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T/A PRP PLANNING
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14 August 2009

The CEO
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

ATTENTION: CITY ASSESSMENT

Dear Sir

RE: PROPOSED SUBDIVISION LOT 32 SP126925, VIXIE'S ROAD, WONGA BEACH

Enclosed is an application to subdivide the above described land into 72 large residential plus park.

The application proposes a layout intended to achieve community standards and the outcomes sought by the planning scheme while at the same time providing the highest practical degree of protection to the environmental values of the site and the surrounding area.

Enclosed is a **planning report** addressing the relevant codes and regulatory provisions as well as an **engineering report** describing the nature of the operational works proposed and demonstrating that safe, serviceable residential allotments can be achieved with no significant risk to the environmental values of the site or the surrounding areas.

I also **enclose** my client's cheque to the value of \$27,709 being the application fee for the proposed reconfiguration as advised.

The proposed development will be staged but at this time details of the staging have not been determined. The size and timing of various stages will depend on market conditions and costs of development applicable at the time the stages commence.

I refer you to item 3.17 of the Referrals Checklist. This item has been filled out to the best of our ability and knowledge based on the inquiries we have been able to make. The locality is complex with respect to aspects of the conservation estate and maps that are available to this office are not necessarily at a scale that allows accurate interpretation. Council is requested to advise if there is any aspect of the Referrals Checklist that you believe is inaccurately completed.

I look forward to Council's favourable consideration of this application.

PETER ROBINSON

Encl: as noted

Form 1 Development Application

idas

Part A

Common details

NOTE: Answer all questions unless directed to go to a particular question. Refer to the end of the form for advice on how to complete this form.

Company/									
(organisati	on nam	ne (if applicable)	Vittorio Scoma	zzon				
ndividual appli	icant/Conta	ct perso	n (If there is more th	an one applicant, p	rovide addi	tional applica	nt details (on an attachmen	t to this form)
Title	Conta	act	First name	Peter			Last	name Ro	binson
Postal add	dress		Box 4751 CA	AIRNS 4870					
Contact te	lephone n	umber	40415118			Mobile pho	ne num	ber	
Facsimile I	number		40415113			e-mail addr	ress	pe	eterrobinson@projexnorth.com
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			e land on which the c						
. Identify the	ne premise	es by co	ompleting Table	A, or Table B a	nd/or Tal	ble C (ensu	re adequ	ate information	is given to identify the premises)
able A If the	e applicatio	n is for	a mobile and tem	porary Environn	nentally R	Relevant Act	tivity (EF	RA), complete	Table A only. Then go to Q2.
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			Name of each le	ocal government	area in wh	nich the mob	ile and to	emnorary FRA	is proposed to operate
	4				Carrier and	Washington Printers	ALL CALLED	simportary with	to proposed to operate
	1					Maria Maria		inperiory E. a.	io proposed to operate
		s for th	e premises (tick a	applicable box/es					able Identify each lot in a separate
	eet addres		e premises (tick a		below and	d insert prop	erty desc	cription in the ta	able. Identify each lot in a separate
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Identify if any of the following apply to the premises by completing Tables D, E, or F. (Note: In most instances, the premises will not involve any of the following characteristics, however some applications may involve one or more of these characteristics - complete only if applicable)

Table D Complete	if the premises are adjacent to	or associated with a water bo	ody, watercourse	or aquifer (e.g. river, creek,	lake, canal)
		Name of water body, watero	ourse or aquifer (If A	nown)	
1					
Table E Complete	if the premises are on Strategic	Port Land under the Transp	ort Infrastructure	Act 1994	
	Lot on plan description for	strategic port land		Port Authority for the lot	
1					
Table F Complete	if the premises are in tidal water	r			
	Name of local government for th	e tidal area (if applicable)	Name of por	t authority for the tidal area	a (If applicable)
1					
Indicate the to	tal area of the premises on which	ch the development is propos	ed: (Note: The total a	area may include land both ab	ove and below water
	Total area of premises		,	,	
56.33		applicable unit)			
50.55	Till- Milectales (1964)	аррисавіе вініў			
Existing use of the	premises				
4. Current use/s	of the premises: (e.g. vacant land, i	house, townhouses, apartment build	ing, shop, service stat	ion, school, sugar cane farmii	ng etc.)
1 Hor	ticulture, Air Strip, Recreation				
Are there any	existing easements on the prem	nicac? (a a for unbiquips access a	lastriotu averland flou	water etc.12	
No □	Yes - Ensure the type, location and				
Proposal details	1 GS - Ensure the type, location and	aimensions of takin trasement are in	ісійава ін рівль, зиол	инео мил те аррисалол	
	on of the proposal (4.0		
Brief description	on of the proposal (e.g. 6 unit apart	meni bullang, su loi residerniai subu	nvision, a pore, aquac	unare)	
Subdivision into 72	large residential lots (most with	conservation covenants) plus	s park		
			- p		
7. Does the popo	osal include new buildings or ope	erational work (including any	services) on the p	premises?	
	Yes - Ensure the nature, location	Control for the second			he application
	ent (if applicable) - further information				
	ation involve taking or interfering			resource entitlement?	to a the application
	(leased and freehold), declared Fish H				
No - Go to	Q9 Yes - Complete Table	G - provide details for each eviden	ce required on a sepa	rate row, if applicable. Evider	nce of resource
		tiflement must be submitted with the	Carlo de La Carlo	ot need to answer Q9 - go to	the next section.
Owner's consent (fapplicable) - further information is pro	wided in the advice section at the en	d of the form		
	H for applications involving a m				
	al as defined under the Coastal structure Act 1994 - provide details				enned under the
.5.276.7		THE RESIDENCE OF THE PARTY OF T		the same is a section of the section	
Table H	Premises Owner's name/s	Details of the premises		Owner's signature*	Date consen
	and postal address	(street address or lot on plan of	description)		was obtained
1					
	ot be provided on the form if you intend				
	ppropriate written documentation of the wner. Templates for the provision of ow		the party to the state of the s	Corporations Act 2001 (Cwea	ith) details how a
	upporting information (Complet nsure all documentation submitted with this				

Table I		Description of attachment or information (e.g. Part C of Form 1, owner's consent, evidence of resource allocation/entitlement, plans, drawings, reports)	Title (if applicable) (e.g. General Authority, James StreetTraffic Report)	Date	Method of delivery to assessment manager	
	1 Form 1 Part F			Aug 09	over the counter	
	2	Form 1 Part J		Aug 09	over the counter	

	11107101 1007	I WI	tri, voidion o.i., o maion 2000	
3	Referrals Checklist		Aug 09	over the counter
4	Planning Report	Planning Report	Aug 09	over the counter
5	Engineering Report	Development Application	Aug 09	over the counter
		Engineering Report		

					Короле				
Portable	Long Sen	rice Leave (PLSL) lev	/y (Applicable for certain t	building and construct	on work va	ued ove	r \$80.000 anly)		
10. The	The Portable Long Service Leave Levy (PLSL) is not applicable to this application if any of the following apply: (Tick box if applicable)								
	the applic	ation seeks a prelimin	ary approval only;						
	the application is <u>not</u> for building and construction work under the <i>Building and Construction Industry</i> (Portable Long Service Leave) Act 1991, section 3AA (e.g. the application is only for a change of use, or for the following types of work carried out solely for farming purposes: land clearing, site preparation, earthworks, fences, fodder harvesting, clearing of encroaching vegetation, clearing of regrowth, thinning vegetation or controlling weeds or pests);								
	all costs,	that relate to the work	both directly and indi	rectly, are less th	an \$80,00	0, incl	usive of GST; o	Γ	
	Complete a sighted by t	is being carried out un nd submit a QLeave Notific he assessment manager be	ation and Payment Form (i fore a development permi	no payment required i t can be given.	f owner-buil	de r pern	nit number stated). T	The recei	
11. Is p	payment of	a PLSL levy applicable	e to this application?	(Refer to Q10 and	he Advice	below	for more informat	tion)?	
	⊠ No -	End of Part A							
	Yes -	Answer Q12 below							
0551051	IOF ONLY			0 115 1 /0 11 1					
OFFICE	USE ONLY	(For use by the Assessi	ment Manager / Private	Certifier) (Optional,					
Fee (\$)		Date received	Rec	eiving officer's name				rence bers	
			11	11					
		NO.	TIFICATION OF ENG	AGEMENT OF F	RIVATE	CERT	IFIER		
To:			Council. I have b	een engaged as the	e private co	ertifier f	or the building wo	rk referr	ed to in this application
Date of engageme	and the second		Name			BSA	Certification numbe	r l	Building classification/s
	OLE	AVE NOTIFICATION	AND PAYMENT (for	completion by asse	ssment m	anager	or private certifier	if annli	cable)
		AVENGINIOATION	AND I ATMENT (101	completion by dose	John Chillian	anagor	Date receipted	паррис	labioj
		Description of the work	QLeave Project Num	hber Amount paid () Date	paid	form sighted by assessment manager	Name	of officer who sighted the form
Î	1	***							

Privacy Statement

The information collected on Form 1 will be used by the Department of Infrastructure and Planning (DIP) in accordance with the processing and assessment of your Application. Your personal details will not be disclosed for a purpose outside of the IDAS process, except where required by legislation (including the Freedom of Information Act 1992) or as required by Parliament. This information may be stored in a DIP database. The information collected will be retained as required by the Public Records Act 2002.

Advice for completing Part A

General advice

- Part A of IDAS Development Application Form 1 must be completed and accompany all development applications. The applicant is responsible
 for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question. The
 Assessment Manger may refuse to receive an application that is not properly made.
- The IDAS Assessment Checklist must also be completed for all development applications, other than those requiring assessment against the Building Act 1975 only, i.e. those applications requiring the completion of Parts A and B only.

Applicant details

 If the applicant is a company or organisation, a contact person must be nominated. The applicant's signature is not required to be provided under the IPA.

Details of the premises

- The term 'premises' is defined by the IPA, schedule 10 to mean a building or other structure, and land (whether or not a building or other structure is situated on the land). The term 'land' is also defined to include the estate in, on, over or under the land.
- Details of the land are not required if the application involves a mobile and temporary Environmentally Relevant Activity only. Instead complete Table A.
- The premises may be identified in a number of ways --
 - Street address and lot on plan are most common and will apply to most applications.
 - Coordinates may provide the best means of accurately identifying the location of development proposed in waters, or on a relatively small
 development site distant from property boundaries on a large lot. Sufficient coordinates need to be provided to identify the boundary of the
 premises the subject of the application. Eastings and northings using GDA94 datum is preferred, but longitude and latitude and other
 (specified) datum such as Zone Reference or GS84 may be provided.
- The definition of 'water body' and 'watercourse' can vary from Act to Act.
- StrategicPortLandis within a local government area but a local government's planning scheme does not apply onStrategicPortLand.
 StrategicPortLandis declared under the Transport Infrastructure Act 1994. For further information go to IDAS Guide 11 (Development on strategic port land) and the Queensland Transport (Ports) website.
- 'Tidal water' is defined in the Coastal Protection and Management Act 1995 (Schedule) and 'tidal area' for a local government and for strategic port land is defined in the IPA (schedule 10). Generally, the area below 'high-water mark' (defined by the Coastal Act in relation to high water mark at spring tides) establishes the boundary of a tidal area. Land below high water mark is not within a local government's area unless provided for under the Local Government Act 1993. Unless otherwise provided for by legislation, a local government has no jurisdiction below high water mark. A tidal area for strategic port land is within the jurisdiction of the relevant port authority, while the Environmental Protection Agency generally has jurisdiction for a local government tidal area. However, the IPA gives local governments jurisdiction for assessing and deciding applications for prescribed tidal works within the local government tidal area, and the planning scheme may be applied to that assessment (to the extent provided for in the code for prescribed tidal work).

Resource entitlement

- Section 3.2.1(5) of the IPA requires evidence of resource entitlement be given for applications if they involve taking or interfering with a prescribed State resource. Schedule 10 of the *Integrated Planning Regulation 1998* (IPR) prescribes the State resources, including State-owned land, where evidence is required to be given, and the evidence required to support the application. Link to <u>Integrated Planning Regulation</u>. Section 3.2.1(10)(a)(ii) states an application cannot be taken to be properly made without the required evidence.
- For applications involving the taking or interfering with water under the Water Act, the development application may be made at the same time as the request for resource entitlement, and the Department of Natural Resources and Water will accept the application as properly made.
- For **State-controlled roads**, a resource entitlement is not required for an activity that is exempt ancillary works or encroachment (identified by gazette notice under the *Transport Infrastructure Act 1994*, section 50), or if the activity requires referral to the Department of Main Roads.
- Evidence may be required from more than one Department responsible for a State-owned resource, e.g. from the Environmental Protection Agency for quarry material below high water mark, and the Department of Natural Resources and Water in relation to the State-owned land above high water mark.

Owner's consent

- Section 3.2.1(3) of the IPA prescribes that an application must contain, or be supported by, the written consent of the land owner/s, if the
 application involves: a material change of use; reconfiguration of a lot; work on land below high-water mark and not within a canal as defined
 under the Coastal Protection and Management Act 1995; or work on rail corridor land defined under the Transport Infrastructure Act 1994.
- Evidence of this consent may need to be provided before the application will be accepted as properly made by the Assessment Manager, during
 the processes of the application or in the event of an appeal about the outcome of the application.
- 'Owner' for the purpose of a lodging an IDAS development application means the person at the time of lodging the application, entitled to receive the rent for the land (or would be entitled to receive the rent for it if it were let to a tenant at a rent).
- Templates are available from the <u>IPA website</u> for the provision of owner's consent as an attachment to this form. However other documentation
 may be used for providing owner's consent provided it is clear the documentation relates to the development application for the premises.
- Owner's consent, if required, must be provided even if the applicant is the owner. Owner's consent is not required for a mobile and temporary ERA.

Portable Long Service Leave (PLSL) Levy

- The Building and Construction Industry Portable Long Service Leave Scheme provides long service leave entitlements to workers in the building
 and construction industry who would be unlikely to accrue enough service with one employer to qualify for long service leave. To fund the
 scheme, a Portable Long Service Leave Levy (PLSL levy) is collected on certain building and construction work carried out inQueensland.
- The PLSL levy amount and other prescribed percentages and rates for calculating the levy are stated in the Building and Construction Industry
 (Portable Long Service Leave) Regulation 2002. Included in the amount collected by QLeave is the Workplace Health and Safety Fee and the
 Building and Construction IndustryTrainingLevy.
- The Building and Construction Industry (Portable Long Service Leave) Act 1991 (PLSL Act) defines the building and construction work subject to
 the PLSL levy and includes renovating, relocating, constructing, altering, demolishing, maintaining or repairing buildings, pools, roads, jetties,
 pipelines, fences or earthworks, and works for subdividing, irrigating or draining land.
- The PLSL levy need not be paid when the application is made, but the PLSL Act requires the levy to be paid before a development permit may
 be issued.
- The Assessment Manager must sight an approved form issued by QLeave advising of the status of the payment of the PLSL levy. Building and Construction Industry Notification and Payment Forms are available from anyQueenslandpost office or agency, on request from QLeave, or can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave (Tel: 1800 803 481 Web: www.qleave.qld.gov.au)

Form 1 Development Application

idas



Reconfiguring a lot¹

1										
Na	ture of	f the lot re	econfiguration							
1.	What	hat is the nature of the lot reconfiguration? (Tick applicable box/es)								
	\boxtimes	(i)	Subdivision - Comple	abdivision - Complete Question 2 - 5 and 9 below						
		(ii)	Boundary realignme	Soundary realignment - Complete Question 2 - 4, 6 - 7 and 10 below						
		(iii)	Creating an easemen	ting an easement giving access to a lot from a constructed road - Complete Question 2 - 4, 8 and 10 below						
		(iv)		fing land into parts by agreement and rendering different parts of a lot immediately available for separate osition or separate occupation, other than by either -						
		(a) a lease for a te	rm, including rene	ewal options, no	ot exceedir	ng 10 yea	rs; or		
		(b		for the exclusive of Community Mana					ommunity title scheme under the <i>Body</i> 4, 9 - 10 below	
The	e subj	ect land								
2.	How	are the pre	emises identified / zone	d in the planning	scheme?					
			List of applica	List of applicable zone/precincts/areas			List of applicable overlays			
		1	Rural Settlement			PASS, Bishfire				
3.	What	is the tota	I number of existing lots	s making up the p	oremises, the su	ubject of th	e applica	tion?	1	
4.	What	is the tota	I area of the premises?	56.33			7_	Square	e metres (m²)	
								Hectar		
Sul	ndivisi	ion details	s (If applicable)							
5.			sal involve multiple stag	ies?						
				es - Complete Tai	ble B					
Tak	ole A									
lak	(i)	What is t	he number of additional	Lote boing create	ad and what is t	hoir intend	led final u	1002		
	(1)		final use of new lots	Residential	Commercial	Industri			(Specify)	
			A CONTRACTOR OF THE CONTRACTOR	1000000000000	Commercial	mouse	iui .		Directly)	
		Additiona	Il number of lots created	72				Park		
	(ii)		ne type of approval bein							
		⊠ Dev	elopment Permit	Preliminary	approval					
	(iii) A	Are there a	nny current, relevant app		emises? (e.g. a F	Preliminary Ap	oproval for t	he subdiv	ision, a material change of use etc.)	
	(iv)	What is the	e total length of new roa	ad to be construc	ted?		~ 2.1 K	(m		
	(v) \	What is the	e total area of land to be	contributed for a	community nurr	nses?	~2.03	На		
	(*)	, , , i i i i i i i i i i i i i i i i i	total area or land to be	, continuated for t	community purp	.0000:	2.03	· ·u		

Advice for completing Part F

General advice

- Part A must also be completed for all IDAS development applications. The applicant is responsible for answering all questions fully and correctly, unless following a response there is a statement to go directly to another question.
- When paying fees to the Environmental Protection Agency by electronic funds transfer (EFT) for coastal development applications, use the process from the information sheet Electronically paying fees to the Environmental Protection Agency (EPA) and attach the form Electronic Funds Transfer (EFT) payment notification to the application
- A development permit authorises development to occur, while a preliminary approval is a step in the approval process and does not
 authorise development to occur.
 - Questions in relation to the area and number of proposed lots and stages of the subdivision are required for statistical and planning purposes.
 - An application for operational works to construct an artificial waterway or a canal associated with the reconfiguration of a lot should be
 made to the local government at the same time as the application for the reconfiguration. Form 1 Part M should also be completed.
 - If the reconfiguration application involves operational work that is the building of a retaining wall on the premises, the application is taken also to be for the operational work if approval for the operational work has not been applied for in this application or a separate application.

¹ This form is used for reconfiguring a lot whether assessable against a planning scheme, or assessable against the land use plan for Cairns airport land or Mackay airport land. Wherever planning scheme is mentioned, take it to mean the land use plan for the airport land.

Form 1 Development Application

idas

Part J

Clearing native vegetation under the Vegetation Management Act 1999

Nature of the application and type of approval sought

1. What is the nature of the application and type of approval sought? (Tick applicable box/es)

	Aspect of development included in application	Type of approval sought
(i)	Operational work for clearing vegetation made assessable under IPA, schedule 8	Development Permit
(ii)	Material change of use of premises	Preliminary approval
(iii)	Reconfiguring a lot	Both (provide details below)

Mandatory Information

2. Confirm the following mandatory information accompanies this application.

	Confirmation of lodgement	Method of lodgemen
perational work applications		
A Property Vegetation Management Plan including - a. the location and extent of the area proposed to be cleared; b. information about the purpose of the clearing; c. details of the way the proposed clearing meets the performance requirements of the regional vegetation management code for the area; and d. details of the location and extent of proposed clearing, through either i. a map showing - • the boundary of the area on an image base; • five or more points visible in the image base that corresponds to identifiable fixed features; • the Map Grid of Australia 1994 coordinates and zone references for each point, acquired by GPS or similar system of satellites that receives and processes information; and • a description of the feature that each point represent; or ii. a description of the boundary of the area by reference to Map Grid of Australia 1994 coordinates and zone references for the area	⊠ Confirmed	
confirmation that the Department of Natural Resources and Water is satisfied the proposed clearing	☐ Confirmed☑ Not applicable	
a. written confirmation that the Department of Natural Resources and Water is satisfied the proposed clearing is for a relevant purpose under the Vegetation Management	☐ Confirmed	
A STATE OF THE PROPERTY AND ADDRESS AND AD	Not applicable	
oplications for material change of use and reconfiguring a lot		
Any material, including plans and maps, which demonstrate how the application meets the relevant policy and the performance requirements of the relevant code for the area	Confirmed	
The location and extent of - a. all infrastructure associated with the development, including proposed building envelopes and underground or above ground services b. all proposed lot boundaries c. all proposed roads, easements, vehicle access and parking, and pedestrian access d. any proposed clearing or consequential clearing that will result from the development, including firebreaks and fire management lines, excavations and stockpiling of soil, and clearing necessary to maintain proposed infrastructure following its construction	Confirmed	
	a. the location and extent of the area proposed to be cleared; b. information about the purpose of the clearing; c. details of the way the proposed clearing meets the performance requirements of the regional vegetation management code for the area; and d. details of the location and extent of proposed clearing, through either i. a map showing - • the boundary of the area on an image base; • five or more points visible in the image base that corresponds to identifiable fixed features; • the Map Grid of Australia 1994 coordinates and zone references for each point, acquired by GPS or similar system of satellites that receives and processes information; and • a description of the feature that each point represent; or ii. a description of the boundary of the area by reference to Map Grid of Australia 1994 coordinates and zone references for the area For an application for which the assessment manager is the local government -written confirmation that the Department of Natural Resources and Water is satisfied the proposed clearing is for a relevant purpose under the Vegetation Management Act 1999, section 22A For an application for which the assessment manager is the Department of Natural Resources and Water, either - a. written confirmation that the Department of Natural Resources and Water is satisfied the proposed clearing is for a relevant purpose under the Vegetation Management Act 1999, section 22A; or b. information identifying the relevant purpose under the Vegetation Management Act 1999, section 22A and demonstrating how the proposed clearing is for that purpose polications for material change of use and reconfiguring a lot Any material, including plans and maps, which demonstrate how the application meets the relevant policy and the performance requirements of the relevant code for the area The location and extent of - a. all infrastructure associated with the development, including proposed building envelopes and underground or above ground services b. all proposed clearing or consequential clear	A Property Vegetation Management Plan including - a. the location and extent of the area proposed to be cleared; b. information about the purpose of the clearing; c. details of the way the proposed clearing meets the performance requirements of the regional vegetation management code for the area; and d. details of the location and extent of proposed clearing, through either i. a map showing - • the boundary of the area on an image base; • five or more points visible in the image base that corresponds to identifiable fixed features; • the Map Grid of Australia 1994 coordinates and zone references for each point, acquired by GPS or similar system of satellites that receives and processes information; and • a description of the feature that each point represent; or ii. a description of the feature that each point represent; or ii. a description of the boundary of the area by reference to Map Grid of Australia 1994 coordinates and zone references for the area For an application for which the assessment manager is the local government -written confirmation that the Department of Natural Resources and Water is satisfied the proposed clearing is for a relevant purpose under the Vegetation Management Act 1999, section 22A For an application for which the assessment manager is the Department of Natural Resources and Water is satisfied the proposed clearing is for a relevant purpose under the Vegetation Management Act 1999, section 22A, or and the performance requirements of the relevant purpose under the Vegetation Management Act 1999, section 22A, and demonstrating how the proposed clearing is for that purpose publications for material change of use and reconfiguring a lot Any material, including plans and maps, which demonstrate how the application meets the relevant policy and the performance requirements of the relevant code for the area The location and extent of - a. all infrastructure associated with the development, including proposed building envelopes and underground or above ground services b. all propo

-			
	Date Received	Reference Numbers	

Form 1 Development Application

idas

IDAS Assessment Checklist

IDAS Development Application Form 1 is the approved form for all development applications under the Integrated Planning Act 1997 IPA). Form 1 is made up of various Parts.

