE PLANS	P04 A

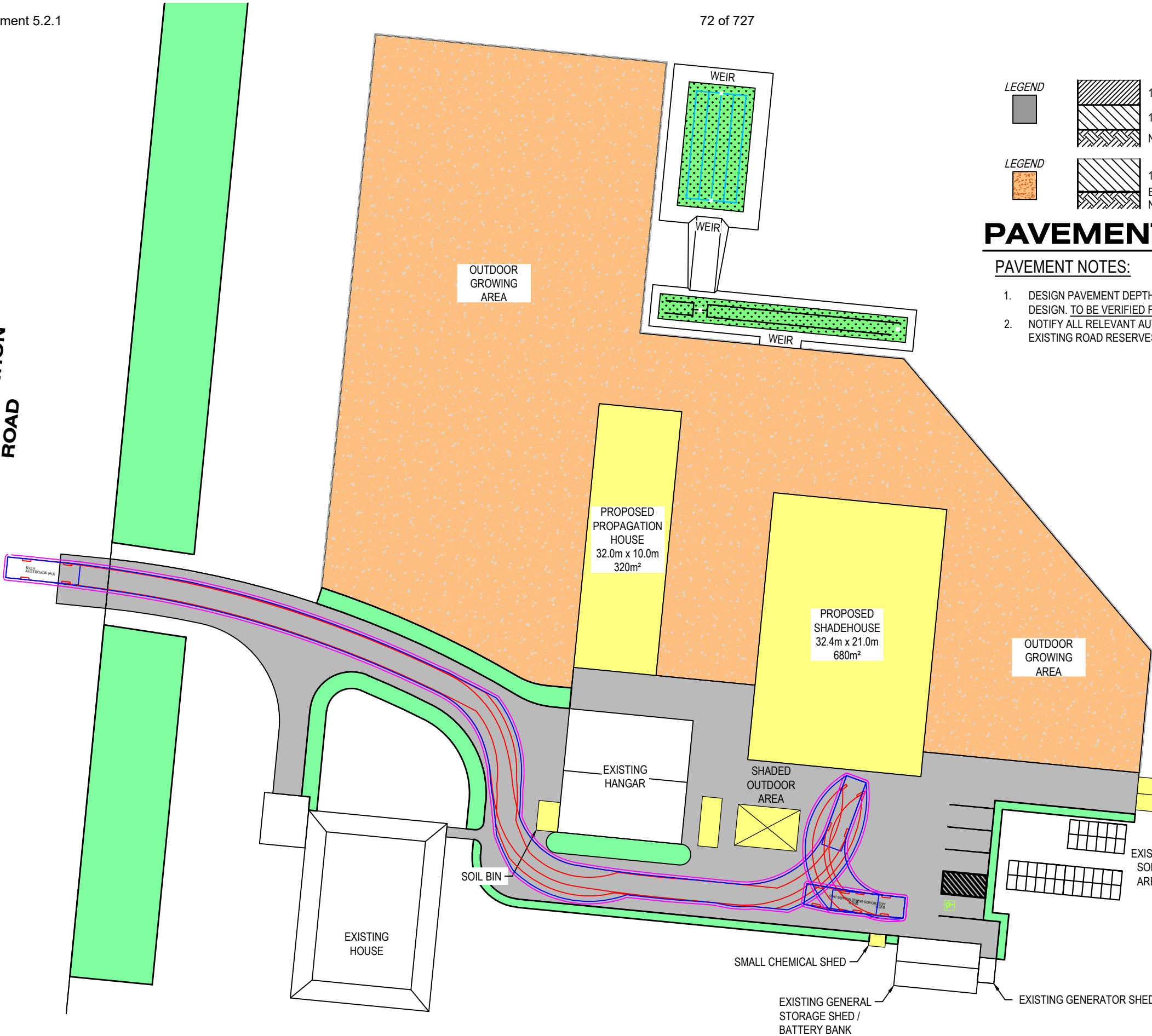


c:\users\kurt\Desktop\2170 - rainforest rescue cow bay nursery\2170_base.dwg

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS	SCALE	APPROVED	PROJECT:	JOB NUMBER
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD	AS NOTED	Director: CAMERON LANDRETH	PROPOSED PLANT NURSERY 1506 CAPE TRIBULATION ROAD, COW BAY RAINFOREST RESCUE	2170
					DESIGN KE		Ordinary Council Meeting - 26 April 2022		SHEET: 5 OF 6
					DRAWN KE		Barlow Shelley CONSULTING ENGINEERS	DRAWING TITLE: PROPAGATION HOUSE PLANS	DRAWING NUMBER REV
					DESIGN CHECK CL		office@barlowshelley.com.au www.barlowshelley.com.au		P05 A
					DATE 20-01-2022		PO Box 899 Maroochydore 4558 ABN 89 215 591 077		



CAPE TRIBULATION ROAD



LEGEND

100mm BASE COURSE GRAVEL TYPE 2.1 CBR 80

100mm SUB-BASE COURSE GRAVEL TYPE 2.3 CBR 60

NATURAL SUBGRADE - CBR = 15% MIN. (TYPICAL)

LEGEND

150mm BLUE METAL BASE GRAVEL - 10-20mm

EnduraSeal GEOFABRIC UNDERLAY

NATURAL SUBGRADE - CBR = 15% MIN. (TYPICAL)

PAVEMENT SPECIFICATION

PAVEMENT NOTES:

- 1. DESIGN PAVEMENT DEPTH HAS BEEN BASED ON AN ASSUMED CBR 15 SUBGRADE DESIGN. TO BE VERIFIED FOLLOWING INSPECTION AND TESTING OF SUBGRADE.
- 2. NOTIFY ALL RELEVANT AUTHORITIES PRIOR TO COMMENCEMENT OF WORK WITHIN EXISTING ROAD RESERVES.