Part A (Common details) of Form 1 must be completed for all applications. The relevance of other Parts of Form 1 depends on the nature of the application.

Form 1 also includes this IDAS Assessment Checklist, which is used to assist in determining State assessment and referral requirements, and the Parts of Form 1 relevant to the application.

Section 1 and all other relevant sections of the IDAS Assessment Checklist, as identified in the Table below, must be completed for all development applications except those proposed on land in an urban development area, or for building work requiring assessment against the Building Act 1975 only.

For more information about development applications on land in an urban development area, refer to www.ulda.qld.gov.au.

For more advice about building applications refer to Part B of the IDAS Application Form.

Answering the following questions will assist you in determining which sections of the checklist must be completed for your application. If unsure, phone or visit your local government or log onto the DIP website www.dip.qld.gov.au for help

For <u>all</u> IDAS development applications (except those for building work requiring assessment against the <i>Building Act 1975</i> only) - complete schecklist	Section 1 of	this
Does the application seek approval to make a material change of use of the premises? If yes - complete Section 2 of this checklist	□Yes	⊠No
Does the application seek approval to reconfigure a lot? If yes - complete Section 3 of this checklist and Part F of IDAS Application Form 1. If the premises are completely within a single local government area assessment is by the local government.	⊠Yes	□No
Does the application seek approval to carry out operational work? If yes - complete Section 4 of this checklist	□Yes	⊠No
Does the application seek approval to carry out building work requiring assessment against the Fisheries Act 1994? If yes - complete Section 5 of this checklist	□Yes	⊠ No
Have you received a referral agency response under section 3.3.2.of the IPA, in relation to this development application? If yes - complete Section 6 of this checklist	□Yes	⊠No
Does the application seek approval to carry out building work requiring assessment against a local government planning scheme? If yes - complete Form 1 Part E of IDAS Application Form 1. Assessment is by the local government.	□Yes	⊠No
Does the application seek approval to carry out building work requiring assessment against the <i>Building Act</i> 1975? If yes - go to Appendix 1 of this checklist for advice on building referrals, Complete Part B of IDAS Application Form 1. Assessment is by a building certifier	□Yes	⊠No
Do you wish the application to be assessed against a superseded planning scheme? If yes - complete Form 1 Attachment 1	□Yes	⊠No
Is the application for development completely or partly on Cairns and Mackay airport land under the Airport Assets (Restructuring and Disposal) Act 2008? If yes - Assessment is by the Department of Infrastructure and Planning. Complete Form 1 Part D of IDAS Application Form 1 if the application is for a material change of use, and Part E if for building or operational work. Also, the application must be referred to the local government as Advice Agency.	□Yes	⊠ No

SEC	TION 1 Section 1 must be completed for all applications that require completion of the IDAS Assessment Checklist.
HERITA	AGE:
1.1A	Is any part of the proposal intended to be carried out on a Queensland heritage place under the Queensland Heritage Act 1992?
	No - Go to 1.1B Yes
	IPA, schedule 8 part 1, lable 5 frem 2 IP Regulation echedule 2, lable 2, item 18
1.1B	Does the proposal involve development intended to be carried out on a place entered in a local heritage register under part 11 of the Queensland Heritage Act 1992, other than if the place is on Cairns or Mackay airport land?
	No - Go to Q1.2 Yes
	IPA, schedule 8, part 1, lable 5, frem 2A, IP Regulation, schedule 1, part 2, table 5, frem 2.
REMO	VING QUARRY MATERIAL; WILD RIVER AREA
1.2	Does the proposal involve removing quarry material from a watercourse or lake as defined under the <i>Water Act 2000?</i> No - Go to Q1.3 Yes
	IPA, schedule 8, part 1, table 5, ilem 1; IP Regulation, schedule 2, table 2, item 11; IP Regulation, schedule 1, table 5, item 2 (wild river area); Water Act 2000, section 966C; Wild Rivers Act 2005, section 43A
ENVIR	DNMENTALLY RELEVANT ACTIVITY; WILD RIVER AREA
1.3	Does the proposal involve an environmentally relevant activity (ERA), other than a mining activity or a petroleum activity?
	No - Go to Q1.4 Yes iPA, schedule 8, part 1, table 2, item 1; iPA, schedule 8, part 1, table 5, items 3 and 4; iP Regulation, schedule 2, table 2, items 1 and 23; Environmental Protection Act 1994, section 7.3AA (wild river area); Wild Rivers Act 2005, section 4DA; relevant wild river declaration; Wild Rivers Code.
WITHIN	THE LIMITS OF A PORT
1.4	Is any part of the premises within the limits of a port under the Transport Infrastructure Act 1994?
	No - Go to Q1.5 ☐ Yes
	IP Regulation, schedule 2. table 2. items 15 and 16
DECLA	RED FISH HABITAT AREA
1.5	Does any part of the premises adjoin a declared fish habitat area under the Fisheries Act 1994?
	No - Go to Q1 6
	Yes - If answers to questions in other sections of this checklist indicate that the proposed development is assessable under IPA, schedule 8, this application requires assessment by the Department of Primary Industries and Fisheries (DPI&F). If DPI&F is not the Assessment Manager for the application, the agency has jurisdiction as Advice Agency.
	IP Regulation, schedule 2. fable 2. item 26
COMM	UNITY INFRASTRUCTURE
1.6	Is any part of the premises designated for community infrastructure?
	 No - Go to Q1.7 Yes
	iP Regulation, schedule 2, table 3, item 7
WASTE	WATER MANAGEMENT
1.7	Does the proposal involve the establishment or expansion of a waste water disposal system?
	No - End of Section 1 Yes
	IP Regulation, schedule 2, lable 3, item 5

IP Regulation, schedule 2_lable 2_ltem 21(a)

SEC	TION 3 Section 3 must be completed when the application seeks appr IPA, schedule 8, part 1, table 3	oval to reconfiguring a	lot	
STATE-	CONTROLLED ROAD			
3.1	Is any part of the premises located in part of a future State-controlled road, and the No Yes If no, is the proposed reconfiguration listed in Integrated Planning Restaureshold? No - Go to Q3.2 Yes - The application must be referred to the IP Regulation, schedule 2 table 3 item 3: IP Regulation, schedule 2, table 2 item 2	egulation 1998, schedule	e 5 and does	it exceed the
COAST	AL MANAGEMENT DISTRICT			
3.2	Is any part of the premises within a coastal management district? No - Go to Q3.3 Yes - This application must be referred to the Environmental Protection Agency (EPA) a IP Regulation, schedule 2, table 2, item 13(a)	s Concurrence Agency.		
VEGET/	ATION CLEARING			
3.3	Do the premises include a lot containing the following? (i) A category 1, 2 or 3 area shown on a Property Map of Assessable Veg	getation (PMAV)	□ No	☐ Yes
	(ii) If there is no PMAV for a lot, remnant vegetation		☐ No	Yes
	If yes to either or both (i) or (ii) above, are 2 or more lots proposed to	o be created?		
	No - Go to Q3.4			
	If yes, is any lot, before the proposed reconfiguration, 2ha or la	arger?		
	If yes, is the size of any lot proposed to be created, 25ha No - Go to Q3.4 Yes - (Complete Form 1, Part J) To		orrad to the Dr	onartment of Natural
	Resources and Water (NRVIII) IP Regulation, schedule 2, table 2, item 4			parament of Hatarar
EASEME	ENTS			
3.4	Is any part of the premises subject to an easement?			
	No - Go to Q3.5 Yes - Answer both (a) and (b) below			
	IP Regulation, schedule 2, table 2, item 20(a) (electricity easement): IP Regulation, schedule	2, table 2, item 32 (pipeline oa	sement)	
ELECTR	RICITY SUBSTATIONS			
3.5	Is any part of the premises situated within 100m of a substation site under the	_		
	No - Go to Q3.6 Yes - This application must be referred to the entity res	oonsible for the substation	as Advice Age	ency.
CONTAI	MINATED LAND - REGISTERED LAND			
3.6	Is any part of the land forming the premises on the Environmental Managem Environmental Protection Act 1994?	ent Register or Contami	nated Land F	Register under the
	No - Go to Q3.7 ☐ Yes			
	IP Regulation, schedule 2, table 2, ilem 21(a			
	MINATED LAND - NOTIFIABLE ACTIVITY			
3.7	Is any part of the land forming the premises currently used for a notifiable ac notifiable activity? No - Go to Q3.8 Yes	tivity, or if there is no exi	sting use wa	s it last used for a

II4 I LOIV	ALED L DVINIAIN	O AUI	131	ID.	IO Mase	Someth Che	CAIIDE,	VEISION ZZ
CONTA	MINATED L	AND -	NDUSTRIAL ACTIVITY					
3.8				industrial activity (other than for a mining activity or al activity (other than for a mining activity or petroleu			ty), o	r if there
	No -	Go to G	9.9 Yes					
	IP Regulati	ion, sche	lule 2, table 2, ilem 21(a)					
CONTA	MINATED L	AND -	AREA MANAGEMENT ADVIC	E (NATURAL MINERALISATION OR INDUSTRIAL	ACTI	VITY)		
3.9	 Is any part of the premises in an area for which an area management advice has been given for natural mineralisation or industrial activity (other than for a mining activity or petroleum activity)? No - Go to Q3.10 Yes 							
	IP Regulati	ion, sche	lule 2 table 2. item 21(a)					
CONTA	CONTAMINATED LAND - AREA MANAGEMENT ADVICE (UNEXPLODED ORDNANCE)							
3.10	Is any part	t of the	premises in an area for which a	n area management advice has been given for une	φlode	d ordnand	e?	
	⊠ No -				_			
	Yes - (Complete Form 1, Part N) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.							
	IP Regulation, schedule 2, table 2, ilem 21(b)							
SOUTH	SOUTH EAST QUEENSLAND REGION							
3.11A	Is any part	t of the	premises within the South East	Queensland (SEQ) designated region?				
	No - Go to Q3.11B ☐ Yes							
	Draft South	i East Qi	eenstand Regional Plan 2009-2031 Re	gulatory Provisions division 3 ; IP Regulation, schedule 2, table :	!, ilem 3	5		
FAR NO	ORTH QUEE	NSLA	D REGION					
3.11B	Is any part	t of the	oremises within the Far North (Queensland region (FNQ Region) designated region	?			
	No - Go	o to Q3.1	Yes					
	If ye	es, do t	e following apply?					
	(i)	The a	oplication seeks approval for su	bdivision ^{3,3}		☐ No	\boxtimes	Yes
	(ii)	The a	oplication is for subdivision not	under a master plan ^{3.6}		☐ No	\boxtimes	Yes
	(iii)		pplication is for development or sistent with the rural precinct	utside a rural precinct ^{3,7} , or if in a rural precinct, it is		□ No	\boxtimes	Yes
	(iv)		remises are outside a State de s Organisation Act 1971, section	velopment area under the <i>State Development and F</i> on 77	ublic	□ No	\boxtimes	Yes
	(v)			e other than for a significant project under the <i>State</i> anisation Act 1971, section 26(1)(a)		□ No	\boxtimes	Yes
agreen	purposes of the ment rendering of s, not exceeding	different	arts of a lot immediately available for s	Q region, subdivision means creating a lot by subdividing anothe eparate disposition or separate occupation, and does not include	r lot; or o a lease	dividing land for a term,	d into p includi	arts by ng renewal
			ven in the Integrated Planning Act 199	7, schedule 10				
3.7 Rural p	precinct has the	meaning	given in the Far North Queensland Re	gional Plan 2009 State Planning Regulatory Provisions				
			to all (i) to (v) above - Answer (a)					
		(a)	any part of the premises local	ed within an urban growth area?				
			No - Go to (b) Yes					
		(b)	any part of the premises within	n the Regional Landscape and Rural Production	Area?			
			No - Go to Q3.12 Yes					
				ntside an urban area under a planning scheme ident 2009 State Planning Regulatory Provisions (FNQ re				
			No - Go to Q3.12] Yes				

If yes	s, do the following apply?						
The	subdivision:						
(i)	Is consistent with a rural precinct	⊠ No	☐ Yes				
(ii)	Results in lots of 60 hectares or greater	⊠ No	Yes				
(iii)	Results in no additional lots, for example, amalgamation or boundary realignment	⊠ No	☐ Yes				
(iv)	Is within an area identified in the Far North Queensland Regional Plan State Planning Regulatory Provisions 2009, schedule 2, table 2 and the development application is properly made on or before 8 May 2010	☐ No	☐ Yes				
(v)	Is within an area identified by the regional planning Minister in a gazette notice as having a rural residential purpose and the development application is properly made on or before 8 May 2010	☐ No	⊠ Yes				
(vi)	Creates one additional lot to accommodate an emergency services facility	⊠ No	☐ Yes				
(vii)	Creates one additional lot to accommodate a water cycle management infrastructure	⊠ No	☐ Yes				
(viii)	Creates one additional lot to accommodate a waste management facility	⊠ No	☐ Yes				
(ix)	Creates one additional lot to accommodate a telecommunication infrastructure	⊠No	☐ Yes				
(x)	Creates one additional lot to accommodate electricity infrastructure	⊠ No	☐ Yes				
(xi)	Creates one additional lot to accommodate an cemetery or a crematorium	⊠ No	☐ Yes				
(xii)	Creates one additional lot to accommodate an institution	⊠ No	☐ Yes				
(xiii)	Divides one lot into two, if the existing lot is severed by a road that was gazetted before 9 May 2008, and the resulting lot boundaries use the road as the boundary of division	⊠ No	☐ Yes				
(xiv)	Is consistent with a development approval for a material change of use of premises that has not lapsed, where the development application was properly made before 9 May 2008	⊠ No	☐ Yes				
(xv)	Is consistent with a development approval for a material change of use of premises that has not lapsed, where the development approval was given under division 2 of the applicable State planning regulatory provisions	⊠ No	☐ Yes				
lf no	f no to all - The subdivision may not occur and an application involving that component cannot be made						

FW North Queen stand Regional Plan State Planning Regulatory Provisions 2009, division J. IP Regulation, screecing 2, lettin 7, Iron 35

KOALA	A CONSERVATION					
3.12	☐ Yes ⊠ No	art of the premises in	n an interim koala hab Yes	la sustainability area, o	other than in an SEQ u	rban footprint area?
CANAL	DEVELOPMENT					

3.13	Is the proposed	d reconfiguration in	connection with	h the const	truction of	a canal
------	-----------------	----------------------	-----------------	-------------	-------------	---------

No - Go to Q3.14	X	No	-	Go	to	Q3.	14
------------------	---	----	---	----	----	-----	----

Yes - (Complete Form 1, Part M) This application must be referred to the Environmental Protection Agency (EPA) as Concurrence Agency.

IP Regulation, servetate 2, lab of 2 mem 1906.

DECL	ARED CATCHMENT	REA				
3.14	Is the proposed reconfiguration in an area declared to be a catchment area under the Water Act 2000? No - Go to Q3.15 Yes IP Regulation, schedule 2, table 2, Item 19					
PUBLI	C PASSENGER TRA	SPORT				
3.15	Is the proposed reconfiguration listed in schedule 13A of the <i>Integrated Planning Regulation 1998</i> and does it exceed the specified threshold?					
	No - Go to Q3.16 Yes - This application must be referred to QueenslandTransport (QT) as Concurrence Agency. IP Regulation, schedule 2, table 2, item 30; IP Regulation, schedule 13A					
RAILT	RANSPORT					
3.16	threshold? No - Go to Q3.1	nfiguration listed in schedule 13B of the Integr Yes - This application must be referred to Q			he specified	
	IP Regulation, sched	2, table 2, item 31, IP Regulation, schedule 13B				
WETL	AND; CONSERVATION					
3.17	Does the proposed reconfiguration result in more than 10 lots or any lot less than 5ha in area? No - Go to Q3.18 Yes - (Answer (a) and (b) below)					
	 (a) Does the proposed reconfiguration involve a lot situated in, or within 100m of, a wetland shown on the `Map of referable wetlands'? ☐ No ☐ Yes - This application must be referred to the EPA as Advice Agency. 					
	(b)	Does the reconfiguration involve a lot situated	in, or within 100m of, the following?			
		(i) A protected area, forest reserve, cri under the Nature Conservation Act	tical habitat or area of major interest 1992	⊠ No	☐ Yes	
		(ii) A State forest or timber reserve und	er the Forestry Act 1959	⊠ No	Yes Yes	
		(iii) A marine park under the Marine Par	rks Act 2004	⊠ No	☐ Yes	
		(iv) A recreation area under the Recrea	tion Area Management Act 1988	⊠ No	Yes	
		(v) A world heritage area listed under the	ne World Heritage Convention	☐ No		
		(vi) Brisbane forest park under the Brish	oane Forest Park Act 1977	⊠ No	☐ Yes	
		If yes to any one of (i) - (vi) above - this application the relevant	tion must be referred to the QueenslandGovernment t Act mentioned as Advice Agency.	nt department	administering	
	IP Regulation, schedul	table 2, items 38 and 39				
HERITA	AGE					
3.18	Queensland Herita No - End of Sect	3 on must be referred to the Environmental Protection Agen		ace under t	he	

WILD RIVER AREA - Although legislation provides for assessment of lot reconfiguration for the purposes of the Wild Rivers Act 2005, currently no declarations for any of the wild river areas apply the Wild Rivers code to that type of development.

14/08 2009 11:24 FAX 07 4041 5113

00001/0001

Individual Owner's consent to the making of an IDAS development application

PRP Planning

I, Vittorio Scomazzon as owner of premises identified as Vixies Road, Wonga Beach (described as Lot 32 on SP126925) consent to the making of a development application under the Integrated Planning Act 1997 by V. Scomazzon on the premises described above for the purpose of Reconfiguration of a Lot.

(signature of owner)

Signed on the 14th day of August ... 2009.

Reconfiguration of a Lot Vixies Road, Wonga Beach Lot 32 on SP126925

For

V. Scomazzon





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DOCUMENT CONTROL SHEET

Project

Reconfiguration of a Lot Vixies Rd, Wonga Beach Lot 32 on SP126925 For V. Scomazzon

Document

Planning Report

Document History and Status

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1.0 INTRODUCTION

1.1 Preamble

PRP Planning has been commissioned by Vittorio (Vixie) Scomazzon to prepare and submit a Development Application for a Reconfiguration of a Lot from 1 lot into 72 lots relating to land described as Lot 32 on SP126925 located at Vixies Road, Wonga Beach.

This report provides an assessment of the application against relevant codes and Desired Environmental Outcomes set out in the Planning Scheme (Douglas Shire). The report also considers relevant State Planning Policy and Regional Planning Policy, as well as commenting on referral agency considerations. Detailed code assessment is contained within **Appendix 1**. The report also describes the locality and the site. A copy of the proposed reconfiguration plan is contained within **Appendix 2**. A copy of the owner's consent is contained in **Appendix 3**.

The subject land is included in the Rural Areas and Rural Settlements Locality, as identified in the Planning Scheme.

The land is currently used for the horticulture (part) and air strip and recreational purposes. In the past, other grazing and agricultural activities took place from time to time. The size of the block, its shape and the swales mean rural production is not sustainable or financially viable. In effect, this means that the highest rural use of the land is a hobby farm - more akin to a rural lifestyle block as opposed to a commercial agricultural operation. The physical separation of the block by the gazetted roads further undermines the sustainability and suitability of the block for viable agricultural operations.

1.2 Background

Lot 32 is part of a much larger parcel formerly zoned Rural Residential (now zoned Rural Settlement) and subdivided some years ago into approximately 40 one hectare allotments (consistent with the Scheme provisions at that time) and two large balance areas. The eastern balance area consisting of two long parallel sand ridges and two tree covered swales is the subject of this application.

Since the time of the original subdivision, the planning scheme provisions have changed to make more efficient use of rural residential land. In particular, the minimum lot size has decreased. A number of the original lots (about one quarter) have been the subject of reconfiguration applications dividing the original one hectare lots into two.

For reasons that have never been adequately explained or justified, the State government and local authorities have gradually restricted the availability of rural residential lots. The recent adoption of the Regional Plan reinforces this trend by removing large areas of rural residential zoned land from the future supply chain. As an obvious consequence of this reduction in supply, rural residential land has become more valuable and more desirable.

The owner, a long time resident of the locality, has recognised this trend and the future restrictions imposed by the Regional Plan and has decided that the present is an appropriate time to undertake subdivision of the balance area and meet some of the growing demand for attractive, convenient and desirable rural lifestyle allotments.



He believes that the land is ideally suited for the intended purpose being zoned as it is, adjacent to existing rural residential development and being largely cleared of any native vegetation.

The owner's belief that the land was suitable for the intended purpose and the time was right to undertake the development was reinforced by the fact that a development company contracted to purchase the land with the intention of subdividing it in a similar way but with a greater yield than is proposed in this application. For reasons unrelated to the land, the contract did not proceed and that application lapsed.

The owner, who has held, worked on and maintained the land for many years proposes a subdivision with a lesser yield than that applied for in the previous application. The current application proposes a layout that he considers to be more environmentally sensitive and which includes features that would be an asset to existing and future residents.



SITE and LOCALITY



2.0 CONTEXT

2.1 The Locality

The subject land is situated at the northern end of a locality generally known as Wonga Beach.

Wonga Beach is a beachside village located approximately 15 kilometres north of the township of Mossman – to put that in context, the suburbs of Smithfield and Edmonton are approximately the same distance from Cairns.

While the village is predominantly residential in character, there are some tourist uses such as the caravan park and a small hotel/resort. The village is also well served with community infrastructure, being one of the few villages in the old Douglas Shire area with a primary school, service station and general store and (for its size) a comprehensive range of recreational facilities.

The Wonga Beach locality has a number of other characteristics that make it attractive as a residential location. It is close to the beach and the wilderness/semi-wilderness areas in the Daintree Valley and to the north. The tourist facilities in the local area eg the Daintree Eco-lodge and Daintree Village itself offer eateries and other facilities to residents what would not normally be so accessible in other localities.

Wonga Beach has a particular natural character to it that also adds to its attractiveness. It is bounded between the tree lined beach and the coastal hills as it sits on a narrow coastal plain. Consequently, it has an elongated urban form dominated by natural vegetation and the hills to the west – this gives it a rural rather than a suburban character and amenity.

Supermarkets, medical services, high school, hospital and a variety of commercial and community facilities are easily accessible from Wonga Beach.

The locality has no particular physical constraints. As a beachside locality, there are potential risks associated with coastal processes but these are not considered to be significant. The bathometric profile off shore is very flat and as a consequence, the erosion potential minimal. This is evidenced by reference to historic aerial photographs which show the vegetation line along the beach being very stable over many decades.

Because the coastal hills are so close to the beach in this locality, there are no major streams and consequently, no significant risk in relation to flooding.

The locality is not adversely impacted by bush fire risks due to the extensive pattern of clearing and the type of residual vegetation that exists mainly in the swales and the wetlands.

The coastal plain is relatively flat and as a consequence there are no risks associated with slope and slope stability issues.

Soil types are typical of the coastal plain. The topography generally consists of a series of swales and sand ridges back almost as far as the lower slopes of the hills. These well drained soils offer good conditions for on site disposal of domestic wastewater and there



is no history of any significant problems with wastewater disposal even on the relatively small allotments that occupy extensive areas in the southern part of the village.

The locality is well served by electricity and telecommunications infrastructure, both of which have capacity for expansion to meet the demand generated by additional residential growth.

Council also provides regular refuse collection and maintains the village infrastructure such as roads, footpaths, parks, foreshores etc in reasonable condition.

Access to the locality is provided along the Captain Cook Highway – a State controlled road. The Highway gives access to the community and commercial infrastructure at Mossman, Port Douglas and south to Cairns. The Captain Cook Highway through and south of the locality is a typical rural arterial road. It provides a high level of service and safety as present and predicted traffic volumes are well below the potential capacity of the road. This situation is expected to be maintained as both the provisions of the Regional Plan and Council's town planning scheme severely restrict the potential for future residential and tourist growth north of Mossman. With the exception of the subject land and a limited number of other parcels, there is virtually no land identified for future residential growth or tourist opportunities. The Daintree River Ferry is by all accounts close to capacity. The Ferry is a choke point limiting future traffic growth on the northern section of the Captain Cook Highway.

Access to the subject land is gained by Vixies Road, a rural road with a relatively wide two lane carriageway. In its present form Vixies Road has huge spare capacity and can provide an adequate level of service and safety with traffic volumes in excess of ten times current levels – not that this is ever likely to be achieved.

The intersection of Vixies Road and the Captain Cook Highway has been upgraded in recent years. It is provided with left turn deceleration and acceleration lanes on the south bound side. On the north bound side the carriageway width is sufficient for three vehicles to pass safely to the left of vehicles slowing to undertake a right turn into Vixies Road. By any reasonable assessment, the Vixies Road/Captain Cook Highway intersection is adequate to cater for existing traffic, anticipated growth and the additional traffic generated by the proposed subdivision.

In the vicinity of the proposed subdivision there is an aquaculture farm to the south-west and a caravan park to the south-east. Neither of these uses have any impact on the subject land in terms of its residential character and amenity.

2.2 The Site

The site of the proposed subdivision is described as Lot 32 on SP126925. The site has an area of some 56.33 hectares. It is roughly rectangular in shape with the long axis in a north-east/south-west direction of about 2,100 metres and the perpendicular narrow axis of about 250 metres.

The site consists of two parallel sand ridges and two almost straight drainage swales between these ridges.

Many years ago these sand ridges were cleared and used for various rural purposes. The dominant feature on the western ridge is a private air strip about 1.1 kilometres in length. Activity on the air strip is much less these days than it was some years ago.



The southern end of the western sand ridge has been developed for horticultural purposes with irrigated fruit trees and other crops. The eastern sand ridge has also been cleared for many years but has only been used for pasture. It has the same general elevation as the western sand ridge but is substantially narrower.

Other features of the site include a large lagoon towards the southern end of the central swale. The lagoon has a length of about 140 metres and is understood to have a dry season depth of about four metres. There are smaller lagoons along the sand ridges formed when the swales dry out. The second most significant is towards the southern end adjacent to which is a pump house fitted with an electrically driven pump which provides water supply to the land and irrigation to the orchard.

The geomorphology of the site and the surrounding area is typical of coastal locations particularly those in the vicinity of river mouths. Sandy soils predominate with layers of gravels and clays that contain aquifers that flow down from the mountains to the west. The parallel swales provide drainage paths during periods of very wet weather but in most rainfall situations the ground is sufficiently porous that run off is not always generated.

The dense vegetation along the swales results in considerable leaf drop. In places, accumulation of organic matter seals the surface of the swale and water is retained during the dry season even after the local water table drops below wet season levels.

South-east of the subject land is a well established caravan park. Along much of the eastern boundary of the land there is a 450 metre wide strip of publicly owed land to the east of which is the beach. This State owned land is covered by remnant vegetation that is largely undisturbed by human activity. The beach is a significant recreational resource and a vehicle track traverses the subject land and the adjoining State owned land allowing locals to access the beach. Anecdotal evidence indicates that this track has been in place for many decades and it is testament to the locals respect for the area that the track has caused minimal disturbance to the local eco-system.

To the north of the subject land the sand ridge and swale system continues eventually forming into sinuous creeks that outlet at a single point across the beach approximately two kilometres from the mouth of the Daintree River. While it is not exactly clear from the D.E.R.M. referral search, this wetland area appears to be included in the Wet Tropics World Heritage Area. The web available Wet Tropics World Heritage maps are not cadastrally based but seem to confirm that this is the case.

The western boundary of the subject land abuts the earlier stage of the subdivision where a similar proposal took place. South Arm Drive was constructed more or less centrally along the sand ridge which lies to the west of the swale on the western boundary of the subject land. Either side of South Arm Drive one hectare rural residential allotments were created in accordance with the planning scheme requirements of the time.

Since that time, a number of the abutting one hectare lots have been divided into two narrow 5,000 square metre allotments. Most of the lots on the original subdivision and the re-subdivided land have been developed with houses.

This subdivision gives a good indication of the likely consequences of the proposed subdivision.

The lots fronting South Arm Drive do not have access to a reticulated water supply with all lots relying on ground water or a combination of ground water and roof water tanks. Ground water is harvested by spears sunk some 4 to 8 metres below the surface of the



sand ridge. The applicant advises that pump tests have been carried out on some of the spears with yields of over 1,000 litres per hour common.

Given the age of the first stage of the subdivision, many of the domestic wastewater treatment and disposal systems are simply the old septic and absorption trench design. This is a very unsophisticated design and would not be permitted under the current regulatory regime.

Furthermore, there was no organised control on where lot owners could install their spear or wastewater disposal area. As a consequence, distribution of spears and wastewater disposal areas is almost random. Despite this lack of control, the applicant, who is a long term resident of the area and well knows many of the other residents, is unaware of any circumstance along South Arm Drive where:

- The spear did not provide adequate domestic water supply;
- There has been failure or difficulties associated with wastewater treatment and disposal areas; or
- Where there have been adverse interactions between wastewater disposal areas and the water supply from the spears.

I am informed that a few years ago Council proposed a reticulated water supply scheme for the locality. All of the residents of South Arm Drive were surveyed and it is reported to me that none supported the installation of a Council reticulated system presumably because they were all satisfied with their current arrangements.

Despite the fact that there are 24 allotments backing onto the opposite side of the western swale, there is no apparent difference between the remnant vegetation on that swale and the two swales to the east that don't have residential abuttals. It is not unreasonable to conclude that the wastewater systems (primitive as they are) attaching to the residences on the adjoining land do not lead to nutrification or other pollution issues within the swale or the wetlands downstream. There are probably a number of reasons for this including the fact that the combination spear water supply and on site wastewater disposal lead to a slightly negative water balance.

The southern boundary of the subject land is the Vixies Road frontage beyond which there is land used for agricultural, grazing and urban purposes. This land drains through the subject site (through the existing swales) but despite the potential for pollutants to be carried from these activities, there appears to be no obvious harm to the remnant vegetation within the swales.

There are four road frontages to the site:

- Vixies Road approximately 230 metres;
- The southern section of South Arm Drive approximately 300 metres;
- The unnamed stub road south of adjoining Lot 129 approximately 1.24 kilometres north of Vixies Road; and
- The north-eastern end of South Arm Drive.

Both Vixies Road and South Arm Drive are constructed to conventional rural residential standards.

Electricity and telecommunication services are available on the frontage of the property and capacity can be made available for development in accordance with the zoning of the land.

The site is zoned Rural Settlement and subdivision is Code Assessable.



The eastern boundary of the site abuts the Wet Tropical Coast Coastal Management District.

Parts of the swales are designated referral wetlands.

Some of the vegetation along the swales is mapped as 'Remnant of Concern' under the Vegetation Management Act.



3.0 THE PROPOSAL

3.1 Lot Layout

The proposal is to subdivide the land into lots with a typical area of about 5,000 square metres consistent with the Planning Scheme provisions that relate to the Rural Settlement Planning Area.

In general terms, an internal road will be provided connecting Vixies Road along the western sand ridge to the northern end of South Arm Drive. Lots will be created on either side of this road. The unnamed road south of Lot 4 on RP857604 will be constructed and extended to connect with the north-south road mentioned previously.

Five allotments in the south-western corner of the subject land will be created fronting South Arm Drive.

A further two large allotments will be created on the eastern swale to the greatest extent possible within the existing cleared area. The western boundary of these four allotments will be located on the eastern side of the vegetation that runs along the central swale.

3.2 Open Space

Two areas of public open space will be created. The southern area of public open space will contain and surround the major lagoon that lies adjacent to the central swale. This lagoon has aesthetic, natural and recreational values that will be valued by the local community. Its history is unknown but observation indicates that the water quality is good and despite seasonal variations in level, maintains a healthy habitat throughout the year. This sides of the lagoon are stable and well vegetated. Left in its existing state, it is likely to be largely maintenance free.

A small area of open space is proposed adjacent to the eastern boundary of the property at the entrance of the existing track that leads out to Wonga Beach. This track is a considerable recreational asset to the current local community and highly valued because of the access that provides to the beach. At present the track goes through private land (the subject land) but the owner has turned a blind eye to this trespass because most of the community treat the land and the track with respect and he is aware of its importance to the community.

The smaller area of open space proposed in this location will allow Council or others to provide facilities for users of the track and the beach. How this area of open space is developed and managed will be a matter for Council. The applicant hopes that Council will, at least initially, provide a small car parking area so that families who do not have access to a four wheel drive can park at the western end of the track to the beach and enjoy a minimum walking distance. The applicant is also sure that the community would appreciate a public toilet, water point and barbeque.

3.3 Water Supply

A number of options are available in relation to the provision of water supply to the proposed lots.



The preferred method of water supply is identical to that used for the adjoining allotments fronting South Arm Drive. That is, individual spears into the upper aquifer in the sand ridge supplying all the water that is necessary for domestic purposes.

Council can be confident that this system will work because of the history of water supply operations within the adjoining subdivision and the nearby caravan park. The caravan park is a much more intensive use than the proposed subdivision but operates satisfactorily.

In the existing subdivision, the location of spears, dwellings and associated wastewater disposal areas is uncontrolled. Even so, anecdotal evidence indicates that a safe and adequate water supply has been achieved for each and every residence. Inquiries of the applicant, who is a long time resident and very familiar with the area, reveal no known instance where water supply spears have been adversely impacted either in terms of yield by nearby spears or in terms of quality by nearby wastewater disposal areas on lots within the existing subdivision.

It is particularly relevant that the location of wastewater disposal areas and spears is uncontrolled in the existing subdivision. Further, most of the wastewater treatment and disposal systems are the old septic and absorption trench style which is much more rudimentary and produces a lower quality of effluent than on site wastewater treatment and disposal systems that comply with contemporary codes.

Within the proposed subdivision it is proposed to nominate on each allotment the separate areas in which the wastewater disposal is achieved and the water supply spear installed. By this method a maximum separation distance will be achieved between water supply and waste water disposal areas – a considerable improvement compared to the adjoining subdivision.

While the applicant does not consider it to be necessary given the existing experience, it is possible to provide water supply on site using a hybrid system of rainwater tanks and groundwater spears. A minimum storage of 5,000 I will be provided as a fire fighting reserve in accordance with FNQROC.

Wonga Beach is in a very high rainfall area. Rainwater harvested from the roof of the dwelling and stored in tanks could be used for potable purposes while groundwater used for other purposes such as laundry, toilets and irrigation. In this way, any doubts about the quality of the groundwater supply are resolved as it is not used for potable purposes.

There are a range of other alternative water supply options that the applicant is prepared to discuss with Council if the Council can demonstrate that the proposed option is for any reason unsafe or unserviceable.

3.4 Wastewater Disposal

The project engineers have examined wastewater disposal options for the allotments and have come to the conclusion that adequate area is available on each and every allotment to construct a domestic wastewater treatment and disposal system that complies with the relevant code. It is proposed to control the location of wastewater disposal areas on each lot in order to maximise the separation between the disposal area and the water supply spear locations. This is probably not absolutely necessary given the experience on the adjoining land and the provisions of the code but the applicant feels that it is not an unreasonable imposition on future owners and minimises risk.



The applicant does not believe that on site wastewater treatment and disposal will have any adverse impact on the swales, hydraulically or in terms of ecological processes. The local water balance is unaffected given that on each allotment the amount of water drawn from the groundwater table through the spear will be almost exactly the same as the amount of water returned to the system through the wastewater disposal system and irrigation. In short, the combination of water supply and wastewater disposal area will not lead to any change in the water table level in the swales.

Separation distances will be determined in accordance with the relevant code (AS/ 1547:2000 On-site domestic–wastewater management). DNRW and others prepared this Code after exhaustive investigation.

One of the purposes of the adoption of the code is to ensure that the treatment and disposal of domestic wastewater does not cause environmental harm. This is the principle reason why treatment standards increase with proximity to gullies and streams and separation distances increase of porous soils.

The relevant performance criteria in the code are set out in the table below.

Part 1 – Onsite wastewater management systems

- **P1** On-site wastewater management systems must be designed, constructed, installed and maintained in such a manner as to—
- (a) protect public health by ensuring that risks associated with the dispersal of wastewater to the *land application area* are minimised; and
- (b) protect the environment by ensuring—
- i. surface and ground water are not polluted;
- ii. soil productivity is maintained or enhanced; and
- (c) minimise the impacts on and maintain and enhance *amenity* by ensuring it has no adverse impact on—
- i the built environment; and
- ii persons on and nearby the premises, for the design life of the facility.

P2

On-site wastewater management systems that facilitate on-site storage, treatment, disposal or reuse of wastewater must be designed, constructed and installed—

- (a) with adequate treatment and storage capacity for the volume of waste and frequency of disposal;
- (b) with adequate size, strength and rigidity for the nature, flow rates, volume of wastes and/or waste products which must be processed;
- (c) with adequate vehicle access for collection, if required;
- (d) to avoid the likelihood of contamination of any drinking water supplies;
- (e) to avoid the likelihood of contamination of soils, ground water and waterways;
- (f) from materials which are impervious both to the waste for which disposal is required and to water;
- (g) to avoid the likelihood of foul air and gases accumulating within or entering into buildings;
- (h) to avoid the likelihood of unauthorised access by people;
- (i) to permit cleaning, maintenance, measurement
- and performance sampling; (j) to avoid the likelihood of surface water and stormwater entering the system;
- (k) to avoid the likelihood of uncontrolled discharge;
- (I) to permit the manufacturer, model, serial number and designed capacity to be reasonably easily identifiable after installation;
- (m) to minimise nuisance eg noise to the occupants of neighbouring properties; and
- (n) so that the installation throughout its design life will continue to satisfy the requirements of



Any system designed and operated in accordance with the Code (as it must) will not cause environmental harm because inter alia it must achieve the criteria highlighted in blue above.

3.5 Staging

The proposed subdivision is intended to be staged. The exact configuration of the staging is not known at this time and will depend upon a variety of operational and market circumstances.

It is expected that the first stage will be proposed lots 1 to 6 fronting South Arm Drive. Subsequent stages will contain between 10 and 20 allotments commencing at Vixies Road and progressing successively in a northerly direction until the subdivision is completed.

3.6 Utilities

Electricity and telecommunication utilities will be extended progressively to serve the allotments created in each stage.

3.7 Vegetation Protection

The applicant intends to protect the remnant vegetation along the swales from any future clearing by the imposition of an environmental covenant prohibiting clearing or damage to the vegetation for any purpose whatsoever.

The covenant will include terms and take the form generally used in other similar circumstances. A draft of the covenant is included in **Appendix 5**.

There are a number of crossings of the central swale already in existence. These were created years ago for operational purposes associated with past use of the land. Any crossings necessary to serve the proposed lots or the central area of the open space will be located at these existing crossing points.

It is proposed to build the crossings in an environmentally sensitive way that maintains the existing hydraulic regime and does not require any further clearing of any significance. In this respect, the road crossing giving access to the central area of open space will depart from the standards proscribed in the FNQROC Development Manual as it will likely only have one lane. Traffic safety will be ensured (as it is in other one lane rural roads) by placing a Give Way sign and Stop line on one side of the swale – probably the western side.

Examination of the western swale, part of which is included in the original lots fronting South Arm Drive, shows that in most instances, the residents have developed their land without causing harm to the remnant vegetation. This reflects the generally responsible attitude of owners who seek to live in semi natural locations such as this. Under these circumstances, one can be absolutely confident that the responsible attitude of the future owners combined with the conservation covenant will ensure that no harm occurs to the existing remnant vegetation or the functionality of the swales in terms of hydraulic or habitat purposes.



3.8 Internal Road

The internal road is long consistent with the shape of the land. Where possible offsets have been incorporated for amenity and safety purposes. Additionally traffic calming devices are provided as per the Development Manual Code requirements.

No formal road drainage is proposed, as the carriageway will be on the crest of the sand ridge. The grassed longitudinal table drain will discharge via shallow grassed swales at almost every second side boundary. In this way drainage infrastructure is kept to a minimum and maximum retentions is possible. Due to the sandy nature of the soils it is not expected that these drains will actually flow in most rainfall events.

The use of small shallow grassed swales will also ensure that any pollutants that may accumulate of the road surface will be trapped in the first flush rains well before they entre the natural swales at the rear of the lots.

The internal road has not been connected to the north end of South Arm Dr for two reasons. Firstly it eliminates a crossing of the swale and it therefore environmentally preferable. Secondly the amenity of both the northern end of South Arm Dr and the internal road is improved if they operate as culs de sac. There is no traffic warrant for connection. Services and pedestrian linkages are accommodated in the proposed pathway which will be fitted with bollards to stop use by motor cyclists.

3.9 Fill Levels

All lots will have a building area or platform above 3.2m AHD, ie above the coastal flood level. This is naturally occurring on most lots but may need to be created on some lots by skimming soil off the rear of the lot to create the building area near the front.