LEGEND

PROPOSED BUILDINGS

PROPOSED GRAVEL PAVEMENT

PROPOSED GRAVEL GROW AREA

PROPOSED BIORETENTION BASIN

PROPOSED KERB AND CHANNEL

8.80

MRV-AS2890.2

meters

Width

: 2.50

Track

: 2.50

Lock to Lock Time

: 6.00

Steering Angle

: 34.4

SERVICE VEHICLE (MRV)
REGULAR VEHICLE

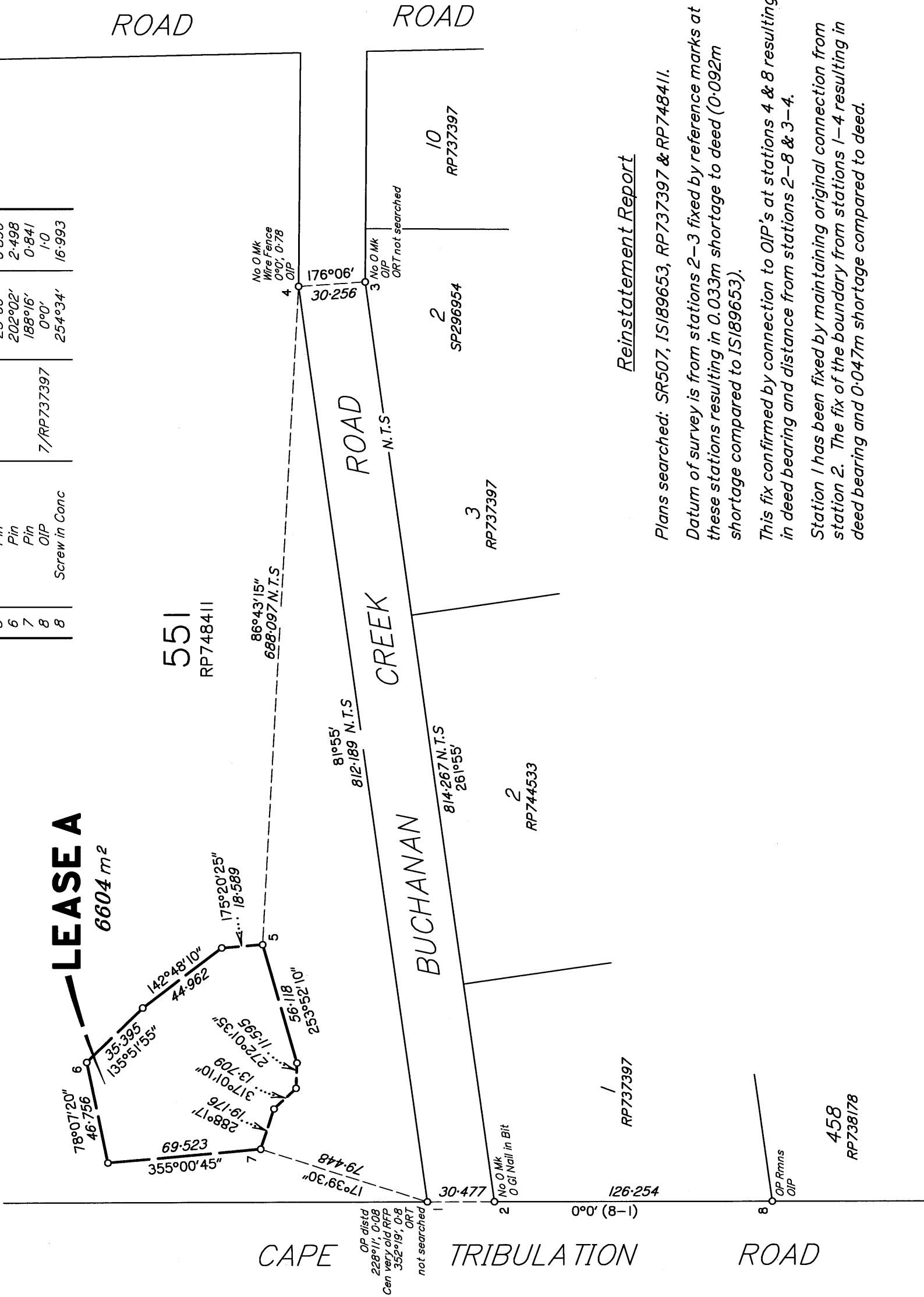
NOTE:
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SUBJECT TO VARIATION AT THE OPERATIONAL
WORKS DESIGN PHASE.

REV	DATE	DESCRIPTION	BY	CHKD	DRAWING DETAILS	SCALE	APPROVED	PROJECT:	JOB NUMBER
A	20-01-2022	PRELIM ISSUE	KE	CL	DATUM AHD	0 5.0 10 15 20 25m	Director: CAMERON LANDRETH	PROPOSED PLANT NURSERY	2170
					DESIGN KE	SCALE 1:500 A3	Ordinary Council Meeting - 26 April 2022	1506 CAPE TRIBULATION ROAD, COW BAY	SHEET: 6 OF 6
					DRAWN KE			RAINFORREST RESCUE	DRAWING NUMBER
					DESIGN CHECK CL			VEHICLE TURNING TEMPLATES	REV
					DATE 20-01-2022				P06 A

REFERENCE MARKS				
STN	TO	ORIGIN	BEARING	DIST
1	Nail fd in Telstra Pit	2/SR507	170°04'	1-883
1	ORT not searched	IS189653	291°35'	5-271
2	O GI Nail in Bit		4°05'30"	14-598
2	Pin		293°05'20"	31-267
3	OIP	3a/SR507	356°06'	1-006
3	ORT not searched	3a/SR507	175°06'	1-328
3	Spike in Bit		340°36'	12-773
4	OIP (0.5 deep)	3/SR507	176°06'	1-006
5	Pin		23°06'	0-896
6	Pin		202°02'	2-498
7	Pin		188°16'	0-841
8	OIP	7/RP737397	0°0'	1-0
8	Screw in Conc		254°34'	16-993

Peg placed at all new corners,
unless otherwise stated.