4.0 STATE PLANNING POLICY AND REGIONAL PLANNING

4.1 State Planning Policy

An assessment of the proposed development to determine the relevance of State Planning Policies (SPP) is provided in Table 1 below:

Table 1: Relevance of State Planning Policies

State Planning Policy	Applicability	Comment
SPP 1/92: Development and the Conservation of Agricultural Land	✓	The land is not identified as GQAL. The agricultural suitability mapping in the supporting report to the previous planning scheme identifies it and the surrounding sand ridge and swale country as Class 4 – NOT GQAL.
SPP 1/02: Development in the Vicinity of Certain Airports and Aviation Facilities	Х	The subject land is not located within the vicinity of an airport.
SPP 1/97: Conservation of Koalas in the Koala Coast.	Х	The site is not situated within the 'Koala Coast'.
SPP 2/02: Planning and Management of Coastal Development involving Acid Sulfate Soils	√	The proposed development is located on land below 20 metres AHD. The appropriate time to deal with PASS issues is at Operational Works stage.
SPP1/03 Mitigating the Adverse Impacts of Flood, Bushfire and Landslide	✓	The part of the subject site to be used for dwellings is not subject to flooding. Despite the mapping of part of the site as Medium Bushfire hazard the majority of the site has been cleared of vegetation and does not pose a bushfire risk. The swale vegetation is not bushfire prone.
Coastal Management Plan	√	The site is outside the mapped Wet Tropical Coast Coastal Management District. A small section of the northern end of the swale may be below local HAT.



5.0 REGIONAL PLANNING

5.1 Regional Planning Regulation

The land is designated as Regional Landscape and Rural Production Area. However, the subdivision of land in the RLRPA that is currently zoned Rural Settlement is not prohibited in the two years immediately post commencement of the Regional Planning provisions.

The proposed development will not undermine the intent of the Regional Plan. The subject land is not a viable rural holding due to its size, soil type, remnant vegetation and difficult elongated shape.

Adjacent lots are not in agricultural use and the majority of lots are constrained as far as potential agricultural uses due to large areas of remnant vegetation and residential occupation. There is no realistic opportunity to amalgamate adjacent lots to provide for viable rural land holdings.

5.2 Regional Planning Policy

The land does contain areas of ecological significance – the wetlands in the swales.

The swale areas both through and adjoining the site are mapped as terrestrial areas of general environmental significance.

Within the biodiversity conservation provisions of the Regional Plan, only land use Policy 1.1.4 has relevance. This Policy requires urban development in or adjacent to areas of general ecological significance to be located, designed and operated to avoid or, where avoidance is not possible, minimise any adverse impacts on the ecological values where possible.

The project is designed to avoid such adverse impacts on ecological values by protecting the whole of the area within the swales and mapped as remnant vegetation by the imposition of conservation covenants on those parts of the allotments. The conservation covenants will prohibit any development within the covenanted area as well as prohibiting clearing of vegetation for any purpose.



6.0 COASTAL MANAGEMENT DISTRICT

Map 33.4 of the Wet Tropical Coast Coastal Management District Plan identifies the boundary of the coastal management district. In relation to the subject land, its eastern and northern boundaries are co-incidental with the Coastal Management District boundary and the subject land is outside the district.

In any case, the proposed development is consistent with the policy outcomes contained in the Regional Coastal Management Plan. In particular:

- The coast is conserved in its natural or non urban state outside the existing urban areas because no development is proposed outside the existing urban area. The subject land is zoned Rural Settlement and will be developed for residential purposes under the provisions of the Regional Plan a residential subdivision of the nature proposed is considered an urban development. The existing zoning confirms that, for the purpose of the Plan, Wonga Beach is an urban area.
- The project is neutral with respect to the Plan's intention of maintaining separation between urban areas. Land to the east and north is State owned land, partly in the Wet Tropics World Heritage Area which will never be developed while the existing policy and regulatory regime remains in place.
- The project is consistent with the intention that new development occur within existing urban areas and be undertaken in ways that minimise adverse impacts on coastal resources and their values. This is achieved by virtue of the fact that the land is approximately 450 metres from the beach and some four times more distant from the beach than the predicted Erosion Prone Area.

In addition to the above, the drainage swales and the vegetation contained in and around them are preserved by virtue of the imposition of environmental covenants prohibiting development and clearing within the swale areas. This too is consistent with the outcome of the Coastal Management Plan had the swales been included in the Coastal Management District.



7.0 VEGETATION MANAGEMENT ACT

As the vegetation contained in the swales that pass through the site has been mapped (**Appendix 4**) as Remnant of Concern Regional Ecosystem (RE), the Department of Environment and Resource Management (D.E.R.M.) is a concurrence agency with respect to the application in relation to issues of vegetation clearing. It is a fundamental part of this application that the existing vegetation within the swale areas and mapped as remnant of concern regional ecosystem will not be cleared as part of the operational works associated with the project and will be protected for future clearing by the imposition of a conservation covenant.

The general terms of the covenant are set out in **Appendix 5**

Performance Requirement H1 seeks to regulate the clearing of vegetation in a way that ensures the conservation of regional ecosystems, clearing as a result of the RaL only occurs where there is no suitable alternative.

The proposed development complies with the Performance Requirement. No clearing of remnant vegetation is necessary or proposed as a result of the reconfiguration application or the operational works that necessarily flow from it.

The layout has been designed to minimise the length of proposed lot boundary within the mapped RE. While this is not strictly necessary given the covenant and other protections provided, it was thought to be advantageous.

The RE mapping is not detailed enough to describe and identify the existing cleared tracks that cross the swales in various locations. Not all of these tracks will be used for access purposes. To the extent that the existing tracks will be used to access future lots on the eastern sand ridge or the proposed park adjacent to the eastern boundary of the property, they will be confined to the existing cleared areas. No further removal of vegetation is intended or required.

The applicant is prepared to accept a condition imposed either by Council or D.E.R.M. or both to that affect.

In addition to this, the applicant proposes to register a conservation covenant over the whole of the area mapped as Remnant of Concern Regional Ecosystem. The general terms of the covenant are set out in **Appendix 5**. The purpose of the covenant is to ensure that when the proposed lots are used for residential purposes no development work of any nature whatsoever or any use that requires clearing can be undertaken in the covenanted area. The covenant explicitly provides that no clearing is to be undertaken within the covenanted area including clearing that would be otherwise exempt under the provisions of the Vegetation Management Act.

Such covenants have been accepted in the past and are an effective way of ensuring that existing area of RE are not cleared.

Performance Requirement H2 deals with the management of cleared areas and the provision of offsets for clearing. The performance requirement is not relevant as no clearing is proposed – refer to the comments in relation to PR-H1above.



Performance Requirement H3 deals with circumstances under which clearing may occur. This performance requirement is irrelevant as it is not proposed to undertake any clearing work and all existing remnant of concern RE will be protected by virtue of the conservation covenants registered over those parts of the proposed allotments containing mapped remnant vegetation.

For the purpose of abundant clarity and should there be any discrepancy between the location of the existing vegetation along the drainage swales and the mapped RE on the certified mapping, the applicant advises that he intends: -

- a) not to undertake any clearing of standing vegetation along the swales irrespective of whether it is mapped on the certified mapping or not; and
- b) provide conservation covenants within the proposed allotments over the actual standing remnant vegetation if it is found to be outside the areas mapped on the certified mapping.

Detailed assessment against the Code is set out in Appendix 6



8.0 RA&RSL CODE PERFORMANCE CRITERIA P9

Rural Areas & Rural Settlement Locality Code - Performance Criteria P9

The performance criteria P9 states:

"Development of Lot 32 RP850495, Vixies Road, Wonga Beach is connected to urban services." The applicant has indicated that there has been a suggestion (unidentified) that this provision of the Planning Scheme applies to the subject land but it is not clear why.

A search of the records at D.E.R.M. (previously the Department of Natural Resources) reveals that RP850495 never existed and no relationship between it and SP126925 can be established. On this basis, it cannot be concluded that Performance Criteria P9 in the Rural Areas & Rural Settlements Locality Code refers to the subject land.

There is nothing in the Planning Scheme that connects RP850495 to the subject land despite the fact that Vixies Road is mentioned.

Inquiries of Council reveal that Council has no present intention to provide reticulated urban services such as reticulated water supply and sewerage to the northern end of Wonga Beach. To formulate a Planning Scheme provision in terms of a Performance Criteria that can never be achieved has the effect of creating a prohibition. Clause 2.1.23(2) of the Integrated Planning Act states that a local planning instrument may not prohibit development on, or the use of, premises. To the extent that Performance Criteria P9 of the code is prohibitive, it conflicts with the Act that establishes planning schemes and should therefore have no force and effect.

Council can make a decision to approve an application that is contrary to the Performance Criteria if there are sufficient grounds to justify the decision and it does not conflict with the purpose of the code. The purpose of the code is discussed in more particularity in Section 3 of this report. It contains seven provisions, none of which have any identifiable relevance to Performance Criteria P9. It is clear that approval of the application despite non compliance with Performance Criteria P9 (should it be found to be lawful or applicable) would not conflict with the purpose statements in the code.

The planning grounds supporting the application are set out elsewhere in this report but some of the key ones are as follows.

There is a clear need and demand for rural lifestyle allotments, particularly in areas of high amenity and with a semi rural character such as exhibited by the subject land. If appropriately zoned land is not developed in order to meet this need and demand, potential residents seeking a semi rural lifestyle will simply resort to buying existing titles out of operational and productive farms. They can clearly afford to do so.

The going value for rural productive land generally in the Douglas Shire is between \$4,000 and \$5,000 per acre (\$10,000 to \$12,500 per hectare). At this rate, any title within an existing farm that is reasonably unconstrained for residential purposes and has an area less than 15 to 20 hectares would be cheaper to purchase than a rural residential style lot in a context and location similar to those proposed in this project. On this basis, the supply of rural residential allotments on unproductive land in desirable locations assists in the protection of good quality agricultural land both from conversion to residential purposes and fragmentation. This is good planning practice reinforced by the planning



intentions expressed in the Regional Plan, the planning scheme and State Planning Policy 1/92.

This alone is sufficient planning justification for approval of the application despite any alleged conflict with the provisions of the Performance Criteria.

Secondly and probably just as significantly, the existing subdivision in South Arm Drive which contains a substantial proportion of lots similar in size and shape to those proposed in this application and located on soils of almost identical characteristics, appears to operate perfectly satisfactorily in terms of water supply and wastewater disposal. This example of consistent satisfactory operation has occurred over many years including a variety of good and failed wet seasons. More significantly, the satisfactory situation has occurred with no particular control on the location and separation of bores with each other or in respect of wastewater disposal areas.

The applicant in this instance proposes to nominate on each allotment a section/sections in which the installation of spears is either allowed or prohibited and the installation of wastewater disposal areas is either allowed or prohibited. In this way, the separation distances can be managed and potential problems avoided.

What would otherwise be urban utilities such as water supply and sewerage can be adequately provided, maintained and managed on each individual site without the need to connect to reticulated services operated and managed by Council – refer to Section 3.3 above which discusses the preferred method of water supply for the proposed allotments. The applicant is prepared to discuss with Council alternative Council operated reticulated supply systems provided the level of service, capital and running costs are not significantly greater than the preferred solution.

Other urban services such as reticulated electricity, telecommunication services, mail delivery and the like are already available to the subject land.



9.0 ASSESSMENT AGAINST THE PLANNING SCHEME

9.1 Introduction

The subject land is located within the Rural Areas and Rural Settlements Locality of the Douglas Shire Planning Scheme. An examination of the relevant Assessment Table (Table 2) for the Locality reveals that the following codes are relevant in the assessment of the application and summarises compliance with the codes.

A detailed assessment of the development against the relevant Performance Criteria/Acceptable Solutions in each code is contained with **Appendix 1**.

Table 2 - Relevant Codes

Douglas Shire Planning Scheme 2008		Code Applicability	Compliance
Planning Area	Rural Settlement	✓	Complies - See discussion below
Locality	Rural Areas & Rural Settlements Locality	✓	Complies – See discussion below & Section 8
Overlay Codes	Cultural Heritage & Valuable Sites	N/A	The site is not included on the relevant overlay plans.
	Acid Sulfate Soils	✓	
	Natural Hazards	✓	Some parts of the site are identified as having medium bushfire risk on the relevant overlay plan.
General Codes	Reconfiguring a Lot	✓	
	Natural Areas & Scenic Amenity	✓	See discussion below.

9.2 Desired Environmental Outcomes

The Desired Environmental Outcomes (DEO's) of the Douglas Shire Planning Scheme underpin the requirement to achieve ecological sustainability and inform the formulation and application of relevant codes. Not all of the DEO's will be applicable to all developments and in the context of this proposal, the following are considered to be particularly relevant:

2.2.1 Ecological Processes & Natural Systems

DEO 1 – The unique environmental values of	Complies - the only environmental value
the Shire, which result from its location within	associated with the site is the vegetation along
the Wet Tropics Bioregion, are maintained and	the swales; this will be protected by condition
protected for current and future generations.	and covenant.
DEO 2 – Those parts of the Shire located within	NA
the Wet Tropics and Great Barrier Reef World	
Heritage Areas and other adjacent areas of	
environmental value and ecological significance,	
are preserved and protected for nature	
conservation, landscape/scenic quality,	
Biodiversity and habitat value, in particular the	
protection of the Southern Cassowary and its	



habitat and to ensure the integrity of natural	
DEO 3 – Natural waterways such as the Daintree River, the Mossman River, the Mowbray River and Dicksons Inlet, all wetlands but particularly those on the Directory of Wetlands of Importance in Australian, being the Lower Daintree River, Alexandra Bay and the Hilda Creek Headwater; and all catchments located in coastal areas within the Shire, are managed to protect their ecological processes, enhance water quality, conserve riparian ecological values and landscape/scenic quality, while acknowledging nature based recreation opportunities.	Complies – the swales will be managed to protect their ecological processes, enhance water quality, conserve riparian ecological values and landscape/scenic quality. Specifically the swale and remnant vegetation within them will be protected by condition and covenant.
DEO 4 – The unique environmental character of the Shire comprised of international renowned landscapes, ecologically significant rainforest systems, sensitive coastal systems and areas of unsurpassed natural beauty, are maintained in association with sustainable development practices, which seek to minimise the effects of development on the natural environment.	NA – the site is not readily visible for public areas outside its boundaries.

2.2.2 Economic Development

DEO 5 – A prosperous community with a strong rural sector, a dynamic tourism industry and commercial and industrial activities offering a diverse range of employment opportunities, is supported by the sustainable use and management of the natural resources of the Shire.	Complies – refer Section
DEO 6 – The natural resources of the Shire, such as GQAL, extractive resources, water and forestry resources, are protected and managed in a manner that ensures their ecological and economic values are assured for present and future generations.	The site is not GQAL – in any case the subject land is zoned for the proposed purpose.
DEO 7 – The values of the Shire are protected by a preferred pattern of development through identifying GQAL which sustains productive primary industries, particularly the sugar, horticultural and cattle grazing industries, and consolidates growth and employment opportunities, primarily in the identified locations of Mossman and Port Douglas.	Complies – the subject land is zoned for the proposed purpose and is not GQAL.
DEO 8 – The economic development of the Shire is facilitated by the provision of physical infrastructure which complements the conservation economy of the Shire with 82% of its lands within the WTWHA in an efficient, equitable and environmentally safe manner, as well as circulation networks which provide for the efficient movement of people and goods, without compromising the Captain Cook Highway as the scenic entry corridor to the Shire.	NA



2.2.3 Cultural, Economic, Physical and Social Well-being of the Community

DEO 9 — Places of cultural and heritage significance, both Indigenous and European, are identified, protected and retained for their significance and importance to the history and identity of the Shire.	NA – no known heritage significance attaches to the site.
DEO 10 – A range of housing options, which provide a high standard of living and a variety of different residential lifestyle opportunities, are available in the Shire and are provided in a sustainable manner with regard to the environment, including its people and communities and the provision of services and facilities.	Complies – the project provides a from of lifestyle seen as highly desirable and which will be made scarce by regulatory provisions.
DEO 11 – The distinctive character and unique sense of place of the towns, villages and other settlement areas in the Shire including the Daintree Lowlands Community, are maintained, promoting community pride and well-being and community safety and prosperity	Complies – consistent with the adjoining successful subdivision.
DEO 12 – Residential communities, particularly communities within the major tourism areas of Port Douglas, Daintree Village and the Daintree Lowlands maintain a prosperous economy, a sense of community with the natural features, character of those areas and community values and cohesion, promoting harmony between residents and visitors.	NA

9.3 Planning Area

9.3.1 Rural Settlement Planning Area Code

The overall outcomes for the Rural Settlement Planning Area are to achieve an area that: Maintain and enhance the natural or semi-rural character of these settlement areas;

Comments

The project achieves the outcome by virtue of the fact that all the existing remnant vegetation is to be retained and eventually residents will landscape their land enhancing the existing cleared areas.

Protect areas of vegetation, riparian corridors and wildlife corridors;

Comments

The project achieves the outcome by virtue of the fact that the remnant vegetation will be protected by condition and covenant.

Identify and provide for low density rural residential living in a limited number of areas in the Shire;

Comments

Complies by virtue of the zoning.



Ensure residential development remains subservient to the rural character of the area.

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation will be protected by condition and covenant;
- in all but a few cases the lots cannot seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas.

Detailed assessment against the code reveals substantial compliance.

9.4 Locality Code

The **purpose** of this Code is to facilitate the achievement of the following outcomes for the Rural Areas and Rural Settlement Locality:

Retain rural areas for primary industry;

Comments

NA – the site has no sustainable or viable rural productive purpose.

Conserve the rural character and rural landscape elements as important and distinctive to the scenic value of the Shire;

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation will be protected by condition and covenant;
- in all but a few cases the lots cannot seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas.

Protect rural areas from encroachment by incompatible urban development;

Comments

The project achieves the outcome by virtue of the fact that the site does not adjoin rural productive land thus there are no encroachment issues.

Protect and conserve valuable riverine vegetation and systems in rural areas;

Comments

The project achieves the outcome by virtue of the fact that the remnant vegetation and swales will be protected by condition and covenant.

Retain the rural lifestyle opportunities and amenity of rural settlement areas with no further compromise to surrounding productive rural areas;

Comments

The project achieves the outcome by virtue of the fact that it does not adjoin or impact on rural productive land or uses.

Ensure rural settlement areas remain unobtrusive and have no detrimental impact on the scenic amenity of surrounding rural areas;

Comments

The project achieves the outcome by virtue of the fact that:



- the remnant vegetation will be protected by condition and covenant;
- in all but a few cases the lots cannot seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas.

Facilitate any future land use aspirations of the local Indigenous communities which are compatible with achieving the other planning outcomes for the area.

Comments

NA in this instance

9.5 Overlay Codes

5.5.1 Natural Hazards Code

The purpose of the code is as follows:

Ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.

Comment

While part of the site is mapped medium bushfire hazard, it is held this is incorrect. The cleared areas and new lots have no real bushfire hazard potential and the wetland vegetation in the swales is not bushfire prone.

Detailed assessment against the code demonstrates compliance.

5.5.2 Acid Sulfate Soils Code

The overall outcomes sought for the code are that:

Development which occurs on a site containing or potentially containing Acid Sulfate Soils is undertaken so that the potential risks associated with disturbing Acid Sulfate Soils are addressed and minimised.

Comment

The project will achieve this outcome by virtue of the fact that the Operational Works are minimal and prior to the operational work application being submitted to Council a PASS investigation will be carried out in accordance with the requirement of the relevant SPP.

9.6 General Codes

5.6.1 Reconfiguring a Lot Code

The overall outcomes are the purpose of the code is as follows:

Lots are suitable for their intended purpose;

Comment

The project achieves the outcome by virtue of the fact that the lots comply with the acceptable solution in the Code and have sufficient area and dimensions clear of the



proposed covenanted areas for a generous dwelling, recreation areas, landscaping, water supply spear, car parking and manoeuvring and wastewater disposal areas.

The environmental and scenic values of the Shire are protected;

Comment

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation and the swale will be protected by condition and covenant;
- in all but a few cases the lots can not seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas;
- only 4 lots are proposed on the boundary with the public lands to the east of the site.

Lot reconfiguration in the Rural Planning Area and Rural Settlement Planning Area does not result in the fragmentation or alienation of GQAL;

Comment

The project achieves the outcome by virtue of the fact that it does not adjoin or impact on rural productive land or uses.

Lot reconfiguration of land achieves good urban design outcomes;

Comment

The project achieves the outcome by virtue of the fact that the layout provides inter alia:-

- safe, serviceable access to the project an all lots;
- a useful and desirable pattern of public open space;
- public access to the beach in a controlled way;
- maintains the environmental values of the site.

Lot reconfiguration in the urban areas of the Shire facilitates:

- the efficient use of land:
- safe, convenient and attractive neighbourhoods and functional industrial or commercial areas;
- the efficient provision of infrastructure;
- the efficient provision of transport services;
- the provision of public open space, Landscaping and Recreational Areas for outdoor recreation and community activities; and
- opportunities for walking and cycling for recreation as alternative methods of travel.

Comments

NA

Detailed assessment against the code reveals substantial compliance.

5.6.2 Natural Areas & Scenic Amenity Code

The purpose of this Code is to ensure that areas of natural value/environmental significance and Scenic Amenity value throughout the Shire are retained and conserved in order to:



Maintain and improve landscape integrity and Scenic Amenity values;

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation and the swale will be protected by condition and covenant;
- in all but a few cases the lots cannot seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas.

Retain areas in their natural state and protect them from inappropriate, visually obtrusive development;

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation and the swale will be protected by condition and covenant;
- in all but a few cases the lots cannot seen from outside the site;
- eventually residents will landscape their land enhancing the existing cleared areas.

Protect areas as valuable natural, environmental and scenic areas which are an asset to the Shire:

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation and the swale will be protected by condition and covenant;
- eventually residents will landscape their land enhancing the existing cleared areas.

Maintain areas for their combination of landscape elements which create the dominant landscape character of the Shire;

Comments

NA – the site is not part of a dominant landscape element.

Protect fauna habitat and linkages;

Comments

Complies – the prohibition on fencing contained in the covenant ensures connectivity. This is a minor issue as there are no obvious reasons why wildlife would cross the site other than along the swales.

Maintain and improve the ecosystem functions of aquatic systems;

Comments

The project achieves the outcome by virtue of the fact that the remnant vegetation and the swale will be protected by condition and covenant.

Maintain essential ecological processes;

Comments

There are no essential ecological process associated with the site.

Protect Biodiversity;

Comments

The project achieves the outcome by virtue of the fact that:

- the remnant vegetation and the swale will be protected by condition and covenant;
- eventually residents will landscape their land enhancing the existing cleared areas.



Protect the unique environmental values of the Shire which are of International significance.

Comments

There are no unique environmental values which are of International significance associated with the site.



10.0 CONCLUSIONS

The application seeks to subdivide into rural residential style allotments land that is unconstrained for the intended purpose.

The land is included in the Rural Settlements Planning Area, a Planning Area that identifies land that is generally suitable for rural residential subdivision and occupation.

The proposed subdivision does not maximise the yield available from the subject land but is sensitive to the swales and the boundary conditions to the east in its design and layout.

Safe, serviceable road access, reticulated electricity and telecommunications as well as other utilities such as garbage collection are already available to the land. Local experience indicates that a safe, sustainable water supply can be sourced on each allotment for domestic purposes. Each lot is large enough to accommodate domestic on site wastewater treatment and disposal in accordance with the provisions of the relevant code.

The swales through the property and the vegetation that exists within the swales are important visual and environmental features of the land. It is intended to protect the environmental integrity of these swales by including them and the vegetation contained within them in an area covered by a conservation covenant that prohibits clearing and the establishment of domestic buildings and activities within the covenanted area.

The application is not adversely effected by the adopted Regional Plan which allows two years for owners of rural residential land to make an application for a development permit.

The proposal does not conflict with any State Planning Policy.

The proposal does not conflict with the provisions of the Vegetation Management Act or the Regulations and Policies that flow from it. The objectives of the Act and the Policies are achieved by preserving the remnant vegetation on site and protecting it in perpetuity by the registration of conservation covenants.

When assessed against the provisions of the town planning schemes and the codes contained therein, it can be reasonably concluded that the proposed subdivision assists in achieving the intended planning outcomes and complies with all the Performance Criteria and the vast majority of the Acceptable Solutions contained in the relevant codes.

The application has planning merit.

The application ought to be approved subject to reasonable and relevant conditions.

	e Complia		

Rural Settlement Planning Area Code

Consistent and Inconsistent Uses

Performance Criteria	Acceptable Solutions	Comments
P1 The establishment of uses is	A1.1 Uses identified as	NA – a subdivision
consistent with the outcomes	inconsistent uses in the	
sought for the Rural Settlement	Assessment Table are not	
Planning Area.	established in the Rural	
	Settlement Planning Area.	

Site Coverage

P2 The built form is subservient		NA – a subdivision
to the natural environment or the	Coverage for all Buildings	
rural character of the area.	(including Outbuilding) contained	
	on an allotment is 450 m ² .	
	A2.2 An Outbuilding used for	
	purposes ancillary to a House has	
	a maximum Site Coverage not	
	greater than 20% of the total Site	
	Coverage specified in A2.1 above.	

Building Setbacks

P3 Buildings are Setback to: • Maintain the natural or rural character of the area; and • Achieve separation from neighbouring Buildings and from Road frontages.	A3.1 Buildings are Setback not less than: • A minimum of 40 metres from the property boundary adjoining a State-Controlled Road; or • A minimum of 25 metres	NA – a subdivision
	from the property boundary	
	adjoining the Cape Tribulation Road Frontage; or	
	20 metres from the property boundary adjoining any	
	other Road; and	
	6 metres from side and roor property boundaries.	
D4 D 1111 / 1	rear property boundaries.	NIA I II I
P4 Buildings/structures are	A4.1 At the time that a Site is	NA – a subdivision
screened from any adjacent Road	developed for any purpose, the	
to maintain the natural or rural	Road Frontage Setback areas are	
character of the area.	landscaped so that 10 metres of	
	the Setback area immediately	
	adjacent to any Road Frontage,	
	where the minimum total Setback	
	required is 20 metres or greater, is	
	landscaped with Dense Planting.	

Scenic Amenity

P5 Buildings/structures are	A5.1 White and shining metallic	NA – a subdivision
designed to maintain the low-	finishes are avoided on external	
density rural settlement character	surfaces in prominent view.	
of the area and sited to minimise		
impacts on the environment and		
Scenic Amenity values of the		
area.		

Sloping Sites

P7 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A7.1 Building/structures are Erected on land with a maximum slope not exceeding 15%. OR Development proposed to be Erected on land with a maximum slope between 15% and 35% is accompanied by a Geotechnical Report prepared by a qualified engineer at development application stage. OR 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. AND	NA
	Any Building/structures proposed to be Erected on land with a maximum slope above 15% are accompanied by an additional Geotechnical Report prepared by a qualified engineer at building application stage.	
P8 The building style and construction methods used for development on slopes Sites are response to the Site constraints.	A8.1 A split level building form is utilised. A8.2 A single plane concrete slab is not utilised. A8.3 Any voids between the floor of the Building and Ground Level, or between outdoor decks and Ground Level, are screened from view by using lattice/batten screening and/or Landscaping.	NA
P9 Development on sloping land minimises any impact on the landscape character of the surrounding area.	A9.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	NA
P10 Development on sloping land ensures that the quality and quantity of stormwater traversing the Site does not cause any detrimental impact to the natural environment or to any other Sites.	A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.	NA

Sustainable Siting and Design of Houses on Sloping Sites and/or on land where the Natural Areas and Scenic Amenity Code is triggered.

P11 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.	A11.1 A House is sited in an existing cleared area or in an area approved for Clearing under the Local Law — Vegetation Management but which is not cleared until development occurs. The Clearing is limited to a maximum area of 800 m² and is sited clear of the High Bank of any Watercourse. EXCEPT In the World Heritage Areas and Environs Locality and the Settlement Areas North of the Daintree River Locality where the maximum clearing is limited to 700 m². (The 800m²/700m² area of Clearing does not include an access driveway). A11.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.	NA
P12 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.	A12.1 A House is effectively screened from view by existing native trees planted in designated Setback area/s, or by the planting of additional native trees endemic to the local area.	NA
P13 The exterior finishes of a House complements the surrounding natural environment.	A13.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.	NA
P14 A House is designed to be energy efficient and functional in a humid tropical rainforest environment.	A14.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No. 2 – Building Design and Architectural Elements.	NA – the application is for a subdivision.

Rural Areas & Rural Settlements Locality Code

General Requirements

Performance Criteria	Acceptable Solutions	Comments
P1 Buildings and structures complement the height of surrounding development and/or are subservient to the surrounding environment and are in keeping with the character of the locality.	A1.1 In all Planning Areas in this locality the maximum height of buildings/structures is 6.5 metres and 2 storeys. In addition, the roof or any ancillary roof features do not exceed a maximum height of 3.5 metres.	NA – the application is for a subdivision.
P2 Development is connected to all urban services or to sustainable on site infrastructure services.	A2.1 Development is connected to available urban services by underground connections, wherever possible. AND/OR Contributions are paid when applicable in accordance with the requirements of Planning Scheme Policy No. 11 – Water Supply and Sewerage Headworks and Works External Contributions. OR	Complies – refer to the relevant sections of the report.
	Water storage tank/s with a minimum capacity of not less than 30,000 litres to service the proposed use, including fire fighting capacity and access to the tank/s for fire trucks. Tank/s to be fitted with a 50mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with dense planting.	Will comply – a condition requiring water tanks to be fitted to each future dwelling is supported by the applicant.
	An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive. AND	Mains power will be connected to each proposed lot.
	On-site sewerage facilities are provided in accordance with the On-site Sewerage Code.	On-site sewerage facilities will be provided in accordance with the On-site Sewerage Code at building stage.
P3 Landscaping of development sites complements the existing rural character of the locality.	A3.1 Landscaping utilises predominantly native species and complies with the requirements of Planning Scheme Policy No. 7 – Landscaping with particular emphasis on appropriate species for this locality. AND A minimum of 60% of the total proposed species are endemic or native species.	Street planting will be provided in accordance with the FNQROC Development Manual using species are endemic or native species.
P4 Development sites are provided with efficient and safe vehicle access and manoeuvring areas on site and to the site, to an acceptable standard for the locality.	A4.1 All roads, driveways and manoeuvring areas on site and adjacent to the site are designed and maintained to comply with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual.	Will comply at Operational Works stage.

Protecting Rural/Rural Settlement Amenity – General

Performance Criteria	Acceptable Solutions	Comments
P5 Industrial development in a	A5.1 Any industrial development	NA Somments
rural area relies on or has a	is limited to rural industrial	
strong nexus with the primary	activities which, by necessity, are	
rural activity undertaken on site or in the surrounding area.	related to primary industries in the surrounding area and require a	
in the dandariang area.	rural location and where an urban	
	location is inappropriate.	
P6 Any community facilities or service infrastructure located in a	A6.1 Community facilities are only sited in a rural area or rural	Will comply at Operational Works stage
rural area or rural settlement	settlement area by necessity and	stage
areas are sited to protect the	where an urban location is	
general amenity and the visual	inappropriate.	
amenity of the surrounding rural area/rural settlement area.	A6.2 Community facilities are screened from adjacent roads by	
area/tutai settiement area.	landscape buffers of dense	
	planting a minimum of 5 metres in	
	width.	
	AND All side and rear boundaries are	
	provided with dense planting for a	
	minimum width of 1.5 metres.	
P7 Rural settlement areas are	A7.1 The old Rocky Point School	Complies with the Performance
visually unobtrusive in the rural landscape to protect the integrity	Site is developed for residential purposes in accordance with the	Criteria the remnant vegetation and the swale will be protected by
of the rural areas as a dominant	following:	condition and covenant - in all but
landscape element of high quality.	Reconfiguration is in	a few cases the lots cannot seen
	accordance with the Rural	from outside the site - eventually
	Settlement Planning Area requirements specified in Table	residents will landscape their land enhancing the existing cleared
	1 of the Reconfiguring a Lot	areas.
	Code and all the relevant	
	requirements of the	
	Reconfiguring a Lot Code, taking account of the existing	
	topography of the site.	
	AND	
	The remnant vegetation on the western boundary of the site is	
	dedicated as public park.	
P8 Areas at Rocky Point included	A8.1 The minimum lot size in this	NA
in the Residential 1 Planning Area	area is 3,500m ² . AND	
maintain the integrity of the dominant landscape qualities of	Any proposed reconfiguration of existing lots in this area only	
the area and ensure safe access	occurs utilising the access	
onto Mossman-Daintree Road.	driveway servicing the existing lot,	
	by including reciprocal access	
	easements over the existing access driveway for any additional	
	lots.	
	A8.2 Any new lots are included in	
	a Designated Development Area (DDA) identified on the proposal	
	plan of reconfiguration and	
	ultimately, on the registered	
	survey plan.	
	A8.3 Development located within a Designated Development Area	
	is sited where clearing is limited to	
	a maximum area of 800m ² of the	
	site or 4% site coverage of the site, whichever is the lesser. (The	
	800m ² area of clearing does not	
	include an access driveway).	
	OR ALTERNATIVELY	
	If a greater part of the site is to be cleared, that part of the site not	
	cleared is to be included in a	

P9 Development of Lot 32 on	Conservation Covenant to protect the integrity of the natural environment. A8.4 Clearing is limited to the DDA and the DDA is sited on that part of the lot which is least constrained by slope, vegetation or access constraints, and does not require extensive cut and fill and/or complex geotechnical solutions. A8.5 The DDA is sited so that the development of a house does not obstruct the views from any adjacent existing houses. AND Ensures the new house is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point. A9.1 Any future reconfiguration of Let. 22 and RDS50405 for Rurel.	NA - refer Section 8.0 of the
RP850495, Vixies Road, Wonga Beach is connected to urban services.	Lot 32 on RP850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	report. Even if the performance criteria is held to be relevant there are good and sufficient grounds to approve the application in any case. Those grounds are set out generally in the report including Section 8.0.
P10 The development of part of Lots 10 and 11 on SP132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road. AND The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site. AND Only one access point from the site to the State-Controlled Road is permitted. AND At reconfiguration stage a broad vegetation screen is provided along the elevated frontage of the site to the Mossman-Daintree Road so that the residential development is screened from the road. AND The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.	NA

Protection of Scenic Amenity and Natural Values

Performance Criteria	Acceptable Solutions	Comments
P11 Development does not	No Acceptable Solution.	Complies with the Performance
adversely impact on areas of		Criteria.
sensitive natural vegetation,,		
foreshore areas, watercourses		
and areas of tidal inundation		
which contribute to the scenic		
amenity and natural values of the		
locality.		

Indigenous Interests

Performance Criteria	Acceptable Solutions	Comments
P12 The land use aspirations in	A12.1 Development is consistent	NA
any Indigenous Land Use	with any ILUA relating to the land	
Agreement (ILUA) are	and the relevant provisions of the	
acknowledged and facilitated.	Planning Scheme.	

Acid Sulfate Soils Code

Disturbance of Acid Sulfate Soils

Acceptable Solutions Performance Criteria Comments The disturbance of Acid The release of acid and Will comply - on a project this size associated metal contaminants Sulfate Soils is avoided by: it is not possible to limit excavation to less than 100 m³. into the environment are avoided not excavating or removing either by: more than 100 m³ of not disturbing Acid Sulfate identified Prior to an Operational Works material as application being made a PASS Soils; or by containing or potentially containing Acid Sulfate investigation will be carried out in preventing the potential impacts of any disturbance accordance with SPP 2/02. Soils: through appropriate Site permanently Any PASS or ASS material found planning, treatment and temporarily extracting groundwater that results in will be managed so as to prevent ongoing management. or mitigate environmental harm. the aeration of previously saturated Acid Sulfate Soils: and demonstrating that any filling in excess of 500 m of material to depths greater than an average depth of 0.5 metres will not result in ground water extrusion from Acid Sulfate Soils and the aeration of previously saturated Acid Sulfate Soils from the compaction or movement of those soils. Prior to an Operational Works A1.2 Site planning, treatment and application being made a PASS management ongoing investigation will be carried out in undertaken so that: accordance with SPP 2/02. acid and metal contaminants are not Any PASS or ASS material found generated and acidity is will be managed so as to prevent neutralised; or mitigate environmental harm. untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location treatment; and surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment.

Identification and Management of Acid Sulfate Soils

P2 The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately managed so as to avoid the release of acid and associated metal contaminants into the environment.

A2.1 No Acceptable Solution

(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No. 9 – Reports and Information the Council May Request, for code and impact assessable development).

Prior to an Operational Works application being made a PASS investigation will be carried out in accordance with SPP 2/02.

Any PASS or ASS material found will be managed so as to prevent or mitigate environmental harm.

Natural Hazards Overlay Code

Bushfire

Performance Criteria	Acceptable Solutions	Comments
P1 Development does not compromise the safety of people or property from bushfire. A1 ide any any release Plate the Bu	1.1 Any development on land lentified as High Risk Hazard on my Natural Hazards Overlay on my Locality Map complies with the elevant requirements of State lanning Policy 1/03 – Mitigating le Adverse Impacts of Flood, ushfire and Landslide. AND evelopment complies with a ushfire Management Plan	NA – not mapped High Risk. In any case the site is not considered at risk of bushfire. The topography, vegetation type and the extent and shape of the existing clearings mitigate against the establishment and spread of bushfire.
P2 Development maintains the safety of people and property by:	repared for the site. 2.1 Development is located on a te that is not subject to High or ledium Risk Hazard. OR or all development (if evelopment is proposed to be cated on a Site that is subject to igh or Medium Risk Hazard), ten: uildings and structures on lots reater than 2500m²: are sited in locations of lowest azard within the lot; and achieve Setbacks from azardous vegetation of 1.5 times the predominant mature canopy the Height or 10 metres, hichever is the greater; and 10 metres from any retained agetation strips or small areas of agetation; and are sited so that elements of the evelopment least susceptible to the are sited closest to the ushfire hazard. uildings and structures on lots as than or equal to 2500 m² that is seen a second at 2500 m² that is seen are sited closest from a second seen are sited water supply that has sufficient flow and the results of the results of the second seen are sited water supply that has sufficient flow and the second at 200 kPa); or an on Site water storage of not	Complies Adequate setbacks to vegetation are available. On site water supply (dedicated 5kl) will be fitted with fire fighting capability consistent with Council's standard conditions eg 50mm cam lock outlet. The road system does not incorporate a long cul-de-sac. The road system readily accommodates fire fighting vehicles.

that their size and shape allow for:
- efficient emergency Access to
Buildings for fire fighting
appliances (eg by avoiding long
narrow lots with long Access
drives to Buildings); and

- setbacks and Building siting in accordance with 2.1 (a) above.

AND

Firebreaks are provided by:

- a perimeter road that separates lots from areas of bushfire hazard and that Road has:
- a minimum cleared width of 20 metres; and
- a constructed Road width and all-weather standard complying with Council standards.

OR

- where it is not practicable to comply with fire break provisions above, maintenance trails are located as close as possible to the boundaries of the lots and the adjoining bushland hazard, and the fire/maintenance trails:
- have a minimum cleared width of 6 metres; and
- have a formed width and gradient, and erosion control devices to Council standards; and
- have vehicular Access at each end; and
- provide passing bays and turning areas for fire fighting appliances; and
- are either located on public land, or within an Access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS).

AND

 Sufficient cleared breaks of 6 metres minimum width in retained bushland within the development (eg creek corridors and other retained vegetation) to allow burning of sections and Access for bushfire response.

AND

Roads are designed and constructed in accordance with applicable Council and State government standards and;

- Have a maximum gradient of 12.5%; and
- Exclude culs-de-sac, except where a perimeter Road isolates the development from

	hazardous vegetation or the culs-de-sac are	
	provided with an alternative Access linking the cul-de-	
	sac to other through Roads.	
P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A3.1 Development complies with	A Bushfire Management Plan is unnecessary in this instance – refer above.

Reconfiguring a Lot Code 6.1

Area and Dimensions of Lots

Performance Criteria	Acceptable Solutions	Comments
P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of development likely to be constructed in the respective Planning Areas, together with the open space, Landscaping, Access and car parking associated with the particular form of development.	A1.1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas in	Complies

Table 1 - Minimum Area and Dimensions of Lots for each Planning Area

Tuble 1 Minimum Area and Billiensiens of Lots for each Flamming Area			
Planning Area	Minimum Area	Minimum Dimensions	Comments
Rural Settlement Within Settlement Areas North of the Daintree River Locality and at Rocky Point.	 As existing with no further reconfiguration 		
In other Localities and areas	0.4 hectares	 To accommodate square with minimum side of 50 metres. 	Each lot has an area in excess of 4000 m ² and contains a square with a minimum 50m side

Rural Settlement Planning Area

P3 Rural Settlement lots are	A3.1 The location and layout of	Complies – the land is not
located and designed such that	new lots does not fragment GQAL	classified GQAL, it has no
they:	or areas of ecological or scenic	potential for sustainable and viable
 have a sustainable level 	value and provides for buffers that	rural production due to its size,
of impact on the natural	adequately protect such areas	shape, soils and fragmentation
environment, having	from fringe deterioration and other	from other productive land. The
regard to water supply	impacts and maximises	land is zoned for the intended
and water quality, effluent	connectivity between such areas.	purpose which means Council
disposal, potential	~	must have considered the GQAL
erosion and natural		issue and dismissed it as relevant
habitat;		to this land.
 retain significant 		
landscape features,		The land has no board scenic
views and vegetation		value as it cannot be seen from
cover;		any publicly available vantage
 provide for a high level of 		points outside the site or the
residential and scenic		Captain Cook Highway .
amenity, Access to		-
services and facilities,		There are minimal ecological
and safety from risk of		values associated with the site and
natural hazards such as		those that do exist are protected
bushfire; and		as described elsewhere in this
 - do not impact on the 		report.
safety and efficiency of		
the Shire's Road network.	A3.2 Designated Development	NA - there are no slopes > 15%.
	Areas are identified on any lots	
	exceeding a maximum slope of	
	15% and are registered on title.	
	A3.3 The location and layout of	Complies
	lots minimises the extent of cut	
	and fill for Building area or Road	
	construction.	
	A3.4 The location and layout of	Complies - riparian vegetation is
	lots allows for the buffering of	protected by covenants.
	riparian vegetation and waterways.	

A3.5 Lots are buffered from any potential incompatible land use.	Na – no local incompatible uses.
A3.6 The location and layout of new lots minimises risk from	Complies
bushfire through the following measures:	
the Road layout provides for through Roads and avoids cul-de-	Complies
sacs and "dead end" Roads; - Designated Development Areas	NA
are sited in cleared areas, away from the tops of ridges, and not on	
north to west facing vegetated slopes; and	
- the use of firebreaks. A3.7 Lots are not located in an	Complies
area affected by noise from a State-Controlled Road.	

Infrastructure for Local Communities

D7 D :: ' / /	A 7 4 A (400/ (1))	0 1
P7 Provision is made for open	A7.1 An area of 10% of the land	Complies – open space has been
space that:	to be reconfigured is provided as	designed to maximise local utility
- meets the recreational	open space in accordance with	and benefit to the community.
needs of residents and	Planning Scheme Policy No. 9 -	
visitors to the Shire;	Open Space Contributions.	The rationale behind the design of
 provides a diverse range 	OR	the open space provided is
of settings;	A contribution is paid in lieu of an	explained in Section 3.2.
 creates effective linkages 	area being designated for open	
with other areas of open	space in accordance with Planning	
space and natural areas;	Scheme Policy No. 9 - Open	
and	Space Contributions.	
 contributes to the visual 	OR	
and Scenic Amenity of	A combination of the above, as	
the Shire.	agreed to by Council.	
P8 Informal Parks and Sporting	A8.1 Informal Parks are provided	Complies
Parks are provided and sited to	at the ratio of 2 hectares per 1000	
meet the needs of local residents	persons with a minimum size of	
in the Shire.	Informal Parks being 0.5 - 1	
	hectare (Local Parks) and 3 – 5	
	hectares (District Parks).	
	AND	
	Sporting Parks are provided at the	
	ratio of 2 hectares per 1000	
	persons with a minimum size of	
	Sporting Parks being 1.2 – 2	
	hectares (Local Parks) and 5	
	hectares (District Parks).	
	Hediales (Distilut Faiks).	