LEASE A
6604 m²

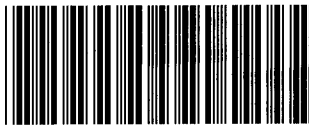


Scale 1:2000 - Lengths are in Metres.

RPS Australia East Pty Ltd (ACN 140 292 762) hereby certify that the land comprised in this plan was surveyed by the corporation, by Matthew James WILLING, surveying associate and Daniel Geoffrey PINKHAM, surveying graduate, for whose work the corporation accepts responsibility, under the supervision of Adrian Edward SOLOMON, cadastral surveyor, and that the plan is accurate, that the said survey was performed in accordance with the Survey and Mapping Infrastructure Act 2003 and Surveyors Act 2003 and associated Regulations and Standards and that the said survey was completed on 28/09/2021.

Authorised Delegate

5/11/2021
Date

0 50mm 100mm 150mm State copyright reserved.	
Plan of Lease A in Lot 551 on RP748411	
LOCAL GOVERNMENT: DOUGLAS SHIRE	LOCALITY: COW BAY
Meridian: SR507 Ordinary Council Meeting - 26 April 2022	Survey Records: No
Scale: 1:2000 Format: STANDARD	
 SP331542	

ADOPTED INFRASTRUCTURE CHARGES NOTICE

Rainforest Rescue		0	0
DEVELOPERS NAME		ESTATE NAME	STAGE
1506 Cape Tribulation Road	Cow Bay	Lot 551 on RP748411	6866
STREET No. & NAME		LOT & RP No.s	PARCEL No.
MCU Intense Horticulture & ROL Lease		CA 2021_4621/1	6
DEVELOPMENT TYPE		COUNCIL FILE NO.	VALIDITY PERIOD (year)
1079105	1	Payment before commencement of use for MCU; and Prior to signing and sealing of survey form for ROL	
DSC Reference Doc . No.	VERSION No.		

Infrastructure Charges as resolved by Council at the Ordinary Meeting held on 23 February 2021 (Came into effect on 1 March 2021)

	Charge per Use	\$ Rate	Floor area/No.	Amount	Amount Paid	Receipt Code & GL Code
Proposed Demand						
High impact rural Intensive Horticulture	per m2 of GFA	21.51	1047	\$22,520.97		
Total Demand				\$22,520.97		
Credit						
Discount						
Non-sewer supply area	less 35% of use charge	-35%		\$7,882.34		
Non-water supply area	less 25% of use charge for non-residential use	-25%		\$5,630.24		
Total Credit				\$13,512.58		Code 895 GL GL7500.135.825

Required Payment or Credit

TOTAL

\$9,008.39

Prepared by	Jenny Elphinstone	8-Apr-22	Amount Paid	
Checked by	Neil Beck	13-Apr-22	Date Paid	
Date Payable	MCU - prior to the commencement of use		Receipt No.	
Amendments		Date	Cashier	

Note:

The Infrastructure Charges in this Notice are payable in accordance with Sections 119 and 120 of the *Planning Act 2016* as from Council's resolution from the Ordinary Meeting held on 23 February 2021.

Charge rates under the Policy are subject to indexing.

Any Infrastructure Agreement for trunk works must be determined and agreed to prior to issue of Development Permit for Operational Work.

Charges are payable to: Douglas Shire Council. You can make payment at any of Council's Business Offices or by mail with your cheque or money order to Douglas Shire Council, PO Box 723, Mossman QLD 4873. Cheques must be made payable to Douglas Shire Council and marked 'Not Negotiable.' Acceptance of a cheque is subject to collection of the proceeds. Post dated cheques will not be accepted

Any enquiries regarding Infrastructure Charges can be directed to the Development & Environment, Douglas Shire Council on 07 4099 9444 or by email on enquiries@douglas.qld.gov.au