Road Network

P9 The road network: - is integrated and consistent with the existing and proposed local Road network; - is legible and retains existing features, views, topography and vegetation; - is convenient and safe for local residents;	A9.1 Roads are designed and constructed in accordance with the specifications set out in Planning Scheme Policy No. 6 – FNQROC Development Manual. A9.2 The Road network takes into consideration the natural and cultural features of the site, existing vegetation, Watercourses and contours. A9.3 The road network is	Will comply at Operational Works stage. Complies – refer layout Complies to the extent possible
 facilitates walking and cycling within the neighbourhood; and is compatible with the intended role of the State-Controlled Road and does not prejudice traffic safety or efficiency. 	designed to reduce traffic speeds and volumes on local streets in residential areas to facilitate parking and manoeuvring and to integrate with the existing and proposed pedestrian and bicycle paths network. A9.4 Direct Access is not provided to a State-Controlled Road where legal and practical Access from another Road is possible.	consistent with the constraints of the shape of the land. The adjoining subdivision has a similar road layout and operates safely – there is no reason to believe the layout is problematic. Complies
	A9.5 Where the created allotments have Frontage to more than one Road, Access to the individual allotments is from the lower order Road.	Will comply
P10 The road network for industrial/commercial reconfigurations ensures convenient movement and Access for vehicles, particularly heavy vehicles, without affecting the amenity of residential	A10.1 Roads are designed and constructed in accordance with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual. A10.2 Industrial/commercial traffic is able to Access a major Road	Will comply at Operational Works stage.

neighbourhoods.	without intruding into a residential	
	neighbourhood.	

Pedestrian and Bicycle Network

P11 Networks of pedestrian and bicycle paths are provided in safe and convenient locations.	A11.1 Safe and convenient walking and cycling networks are provided to link residential areas to schools, community facilities, parks and public transport, Tourist Attractions, commercial and industrial areas.	NA
	A11.2 The pedestrian and bicycle path network is constructed in accordance with the specifications set out in Planning Scheme Policy No. 6 – FNQROC Development Manual.	Will comply at Operational Works stage
	A11.3 Lighting for bicycle paths is provided in accordance with the relevant Australian Standards.	NA

Stormwater Drainage

P12 Stormwater runoff is	A12.1 Stormwater drainage is	Will comply at Operational Works
contained and managed so that it	designed and constructed in	stage.
does not adversely affect:	accordance with the specifications	
 natural Watercourses; 	set out in Planning Scheme Policy	Discharges at a point eg pipe
 surface or underground 	No. 6 – FNQROC Development	outlets will be fitted with GPTs
water quality; or	Manual.	
- the built environment		
either upstream or		
downstream of the Site.		

Water Supply

P13 An adequate, safe and reliable supply of potable water is provided.	A13.1 Where in a water supply area, each new lot is connected to Council's reticulated water supply system. AND The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No. 6 – FNQROC Development Manual. A13.2 A contribution is paid in accordance with Planning Scheme Policy No. 11 – Water Supply and Sewerage Headworks and Works External Contributions.	Complies with the Performance Criteria. The proposed method of water supply is similar to that which operates satisfactorily in the adjoining subdivision. Details are explained in Section 3.3. The system proposed for this subdivision has improved controls on location of spears, fire fighting provision and roof water harvesting to tanks. These features make it safer and more reliable than the existing. Water supply details are set out in the engineers report.
	Sewerage Headworks and Works	Water supply details are set out in
		A dedicated 5 KI fire fighting supply will be provided at building stage in accordance with a condition on this approval that the applicant supports

Treatment and Supply of Effluent

P14 Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water quality and no adverse ecological impacts as a result of the system or as a result of increasing the cumulative effect of systems in the locality.

A14.1 Each new lot is connected to Council's sewerage system.

AND

The extension of and connection to the sewerage system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No. 6 – FNQROC Development Manual.

OR

Where the site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997.

AND

The proposed on Site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewage Law.

A14.2 A contribution is paid in accordance with Planning Scheme Policy No. 11 – Water Supply and Sewerage Headworks and Works External Contributions.

Complies with the Performance Criteria.

On site wastewater treatment and disposal will be provided by owners at building stage in accordance with the relevant code.

The engineering report and local experience indicates that there is no realistic expectation that compliance with the code cannot be readily achieved.

Energy Efficiency

P22 The road and lot layout facilitates the siting and design of buildings to conserve non-renewable energy sources and assists in orientation and design appropriate for the local tropical conditions.	No Acceptable Solution	Complies. The lots are sufficiently large that options for dwelling design are not constrained.
P23 The road and lot layout minimises fossil fuel use by: - reducing the need for and length of local vehicle trips, - maximising public transport effectiveness, - encouraging walking and cycling, and - provision of appropriate street landscaping.	No Acceptable Solution	Complies to the extent possible consistent with the characteristics of the land.

Natural Areas & Scenic Amenity Code

The Scheme defines the Designated Development Area (DDA) as :-

Designated Development Area

Means an area to contain future development on a Site which is delineated on a Site plan or a Registered Plan of Survey.

If delineated on a Site plan, the Site plan and Designated Development Area are drawn to scale. If delineated on a Registered Plan of Survey, the Designated Development Area is identified by a metes and bounds description and registered on title.

For the purpose of this application and subsequent building work the DDA is deemed to be that part of the lot outside the conservation covenant.

The D.E.R.M. is focused on vegetation protection and will not accept IDAS conditions or the planning scheme as providing acceptable controls. Consequently, they insist on covenant protection for remnant vegetation.

The Council choose to rely on DDAs to protect remnant vegetation and the habitat that it forms.

The two controls are targeted at the same outcome but approach it from opposite (administrative) directions.

Development in Areas of Natural and Scenic Amenity Value

P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourses.

- A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:
- adjacent to existing development;
- within an existing cleared area;
- within a disturbed area with little potential for rehabilitation;
- within an area close to an Access Road;
- removed from an identified area of important habitat.

WHA.

A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.

A2.3 No continuous boundary fence lines or barriers are Erected on an approved development site within a DDA identified on a Site Plan drawn to scale.

A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.

A2.5 Internal roads associated with the development are designed and constructed to achieve a low speed environment. A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.

A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;

AND

The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor. A2.8 There is no fragmentation or alienation of any Remnant

Complies – while the lots extend into the remnant vegetation, the area clear of the covenant is entirely on that part of the site that poses the least threat to the natural values of the area – the cleared area.

In addition to this the applicant has proposed only 2 lots on the eastern swale – the cleared area closest to the sand ridge system to the east.

Further, the layout provides no connection to the Wet Tropics WHA.

Complies – the site cannot be seen from publicly accessible vantage points outside the site and there is no reason to believe that dwellings constructed on the proposed lots will be seen from publicly accessible vantage points outside the site.

Comment - There is no reason to believe that boundary fences outside the covenanted area on each lot would impact on local environmental values. Should Council demonstrate that this is not so the applicant would accept a reasonable condition controlling the erection of boundary fences.

Will comply. It is not clear why electricity reticulation should be underground. The overhead power lines in the adjoining subdivision are unobtrusive locally and unseen from external vantage points.

Complies to the extent possible consistent with the constraints of the shape of the land. The adjoining subdivision has a similar road layout and operates safely – there is no reason to believe the layout is problematic.

Complies with the Performance Criteria – refer A4.1 – A4.4 below

Complies

Complies – the remnant vegetation is retained and only

vegetation. existing tracks through it are used for access. A2.9 Any natural, environmental Complies or Scenic Amenity value of any balance area outside the DDA is protected. No Acceptable Solution. Will comply at Operational Works Any development involving filling and excavation minimises stage. All work will be undertaken detrimental impacts on any aquatic (Information that the Council may in accordance with the FNQROC request to demonstrate compliance Development environment. Manual that with the Performance Criteria is represents best practice in relation outlined in Planning Scheme Policy to minimising detrimental impacts No. 8 - Natural Areas and Scenic on any aquatic environment. Amenity and Planning Scheme Policy No. 10 - Reports and Information the Council May Request, for code and impact assessable development).

Setback Areas/Riparian Corridors

P4	Setback	areas/ripari	an	A4.1			For	res
corridor	s ad	acent	to	recor	nfigur	ation	(Re	esident
Waterc	ourses a	re provide	ed/	Resid	dentia	al 2 o	r Rur	al Set
maintai	ned or re-e	stablished a	nd	Planr	ning	Are	a),	Aqua
re-vege	tated with s	pecies enden	nic					In
to the lo	ocal area.			Activ	ities	and	other	large
								devel
								oact or
				qualit	ty of	adjac	ent V	Vaterc
				anv	dear	hahe:	sect	tions

A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are re-vegetated with endemic species typical of the riparian corridor in the area.

A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No. 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No. 7 – Landscaping.

A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:

- Category 1 Major
 Perennial Watercourse –
 30 metres
- Category 2 Perennial
 Watercourse 20 metres
- Category 3 Minor Perennial – 10 metres,

Complies with the Performance Criteria.

NA – the development is unlikely to have an impact on water quality of adjacent Watercourse. The adjoining subdivision does not appear to create an impact and this subdivision will be better controlled, have better wastewater disposal outcomes and better controls on landscaping.

The applicant will accept and encourages Council to impose a condition requiring future landscaping and revegetation on that part of the lots outside the covenant area to use species endemic to the local area only.

Street planting will occur in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No. 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No. 7 – Landscaping. The plan will be provided with the Operational Works application for each stage.

NA – the swales are not perennial streams.

In any case the applicant is prepared to accept a condition that buildings and structures such as swimming pools (but not bores/spears, wastewater disposal areas and recreation spaces) are set back a minimum of 5m from the covenant boundary.

AND

buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.

OR

The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where no riparian corridor of vegetation already exists is:

- Category 1 Major
 Perennial Watercourse –
 10 metres
- Category 2 Perennial Watercourse 5 metres
- Category 3 Minor Perennial 2.5 metres,

AND

buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.

A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.

Complies – the covenant will prohibit clearing of remnant native vegetation and the operational works associated with the subdivision is not anticipated to disturb any unless Council requires it for road widening etc.

Use of Setback Areas/Riparian Corridors

P5 Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.

A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.

A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.

NA – none proposed

NΑ

Retaining and Protecting Highly Visible Areas

P6 Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.

A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.

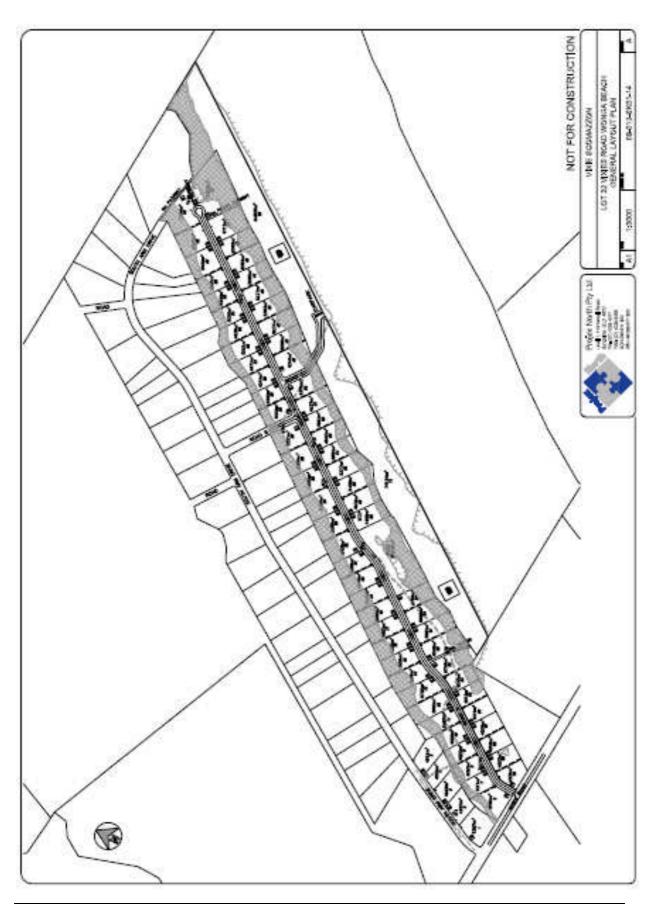
A6.2 Any development remains unobtrusive and sited below the tree line and ridge line.

(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No. 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No. 10 – Reports and Information the Council May Request, for code

NA – the site is not visually prominent.

Reconfiguration of a Lot Vixies Rd, Wonga - Lot 32 on SP126925 PRP Planning for V. Scomazzon

Appendix 2 – Plan of Reconfiguration



Individual Owner's consent to the making of an IDAS development application

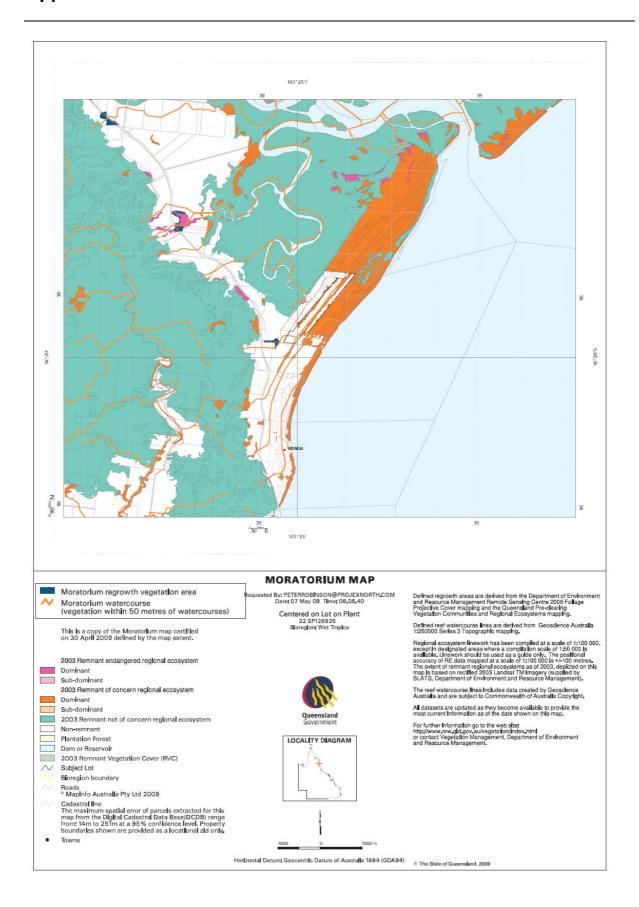
I, Vittorio Soomazzon as owner of premises identified as Vixies Road, Wonga Beach (described as Lot 32 on SP128925) consent to the making of a development application under the *Integrated Planning Act 1997* by V. Scomazzon on the premises described above for the purpose of Reconfiguration of a Lot.

(signature of owner)

Signed on the

1 horas Cugust 2009.

Appendix 4 - RE MAPPING





Appendix 5 - DRAFT COVENANT

Purpose

The Covenantor and Covenantee enter into this Covenant pursuant to Section 97A(3)(b) of the *Land Title Act 1994* for the purpose of protection, preservation and conservation of the physical and natural features of the Conservation Area.

Definitions

'Conservation Area' means that part of the Land described in Item 2 of the Form 31 for this

Schedule

'Covenant' means this agreement comprising the Form 31 and the Form 20 Schedule and all

annexures and attachments to this agreement

'Covenantee' means the Council of the Cairns Region and the State of Queensland (acting through

the Department of Environment and Resource Management) together with their successors and assigns and unless inconsistent with the subject matter or context, includes all persons for the time being authorised by

the Covenantee

'Covenantor' means the person named in Item 1 of the Form 31 together with their successors and

assigns and unless inconsistent with the subject matter or context, includes all persons for the time being authorised by the Covenantor

'DERM' means the State of Queensland represented by the Department of Environment and

Resource Management

'erect' includes construct, make or place and also includes commencing or continuing the

erection, construction, making or placing

'Form 31' means the Form 31 Covenant to which this Schedule is attached

'girth' means the length of the circumference of the tree

'Land' means Lot ?? on plan ?????

'noxious weed' means any vegetation declared by the Local Authority or State Government to be a

noxious weed from time to time

'structure' includes any building, wall, fence, pillar, post, roadway or path or other structure or

erection

'undesirable plant' means an undesirable plant as defined in Schedule 3 to the Wet Tropics

Management Plan 1998

'vegetation' means everything growing within the Conservation Area, including plants of any size,

but excludes declared plants under State legislation or local laws.

Interpretation

Any covenant, indemnity or agreement on the part of or for the benefit of two or more persons comprising a party to this Covenant shall be deemed to bind or benefit (as the case may be) any two or more of them jointly and each of them severally.

Covenantor's Obligations

- 1. The Covenantor shall ensure the protection, preservation and conservation of the Conservation Area, particularly with respect to the preservation of all vegetation within the Conservation Area, by adhering to the terms of this Covenant (which may be varied by prior written agreement between the parties and in compliance with Section 97 C(1) of the Land Title Act 1994).
- 2. The Covenantor shall at all times be responsible for the observation and performance of these covenants and the maintenance of the Conservation Area, and in this respect:
 - 2.1 shall clear from the Conservation Area any noxious weed or undesirable plant;
 - 2.2 shall plant, replant, or carry out rehabilitation or remedial work using local indigenous species naturally occurring in the area on the Conservation Area to restore any vegetation harmed or damaged after the date of execution of this Covenant by the Covenantor, howsoever caused save for natural causes such as weather, to a state as near as is practical to the state prior to such damage or harm; and
 - 2.3 shall not carry out any acts or works which may have a detrimental impact upon, or which may alter the natural configuration or hydrology of the Conservation Area, without the prior application to and permission from the Covenantee.
- 3. The Covenantor shall not remove any vegetation from the Conservation Area. Notwithstanding this provision, if any living or dead vegetation on the Conservation Area poses a risk to human safety that vegetation may be cut down or trimmed so as to remove the risk following application to and permission from the Covenantee.
- 4. No fixtures, improvements or structures may be erected on the Conservation Area save for a necessary driveway constructed in accordance with an Operational Works permit issues by the Council to connect the dwelling to the road.
- 5. No track, trail or path shall be laid out or erected on the Conservation Area other than a single necessary driveway for access to the residence, no greater than 3 metres in carriageway width, which shall have first been approved in writing by the Covenantee, and minimised in width where possible.
- 6. Where unauthorised clearing or damage to the vegetation in the Conservation Area occurs (save for damage by natural causes such as weather), the Covenantor will be required to restore the area as far as possible to its former condition. If this requirement is not complied with, the Covenantee may restore the area and may recover the expense of doing so from the Covenantor.
- 7. The Covenantor hereby expressly authorises the Covenantee at any reasonable time, upon giving 5 days notice to enter, re-enter, traverse and leave the Conservation Area with all necessary plant and equipment for the following purposes:
 - inspect and monitor the covenant area and vegetation on the covenant area; and
 - make good any breach of the obligations of the Covenantor under the Covenant at the cost and expense of the Covenantor

The Covenantee must give notice of any intention to enter the Conservation Area except in cases of emergency or when the Covenantee on reasonable grounds believes that the delay in giving notice is prejudicial to its responsibilities under the Covenant.

- 8. The Covenantor must not do anything to cause disruption or to interfere with pathways, pads or corridors used by wildlife within the Covenant Area.
- 9. The Covenantor must not make any claim against the Covenantee in respect of any matters in this Covenant which might otherwise give rise to a claim for compensation by the Covenantor against the Covenantee under the provisions of relevant State legislation.
- 10. If the Covenantor has breached this Covenant and the breach is capable of rectification either in whole or in part the Covenantee may serve written notice on the Covenantor ("Notice of Breach") requiring rectification in such manner and to such extent as the Covenantee deems appropriate.
- 11. If the Covenantor wishes to dispute in any way the contents of the Notice of Breach he must give written notice of the fact that he disputes the breach ("Notice of Dispute") to the Covenantee within twenty-one (21) days of the receipt of the Notice of Breach. The Notice of Dispute must set out the grounds on which the Covenantor disputes any of the matters set out in the Notice of Breach and if the dispute is not resolved by mutual agreement within a further twenty-one (21) days from the receipt by the Covenantee of the Notice of Dispute either party may refer the dispute for determination under the provisions for dispute settlement set out in this Covenant.
- 12. If the Covenantor does not rectify any breach in accordance with the Notice of Breach or does not give any Notice of Dispute in relation to the Notice of Breach within the time stipulated for the giving of such notice, the Covenantee or its duly authorised agents may without further notice enter the Land and undertake the necessary work of rectification.
- 13. Without prejudice to the right of the Covenantee to make additional claims against the Covenantor for damages or loss arising out of any breach of this Covenant, in the event of the Covenantee undertaking the work of rectification, the cost of the work of rectification as certified by the Covenantee shall become a debt payable to the Covenantee on demand. It is acknowledged that the costs of rectification may include the labour cost of Covenantee employees, an allowance for the cost of trees and/or plants, plant and equipment, administration costs, reasonable legal costs, interest and overheads. If the rectification is carried out by independent contractors the cost will include the amount paid to such contractors.
- 14. The specific reference to types of loss and the recovery of such loss from the Covenantor will not preclude the Covenantee claiming from the Covenantor by way of compensation any other loss which it may prove it has suffered as a result of a breach of this Covenant as damages for breach of contract.
- 15. Any dispute which is to be referred for resolution under the Dispute Settlement Provisions of this Covenant may at the expiration of the relevant periods be referred for determination by the Covenantee or the Covenantor to an accredited dispute resolution person to be agreed upon or if not agreed upon then to be appointed by the President for the time being of the Planning Institute of Australia, Queensland Division. The accredited dispute resolution person so appointed will act as an independent expert and not as an arbitrator and the decision will be final and binding on the parties. The costs of the accredited dispute resolution person will be borne by the Covenantor.

Covenantee's Obligations

- 16. The rights given to the Covenantee by this Covenant are permissive only and nothing in this Covenant imposes a duty of any kind on the Covenantee to anyone or obliges the Covenantee to perform any act or to incur any expense for any of the purposes set out in this Covenant.
- 17. The Covenantee consents to the continued use and resurfacing any approved driveway and its location to support construction activities.

Miscellaneous

- 18. Any approval or consent required to be obtained by the Covenantor from the Covenantee pursuant to the terms of this Covenant must be obtained from both of the persons comprising the Covenantee.
- 19. Any notice required to be given by the Covenantor to the Covenantee pursuant to the terms of this Covenant shall only be effective when given to both persons comprising the Covenantee.
- 20. Should the Covenantee require action of the Covenantor under section 2.1 of this covenant, the Covenantor is only required to act if there is no noxious weed or undesirable plant on the adjoining land or if the action required by the Covenantee is part of a coordinated action to remove any noxious weed or undesirable plant on all land adjoining the Covenantor's land.

Appendix 6 – DN	IRW Vegeta	tion Code		

Part P: Requirements for clearing for public safety and infrastructure

Public safety and infrastructure includes clearing that is:

- a) for establishing a necessary fence, firebreak, road or other built infrastructure, if there is no suitable alternative site for the fence, firebreak, road or infrastructure; or
- a natural and ordinary consequence of other assessable development for which a development approval as defined under the *Integrated Planning Act 1997* (IPA) was given, or a development application as defined under IPA was made, before 16 May 2003; or
- c) to ensure public safety.

Performance requirement

PR P.1: Limits to clearing for public safety and infrastructure

To regulate the clearing of vegetation in a way that conserves remnant regional ecosystems, does not cause land degradation, prevents the loss of biodiversity and maintains ecological processes—subject to the limitations required to meet PR P.2 to PR P.10—clearing is limited to the extent that is necessary—

- a) for establishing a necessary fence, firebreak, road or other built infrastructure, if there is no suitable alternative site for the fence, firebreak, road or infrastructure; or
- as a natural and ordinary consequence of other assessable development for which a development approval as defined under the IPA was given, or a development application as defined under IPA was made, before 16 May 2003; or
- c) to ensure public safety.

Complies

The proposal regulates the clearing of vegetation in a way that conserves remnant regional ecosystems, does not cause land degradation, prevents the loss of biodiversity and maintains ecological processes by protecting and preserving the mapped remnant vegetation through the imposition of conservation covenants. The draft covenant is set out in Appendix 5.

No clearing is proposed as a consequence of the subdivision, unless Council requires roads wider than proposed and that can fit in the current clearings.

No fences, firebreaks or infrastructure are proposed in the remnant vegetation.

Performance requirement	Acceptable solution	
PR P.2: Wetlands To regulate the clearing of vegetation in a way that prevents the loss of biodiversity and maintains ecological processes—assessable vegetation associated with any natural significant wetland and/or natural wetland is protected to maintain— a) water quality by filtering sediments, nutrients and other pollutants; and b) aquatic habitat; and c) terrestrial habitat.	Clearing does not occur— a) in any natural wetland; and b) within 100 metres from any natural wetland; and c) in any natural significant wetland; and d) within 200 metres from	Complies – the wetland is entirely within the covenant area Complies – there is not remnant vegetation with in 100m of the wetland NA - none present
maintains ecological processes—	AS P.3 P.3.1 Clearing does not occur— a) in any watercourse; and within the relevant distance stipulated in Table 1, of each high bank of each watercourse.	Complies – the swale is entirely within the covenant area.

Performance requirement	Acceptable solution				
PR P.4: Connectivity To regulate the clearing of vegetation in a way that prevents the loss of biodiversity and maintains ecological processes—areas of remnant vegetation are retained that are— a) of sufficient size and configured in a way to maintain ecosystem functioning; and b) of sufficient size and configured in a way to remain in the landscape in spite of any threatening processes; and c) located on the lot(s) that are the subject of the application to maintain connectivity to remnant vegetation on adjacent properties.	a) 10 metres wide; or b) 2 hectares; clearing does not— i) reduce the width of remnant vegetation to less than 200 metres; and ii) occur where the width of remnant vegetation is less than 200 metres; OR P.4.2 Clearing does not—	and	o cle the protec	earing remr cted	is nant by

Performance requirement	Acceptable solution	
PR P.5: Soil erosion To regulate the clearing of vegetation in a way that does not cause land degradation and maintains ecological processes — the effect of clearing does not result in— a) mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and b) any associated loss of chemical, physical or biological fertility— including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients, within and/or outside the lot(s) that are the subject of the application.	AS P.5 P.5.1 Mechanical clearing only occurs on— a) stable soils on a slope less than 30%; and b) unstable soils on a slope less than 10%; and c) very unstable soils on a slope less than 1%.	Complies – soils are stable and slopes are less than 5%.
PR P.6: Salinity To regulate the clearing of vegetation in a way that does not cause land degradation and maintains ecological processes—clearing does not contribute to—a) waterlogging; or the salinisation of groundwater, surface water or soil.	a) 2 hectares; orb) 10 metres wide;clearing does not occur in any discharge area.	Complies – geomorphology is such that salinity is not an issue.

Performance requirement	Acceptable solution	
PR P.7: Conserving remnant endangered regional ecosystems and of concern regional ecosystems To regulate the clearing of vegetation in a way that conserves remnant endangered regional ecosystems and remnant of concern regional ecosystems—maintain the current extent of endangered regional ecosystems and of concern regional ecosystems.	AS P.7 P.7.1 Clearing only occurs in endangered regional ecosystems or of concern regional ecosystems that are not listed in Table 2 and where the clearing within those regional ecosystems is less than— a) 10 metres wide; or b) 0.5 hectares.	by Governance
PR P.8: Essential habitat To regulate the clearing of vegetation in a way that prevents the loss of biodiversity—maintain the current extent of essential habitat.	AS P.8 P.8.1	NA – none present
PR P.9: Conservation status thresholds To regulate the clearing of vegetation in a way that conserves remnant regional ecosystems and prevents the loss of biodiversity—maintain the current extent of regional ecosystems listed in Table 3.	the clearing is less than— a) 10 metres wide; or b) 2 hectares.	Complies - no clearing proposed and even if Council requires widening of the existing track for road purposes, the additional clearing will less than 10m and likely less than 400 m ² .
PR P.10: Acid sulfate soils To regulate the clearing of vegetation in a way that does not cause land degradation and maintains ecological processes—clearing activities do not result in disturbance of acid sulfate soils or changes to the hydrology of the location that will either— a) aerate horizons containing iron sulfides; or b) mobilise acid and/or metals.	AS P.10 P.10.1 Clearing in land zone 1, land zone 2 or land zone 3 in areas below 5 metre Australian Height Datum— a) is carried out in accordance with an acid sulphate soils environmental management plan as outlined in the State Planning Policy 2/02 Guideline:Planning and Managing Development involving Acid Sulfate Soils; and b) follows management principles in accordance with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual.	-



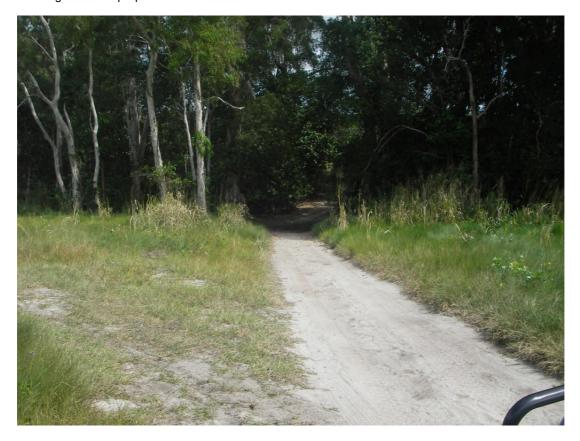
Western ridge looking south



Western Ridge looking north



The Lagoon in the proposed Park



Existing track through central swale – eventually leads across the eastern ridge to the access track to the beach



Eastern ridge looking north - near the track to the beach



Eastern ridge near the northern boundary looking south across the future Park



Another crossing of the central swale near the northern end



The northern end of the western ridge looking south across the air strip



The existing connection to the northern end of South Arm Drive

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09-012-SK01-01	Cover Sheet, Locality Plan				Α							
09-012-SK01-02	Layout Plan (Sheet 1 of 3)				Α							
09-012-SK01-03	Layout Plan (Sheet 2 of 3)				Α							
09-012-SK01-04	Layout Plan (Sheet 3 of 3)				Α							
09-012-SK01-05	On-site Effluent Setback (Sheet 1 of 3) On-site Effluent Setback (Sheet 2 of 3)				A							
09-012-SK01-06 09-012-SK01-07	On-site Effluent Setback (Sheet 3 of 3)				A							
09-012-SK01-07	On-site Effluent Layout & Detail				A							
09-012-SK01-09	Typical Stormwater Detail and Typical S	ection			Α							
09-012-SK01-10	Intersection Plan				Α							
09-012-SK01-11	Site Cross Sections				Α							
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SCOMAZZON

LOT 32 VIXIES ROAD WONGA BEACH

DEVELOPMENT APPLICATION ENGINEERING REPORT

PROJECT MANAGERS CONSULTING ENGINEERS TOWN PLANNERS



Prepared by:



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1 INTRODUCTION

Projex North and PRP Planning have been commissioned by Vixie Scomazzon to provide engineering and town planning advice to accompany a Reconfiguration of a Lot application for a proposed Rural Residential subdivision in Wonga.

The subject site described as Lot 32 on SP 126925, (approximately 56.3 hectares) and is located on Vixies Road, Wonga.

The site is currently used for horticulture and an airstrip and has had other rural uses in the past. The land is generally flat, falling gently towards swales which run through the site.

The proposed development consists of 70 rural residential allotments varying in size from 4,000m² to 15,062m² with a minimum lot boundary length of 50m, plus 2 large allotments adjacent to the beach.

A locality plan 09-012-SK01-01 has been attached.



2 POTABLE WATER

2.1 EXTERNAL CONNECTION

There are no existing services within the near vicinity of the site therefore the proposed development will be serviced from rainwater capture and storage for individual lots.

2.2 WATER COLLECTION

Climatic data for the area indicates an annual mean rainfall of 2370mm.

Assumed catchment area: = **200m²** (Average Roof Area for 4 bedroom house)

Wet Season Average Daily Yield

Wet Season Average (May – October) = 303mm/month = 100mm/day

Roof Area = 200m²

Daily Yield = 20,000L

Dry Season Average Daily Yield

Dry Season Average (November - April) = 56mm = 1.9mm/day

Roof Area = 200m²

Daily Yield = 380L

Average Monthly Yield

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	ОСТ	NOV	DEC	MEAN
MONTHLY RAIN (mm)	471.4	501.7	481.2	229.9	92.6	61.1	38.2	34.2	42.8	66.7	132.5	241.1	2369.3
ROOF AREA (m²)	200	200	200	200	200	200	200	200	200	200	200	200	200
YIELD (kL)	94.28	100.34	96.24	45.98	18.52	12.22	7.64	6.84	8.56	13.34	26.5	48.22	473.86

^{*} Climatic data sourced from Bureau of Meteorology.

Site name: Mossman Central Mill

Site number: 31044

The monthly average during the wet season is more than is anticipated can be stored in a reasonably sized tank given the intensity of wet season events.

2.3 DESIGN CRITERIA

The objective of the water supply system is to provide to each lot a potable water supply to meet the demands imposed on it by consumers and fire fighting requirements. All references refer to the FNQROC Development Manual unless otherwise noted.



2.4 FLOW PARAMETERS

In accordance with Section D6.06, the following flow parameters have been adopted:

♦ Average Daily Consumption (AD)
500 litres/person/day

♦ Mean Day Maximum Month (MDMM)
1.50 x AD

◆ Peak Day (PD)
 2.25 x AD

♦ Peak Hour (PH)
1/12 x PD

In accordance with Table 6.1 of the FNQROC Development Manual, the equivalent persons per connection was adopted as 4.0 for lots greater than 1,500m² in size.

2.5 PRESSURE PARAMETERS

The minimum pressure (excluding fire fighting) required at peak hourly consumption is 22 metres head. Each lot shall be responsible for providing booster pumps as required.

2.6 FIRE FIGHTING PARAMERERS

Fire fighting flow requirements have not been provided for this subdivision which is a low density rural subdivision

2.7 RESERVOIR STORAGE CAPACITY

The ground level storage reservoir capacity is sized to store 5000L per lot.

2.8 DESIGN

Utilising the parameters identified above, the flow parameters for the subdivision are as detailed below.

♦ Average Day (AD) = 2,000 litres

♦ Mean Day Maximum Month (MDMM) = 3,000 litres



♦ Peak Day (PD) = 4,500 litres

♦ Peak Hour (PH) = 375 litres

2.9 RESERVOIR

Pressures can be boosted at each lot by providing small booster pumps. Such pumps accept the demand from the storage tanks and boost the flow to the required pressure. Booster pump systems are quite common in rural areas.

There is no reticulated water network for the proposed development, all water is to be sourced on site.

Individual pressure booster pumps will be required for each lot.

2.10 ASSESSMENT OF BORES

Each individual lot has been allocated a spear location to access bore water as required. The spear will be installed at Operational Works Stage so that the location can be controlled.

The proposed bores to be utilised within the system are shown on drawing 09-012-SK01-02 SK01-03 & SK01-04.

An existing bore has been tested and analysed for performance to provide data for design. A summary of the conclusions drawn from the report follows:

- The proposed bore was tested by pumping for 24 hours.
- Results from the pump tests indicated a sustainable water resource.
- Long term pumping rate for the bore exceeds 0.56 litres per second.
- The water quality of all bores tested is assumed to be within the health based MHMRC/ARMCANZ (1996) guideline values for drinking water, and there are several bores being used in the area successfully.
- The pumping rate of the individual bores will be able to supply both long term average and short term peak demand (with individual reservoirs for storage).



Hydraulic results for the test bore are contained in the tables below.

PUMP TEST 1 @ 0.3L/s

BORE 1	PUMPING TEST #1

DATE OF TEST	3/08/2009	
PUMP RATE	1091	L/hr
PUMP RATE	0.30	L/s
DEPTH OF BORE	4.3	m

TIME	DEPTH TO WATER	
7am	2.73	m
8am	2.85	m
9am	2.85	m
10am	2.85	m
11am	2.85	m
12am	2.85	m
1pm	2.85	m
2pm	2.85	m
3pm	2.85	m
6pm	2.85	m
10pm	2.85	m
7am	2.85	m

PUMP TEST 2 @ 0.56L/s

BORE 1 PUMPING TEST #2

DATE OF TEST	5/08/2009	
PUMP RATE	2000	L/hı
PUMP RATE	0.56	L/s
DEPTH OF BORE	4.3	m

TIME	DEPTH TO WATER	
9:30am	2.71	m
11am	2.85	m
1pm	2.85	m
3pm	2.85	m
6pm	2.85	m

Preliminary pump tests indicate flow rates of 2000l/hr are sustainable which is more than adequate for domestic supply even without the rainwater tanks.



2.10.1 Alignment

Locations for water spears have been allocated for each site to ensure adequate separation from on-site effluent systems are available.

2.10.2 Design Guidelines

In accordance with FNQROC Development Manual D6.07 Rural And Rural Residential Developments:

- 1. Water supply from an underground source to service individual lots, water bores shall be installed in accordance with the "Minimum Construction Requirements for Water Bores in Australia"... and to the satisfaction of Council.
- Bores must produce a minimum sustainable yield of one litre per second as
 determined by a 4 hour pump test in accordance with AS 2368 "Test Pumping of
 Water Wells" and pump test analysis, including observations of potential interference
 between bores, by a person qualified in groundwater hydrology.
- Water samples must be collected from the bores in accordance with AS 2368 and analysed by a N.A.T.A. registered laboratory or other laboratory as approved by Council. Water must be chemically suitable for human consumption in accordance with the "Australian Drinking Water Guidelines" issued by National Heath and Medical Research Council.
- 4. The placement of the bore must be determined by an appropriately qualified person and shall be positioned in conjunction with the placement of any on-site wastewater disposal system to be used on the allotment^{*1}.
- 5. Boreholes shall be cased and sealed at its surface to prevent the inflow of contaminated surface water.
- 6. Maximum bores casements size shall be 125mm in diameter.
- 7. Bores shall be sunk to a minimum depth of 60 metres, or until the bore reaches bedrock.

This site is a series of littoral sand ridges and domestic spears are working sustainably nearby. A similar design philosophy is proposed for this project as it is locally proven.

^{*1} AS1547-2000 – Specifies 30m separation between bore spear and secondary on-site effluent disposal.



3 LOCAL STORMWATER DRAINAGE

3.1 NATURAL DRAINAGE SYSTEMS

Natural Drainage systems will be maintained by facilitating the natural drainage paths through the swales to the rear of each lot.

Each lot shall grade to the rear and discharge into the existing vegetated swales which run along the eastern and western boundary of the site, as well as one through the middle.

A 3m wide drainage easement between every second lot will transport the small flows from the road reserve to the swales as shown on the stormwater drawing 09-012-SK01-08.

The existing lagoons and vegetated swales will act as a natural stilling basin and form a GPT. The V-drains have been sized to transport the full Q100 flows to the existing swales however the soils are porous sands and minor flows are likely to seep into the ground prior to entering the swale.

3.2 WATER QUALITY

Water quality will be maintained through the use of natural GPT's - e.g. lagoons and vegetated swales.

3.3 EROSION POTENTIAL

Erosion will be minimised through the implementation of a SWMP during construction.

The site is generally flat and grassed; therefore the erosion potential is minimal.

The adjoining subdivision shows no evidence of erosion post construction. This is largely due to the flat slopes and sandy soils.

3.4 LANDSLIP AND SUBSIDENCE

There are no high risk areas within the site. The subject land is generally flat and all earthworks shall be constructed in accordance with FNQROC Development Manual.

3.5 DOWNSTREAM PROPERTIES

The only downstream property between the subject site and the beach is Unallocated State Land. Local storm events will flow to the rear of the lots and directly into the existing vegetated swales.



3.6 LAWFUL POINT OF DISCHARGE

Each lot shall grade to the rear and discharge into the existing swales as shown on attached sketch 09-012-SK01-08.

3.7 DESIGN METHOD

The stormwater design has been carried out using the Rational Method, in accordance with Australian Rainfall and Runoff (ARR) and the Queensland Urban Drainage Manual (QUDM). In accordance with the QUDM recommendations, the major system design has been calculated based on a 100-year recurrence interval, using a combination of overland flow paths and a series of open drains. Flows from the road reserve catchment are carried entirely by the open drain network to the existing swales, and is designed based on a 100-year recurrence interval.

Runoff has been calculated using IFD Chart 18 of the FNQROC Development Manual. Runoff Coefficients have been determined in accordance with QUDM.

3.7.1 Hydrological Design Philosophy

The drainage system consists of a combination grass lined open drains and existing vegetated swales as shown on sketch 09-012-SK01-02, SK01-03 and SK01-04.

The rational is to eliminate point/pipe discharges that will cause disturbance and potential erosion at the edge of the swales. It also allows maximum infiltration of stormwater into the sandy soils in the vicinity of the water supply spears.

The surface drains will aid capture of what miniscule pollutants are present and this will be assisted by small grassed stilling basins near the outlets

3.7.2 Hydrological Analysis

Coefficients of Runoff have been determined in accordance with Section 4.05 of QUDM assuming an Industrial Development Category.

Times of Concentration have been determined in accordance with Section 4.06.4 of QUDM. Specifically the Recommended Standard Inlet Times detailed in Table 4.06.1.

3.8 MAJOR DRAINAGE

3.8.1 Overland Flow

Major drainage will be contained in the swales. Where Q100 levels encroach on lots easements will be provided and if necessary elevated house pads. The determination of easement widths and pad elevations will be undertaken at Operational Works application stage.



FNQROC limits a 150mm freeboard from the habitable floor level to the 1 in 100 year flood event. Lot filling will be constructed to 300mm below the 100 year flood level.

V-drains along the side of the road shall transport flows from the road reserve to the series of drainage easements between the lots to connect the flows to the existing swales.

These V-drains carry minimal flow (0.09m³/s) as the typical catchment area is approximately 1000m² per drain.

The drain shall incorporate a 2m wide strip along the property boundary graded at 5% (max.) to provide safe pedestrian access.

SuperDrain calculations for the road drainage are included below.

3.9 DETENTION OF PEAK FLOWS

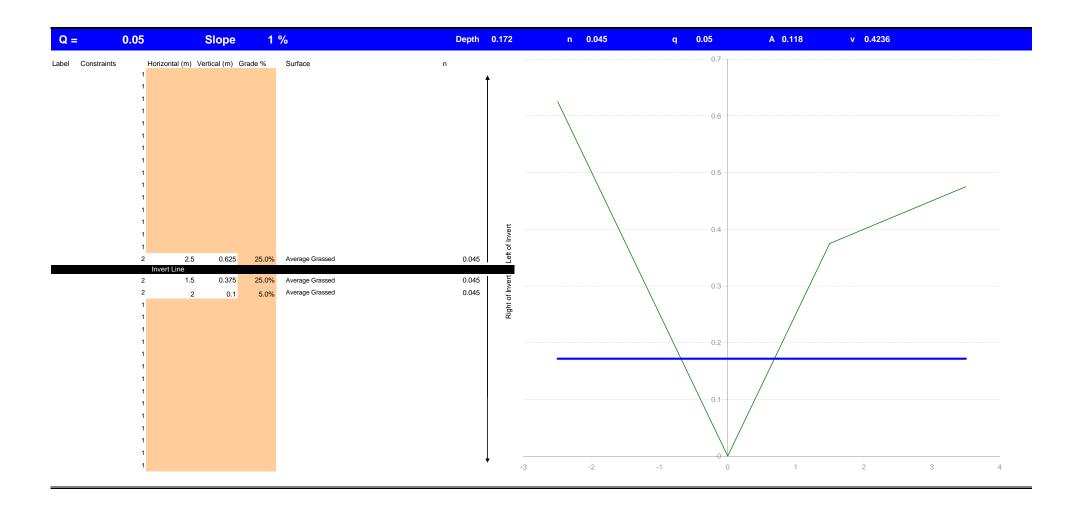
Detention of peak flows is not required to ensure there will be "no worsening" to existing sites downstream of the proposed development as the development outlets directly into existing swales which connect directly to the ocean.

The swales, V-drains and table drains shall provide some detention of peak flows.

Although not required, the lagoon area set aside as parkland shall also act as a detention/stilling basin.

SITE: ROAD RESERVE CATCHMENT FLOWS







4 REGIONAL STORMWATER DRAINAGE

The existing vegetated swales and lagoon areas are being maintained therefore there will be negligible impact to any regional stormwater flow path or connectivity through the site.

The drainage easement provided through the side of every second lot will also assist in maintaining connectivity.

There is a ridge line between the site and the beach, the local flows are through the swales in a northerly direction to the creek that outlets across the beach approximately 1 km from the site.

Detention of peak flows is not required, however some retention capability is provided in the proposed open drains and the lagoon/park area.

Natural flow paths will be maintained by retaining flow paths through the vegetated swales, open drains and through side of the lots in the proposed drainage easement. Flood immunity for the lots will be maintained through the construction of elevated building pads, higher than the Q100 level if required.

The overall cut and fill earthworks of lots shall be balanced to create negligible impact to the flood levels during a significant Regional Storm Event. Typically material won from lots for building pads (if necessary) will be taken from the area adjacent to (but clear of) the swale, improving its hydraulic characteristics but maintaining its environmental integrity.



5 ONSITE EFFLUENT DISPOSAL

5.1 REQUIREMENTS

There are no sewer mains in the near vicinity of the proposed subdivision, therefore sewer shall be accommodated through the use of individual on-site effluent disposal units.

The relevant Codes for the treatment of on-site effluent include (but are not limited) to the following documents:

- ◆ AS1547-2000 "On-Site Domestic Waste Water Management".
- AS1546-1998 "On-Site Domestic Waste Water Treatment Units".
- ♦ AS4100 "National Plumbing and Drainage Code".
- ◆ Plumbing and Drainage Act 2002.
- On-Site Sewerage Guidelines "Effluent Quality Guidelines".

The FNQROC Development Manual (FNQROC) requires that the design, construction and maintenance of on-site sewerage disposal facilities be performed in accordance with the Australian and New Zealand Standard AS/NZS1547-2000 "On-Site Domestic Waste Water Management."

In accordance with the FNQROC the minimum requirements for an on-site domestic waste water management report are as follows:

- ♦ Site plan showing any dams, creeks and water courses.
- Contour Plan showing contours at a maximum of 1m intervals.
- ◆ Areas of each block with proposed allotment numbers and property boundaries.
- Proposed use of the land to be developed.
- Soil characteristics.
- Depth of ground water, if any encountered during testing.
- ◆ Estimate daily flows and site evaluation in accordance with AS/NZS 1547-2000.
- ♦ Method of Disposal.
- Size of estimated disposal area to suit the adopted system.
- ♦ Calculations to justify the disposal area.



5.2 THE SITE

The site is located on the east side of the South Arm Drive, and to the north of Vixies Road, Wonga.

The existing lot is zoned Rural Settlements.

It is proposed to subdivide the existing allotments into seventy two (72) rural residential allotments.

Potable water supply will be sourced from individual bores and from roof water storage tanks which will be required on each lot.

5.2.1 Site characteristics

A site assessment was performed on 29th July 2009 by Projex North.

At this time there was no visible erosion of the existing land.

There are two existing vegetated swales on the site. The on-site effluent disposal shall be a minimum of 30m offset from the swales, proposed drainage easements, and location of bores.

5.2.2 Climate

The site would experience heavy rainfall during the wet season months (November to March).

Climatic data for the area indicates an annual mean rainfall of 2370mm.

5.2.3 Subsoil investigation

Test holes were excavated using a hand auger across the site to general depths of 1.5m. An assessment of the soil properties was conducted using Table 4.1.1 "Determination of Soil Category", Table 4.1D.1 "Assessment of Soil Texture" and Table 4.1D.4 "Structure".

Groundwater was not encountered during the soil tests to a general depth of 1.5 m, indicating ground water levels are greater than 1.5m below the natural surface.

The groundwater level was measured at a recently constructed bore spear at a depth of 2.7m below the natural surface.



Results from field testing – recorded soil profile:

Test ID	Test Layer	Layer Depth (m)	Water Table	Moisture Condition	Colour (moist) (4.1D3)	Field Texture (4.1D4)	Structure (4.1.D6)	Soil Category (table 4.1.1)	Typical Clay Content (%)	DLR (mm/day)
1	1	0-1.5	>1.5m	Moist	Brown	Loamy Sand	Weak	2	5-10%	24
2	1	0-1.5	>1.5m	Moist	Dark Brown	Loamy Sand	, I MASK I		5-10%	24
3	1	0-0.4	>1.5m	Moist	Dark Brown	Loamy Sand	Weak	2	5-10%	24
3	2	0.4-1.5	>1.5m	Moist	Dark Brown-red	Loamy Sand	Weak	2	5-10%	24
4	1	0-1.5	>1.5m	Moist	Brown- grey	Loamy Sand	Weak	2	5-10%	24
5	1	0-1.5	>1.5m	Moist	Dark Brown	Loamy Sand	Weak	2	5-10%	24
6	1	0-0.3	>1.5m	Moist	Dark Brown-red	Loamy Sand	Weak	2	5-10%	24
0	2	0.3-1.5	>1.5m	Moist	Dark Brown-red	Loamy Sand	Weak	2	5-10%	24
7	1	0-1.5	>1.5m	Moist	Dark Brown	Loamy Sand	Weak	2	5-10%	24
8	1	0-1.5	>1.5m	Moist	Dark Brown	Loamy Sand	Weak	2	5-10%	24
9	1	0-1.5	>1.5m	Moist	Dark Brown- black	Loamy Sand	Weak	2	5-10%	24
	1	0-0.7	>1.5m	Moist	Dark Brown-red	Loamy Sand	Weak	2	< 5	24
BS	2	0.7-2.5	>1.5m	Moist	Brown- grey	Loamy Sand	Weak	2	< 5	24
	3	2.5-3.5	>1.5m	Moist	Light Brown- grey	Sand	Weak	1	< 5	32

Refer to AS 1547-2000

Adopted Soil Category = 2

Adopted Soil Structure = Weak

5.3 ESTIMATION OF DAILY FLOWS

The FNQROC Development Manual provides typical wastewater flow allowances:

Wastewater Flow Allowance = 270 litres/person/day

The equivalent persons, has been adopted as 4.0 EP/lot from the FNQROC Development Manual for Single Family Dwelling Lot > 1500m².

Equivalent Persons = 4.0 per lot



The design daily flow rate based on the wastewater flow allowance, adopting a 4.0 EP per lot and allowing for a 270 L/person/day:

Daily Design Flow = 1,080litres/day

5.4 RECOMMENDED DESIGN LOADING RATES

Design loading rates were determined using the following tables with AS/NZS1547-2000.

♦ Trenches and Beds – Table 4.2A1

It is assumed that disposal systems will be constructed to provide a minimum of secondary treated effluent.

The recommended Design Loading Rate (DLR) for Sandy Loams assuming weakly structured soil is 24 mm/day.

Absorption Bed Size

Sizing of absorption beds has been performed in accordance with Section 4.2A7.3.2 of AS1547-2000. The formula adopted to size the absorption bed area was:

 $A_h = Q / DLR = 45 m^2$

Where: $A_b = \text{required area in } m^2$

Q = daily flow = 1,080 litres / day

DLR = design loading rate = 24 mm/day

The allocated area for adsorption beds have been sized based on a conservative 20mm/day which gives a minimum area of 54 m².

If conditions encountered on individual lots differ to those noted within this report, then a separate assessment of appropriate treatments shall be conducted.

The system and all of its components shall be designed and installed by a licensed plumber in accordance with the manufacturer's recommendations, the relevant Australian Standards/Codes and the local authority requirements. Once installed, the final system shall be inspected and certified to meet the intent of the unit by a person qualified to do so by the Local Authority.

Operation and maintenance of the treatment and disposal system shall also be carried out in accordance with the manufacturer's recommendations, AS/NZS1547-2000 and the local authority requirements.

Sketches 09-012-SK01-05, SK01-06, and SK01-07 in the attached drawing set illustrate minimum setback distances from property boundaries (2m) and water courses (30m) for on-site effluent disposal.

For lots where the 30m setback is not achievable by draining directly to the rear of the lot, the grading shall be designed to transport overland flows from the effluent disposal area across the lot (e.g. left to right) to achieve the required separation.



Possible on-site effluent disposal locations including area reserved for future use, are also shown.

5.5 SEPARATION DISTANCES

The Department of Local Government and Planning Code recommends the following separation distances (horizontal unless noted otherwise) for subsurface land application areas.

Feature	Recommended Separation Distance of Land Application Area
Building Footings	At least 2.0m down slope, 4.0m upslope or
Retaining Wall Footings	where the site is flat, 2.0m from any point. At least 2.0m down slope, 4.0m upslope or where the site is flat, 2.0m from any point.
Property Boundaries	At least 2.0m down slope, 4.0m upslope or where the site is flat, 2.0m from any point.
Walkways, Bikeways and Recreational	At least 2.0m down slope, 4.0m upslope or
Areas	where the site is flat, 2.0m from any point.
In-Ground Swimming Pools	At least 6.0m down slope, 6.0m upslope or
	where the site is flat, 6.0m from any point.
In-Ground Potable Water Tanks	Primary effluent - 6m.
	Secondary effluent – 15m.
Top of Bank or Permanent Water Course;	Primary effluent – 50m.
Top of Intermittent Water Course;	Secondary effluent – 30m.
Top of Lake Bank;	Advanced secondary effluent – 10m.
Top Water Level of a Surface Water	
Source used for Agriculture, Aquaculture or	
Stock Purposes;	
Bore or Dam used or likely to be used for	
Human and/or Domestic Consumption	
Unsaturated Soil Depth to a Permanent	Primary effluent – 1.2m (vertical).
Water Table	Secondary effluent – 0.6m (vertical).
	Advanced secondary effluent - 0.3m
	(vertical).

The groundwater table was not encountered to a general depth of 1.5m which indicates the 0.6m vertical separation from secondary effluent treatment will be achievable. Groundwater was encountered at a depth of approximately 2.7m where a recently constructed bore was located.

It should be noted that the above separation distances are recommended only and that Council, upon considering public health and environmental risks may reduce or increase the distances.



Separation distances will be determined in accordance with the relevant code (AS/ 1547:2000 On-site domestic–wastewater management). This Code was prepared by DNRW and others after exhaustive investigation.

One of the purposes of the adoption of the code is to ensure that the treatment and disposal of domestic wastewater does not cause environmental harm. This is the principle reason why treatment standards increase with proximity to gullies and streams and separation distances increase of porous soils.

The relevant performance criteria in the code are set out in the table below.

Part 1 – Onsite wastewater management systems

P1 On-site wastewater management systems must be designed, constructed, installed and maintained in

such a manner as to-

- (a) protect public health by ensuring that risks associated with the dispersal of wastewater to the *land application area* are minimised; and
- (b) protect the environment by ensuring—
- i. surface and ground water are not polluted;
- ii. soil productivity is maintained or enhanced;
- (c) minimise the impacts on and maintain and enhance *amenity* by ensuring it has no adverse impact on—
- i the built environment; and
- ii persons on and nearby the premises,

for the design life of the facility.

P2

On-site wastewater management systems that facilitate on-site storage, treatment, disposal or reuse of wastewater must be designed, constructed and installed—

- (a) with adequate treatment and storage capacity for the volume of waste and frequency of disposal;
- (b) with adequate size, strength and rigidity for the nature, flow rates, volume of wastes and/or waste products which must be processed;
- (c) with adequate vehicle access for collection, if required;
- (d) to avoid the likelihood of contamination of any drinking water supplies;
- (e) to avoid the likelihood of contamination of soils, ground water and waterways;
- (f) from materials which are impervious both to the waste for which disposal is required and to water;
- (g) to avoid the likelihood of foul air and gases accumulating within or entering into buildings;
- (h) to avoid the likelihood of unauthorised access by people;
- (i) to permit cleaning, maintenance, measurement

and performance sampling; (j) to avoid the likelihood of surface water and stormwater entering the system;

- (k) to avoid the likelihood of uncontrolled discharge;
- (I) to permit the manufacturer, model, serial number and designed capacity to be reasonably easily identifiable after installation;
- (m) to minimise nuisance eg noise to the occupants of neighbouring properties; and
- (n) so that the installation throughout its design life will continue to satisfy the requirements of

Any system designed and operated in accordance with the Code (as it must) will not cause environmental harm.



6 ROAD PAVEMENT DESIGN

6.1 DESIGN METHOD

All roadway pavements have been designed in accordance with the FNQROC Development Manual section D3 – Road Pavements and the Department of Main Roads Pavement Design Manual.

6.2 ROAD GEOMETRY

The road geometry has been designed as follows:

Road Reserve = 20m

Carriageway width = 6.5m,

Shoulder width = 0.75m

The verge shall include a 6m wide V-drain to transport flows from the road reserve. This drain shall incorporate a 2m wide strip along the property boundary graded at 5% (max.) to provide safe pedestrian access.

6.3 DESIGN LIFE

A Design Life of 20 years has been adopted for all streets and roads.

6.4 SUBGRADE

California Bearing Ratio (CBR) testing has not been completed as part of the design. The CBR testing is to be evaluated prior to construction by in situ CBR, and 4-day soaked CBR by a NATA registered materials testing authority using the procedures described by the Department of Main Roads and Standards Association of Australia.

A value of 10% has been adopted for design purposes.

6.5 FLEXIBLE PAVEMENT DESIGN

In accordance with Table D3.1 of the FNQROC Development Manual the minimum allowable traffic loading for each pavement type has been reviewed and in each case the allowable traffic exceeds the minimum allowable.

An Intersection Detail drawing 09-012-SK01-06 has also been included in the attached drawing set.



6.6 LATM

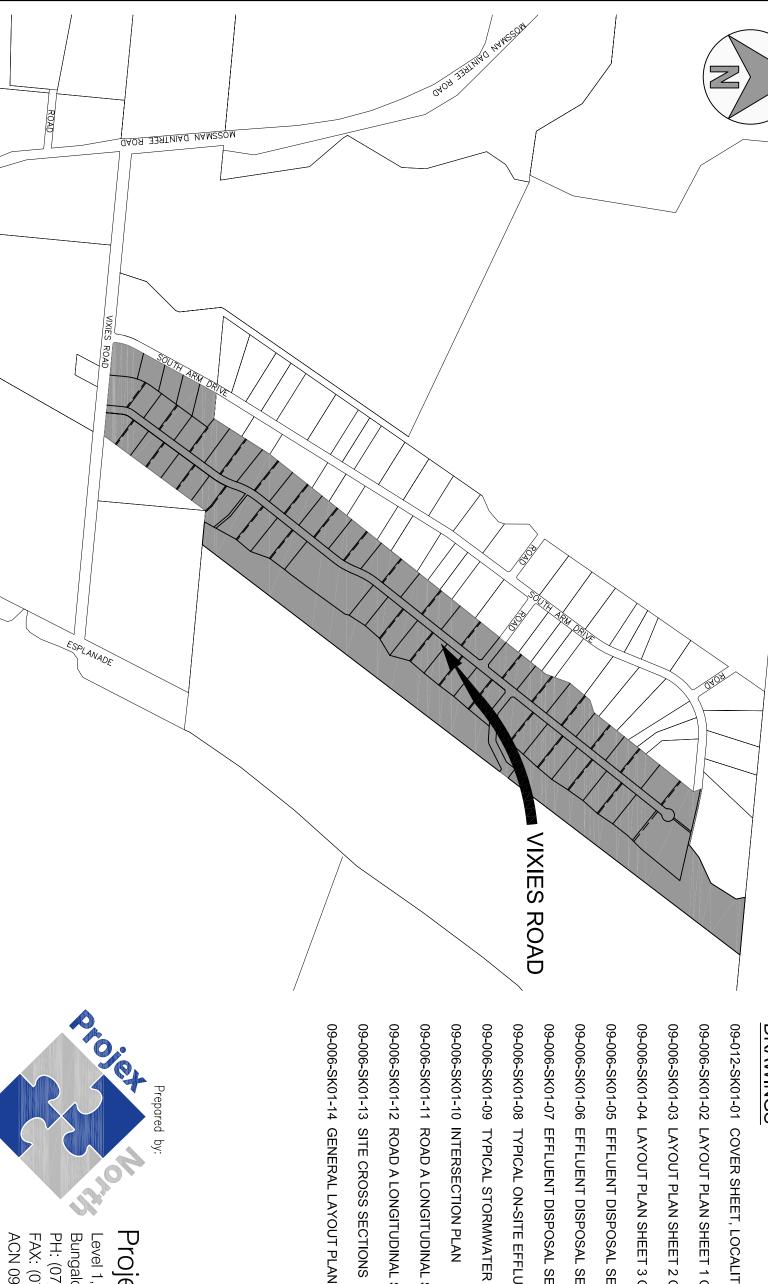
Due to the proposed road geometry, it is recommended that speed control devices should be installed to prevent excessive speeds along the road. Refer to the Layout Plan in the attached drawing set for proposed road layout and speed control locations.



ATTACHMENT 1

DRAWING SET

LOT 32 VIXIES ROAD WONGA BEACH



DRAWINGS

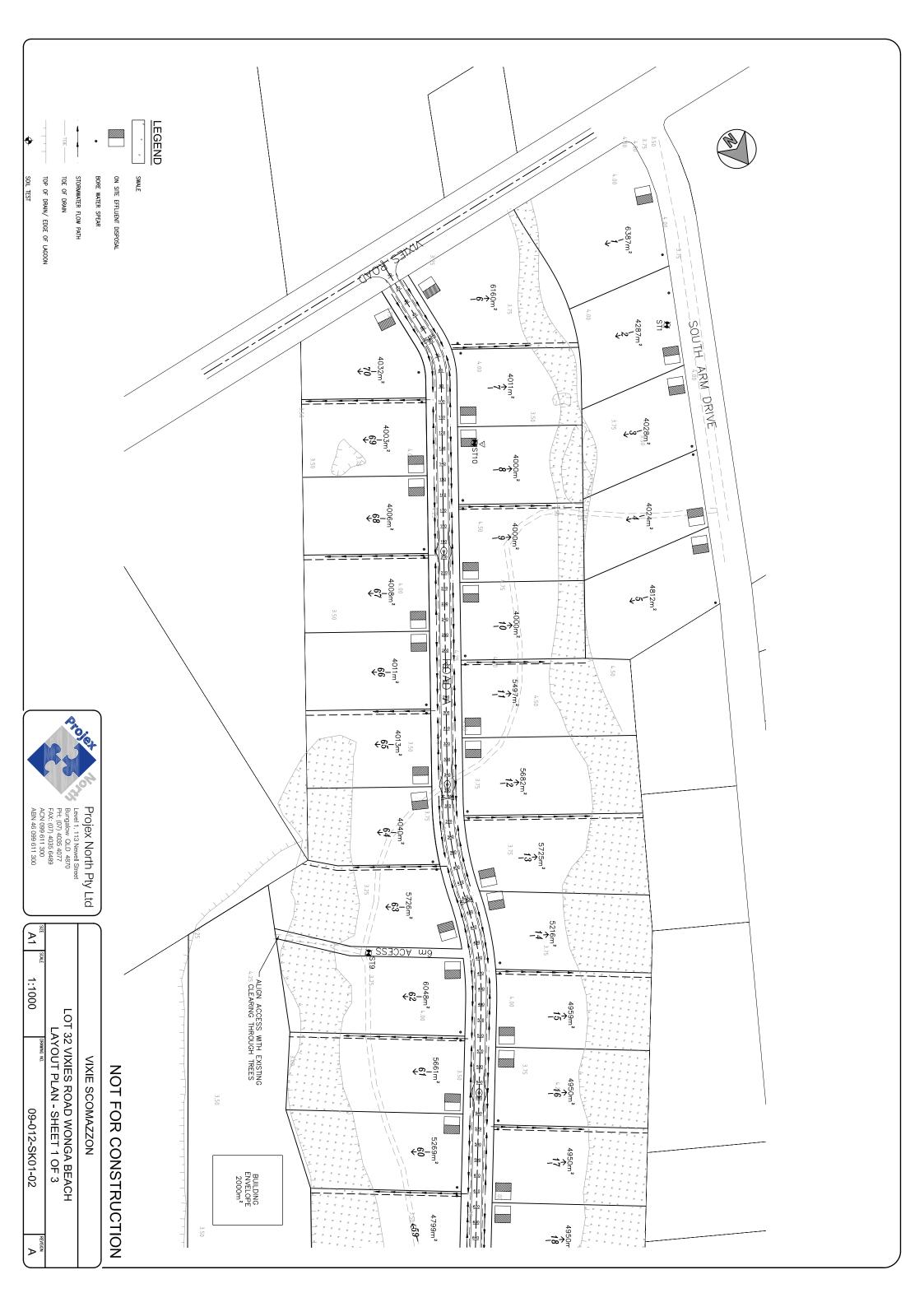
09-012-SK01-01 COVER SHEET, LOCALITY PLAN & DRAWING LIST 09-006-SK01-03 LAYOUT PLAN SHEET 2 OF 3 09-006-SK01-02 LAYOUT PLAN SHEET 1 OF 3

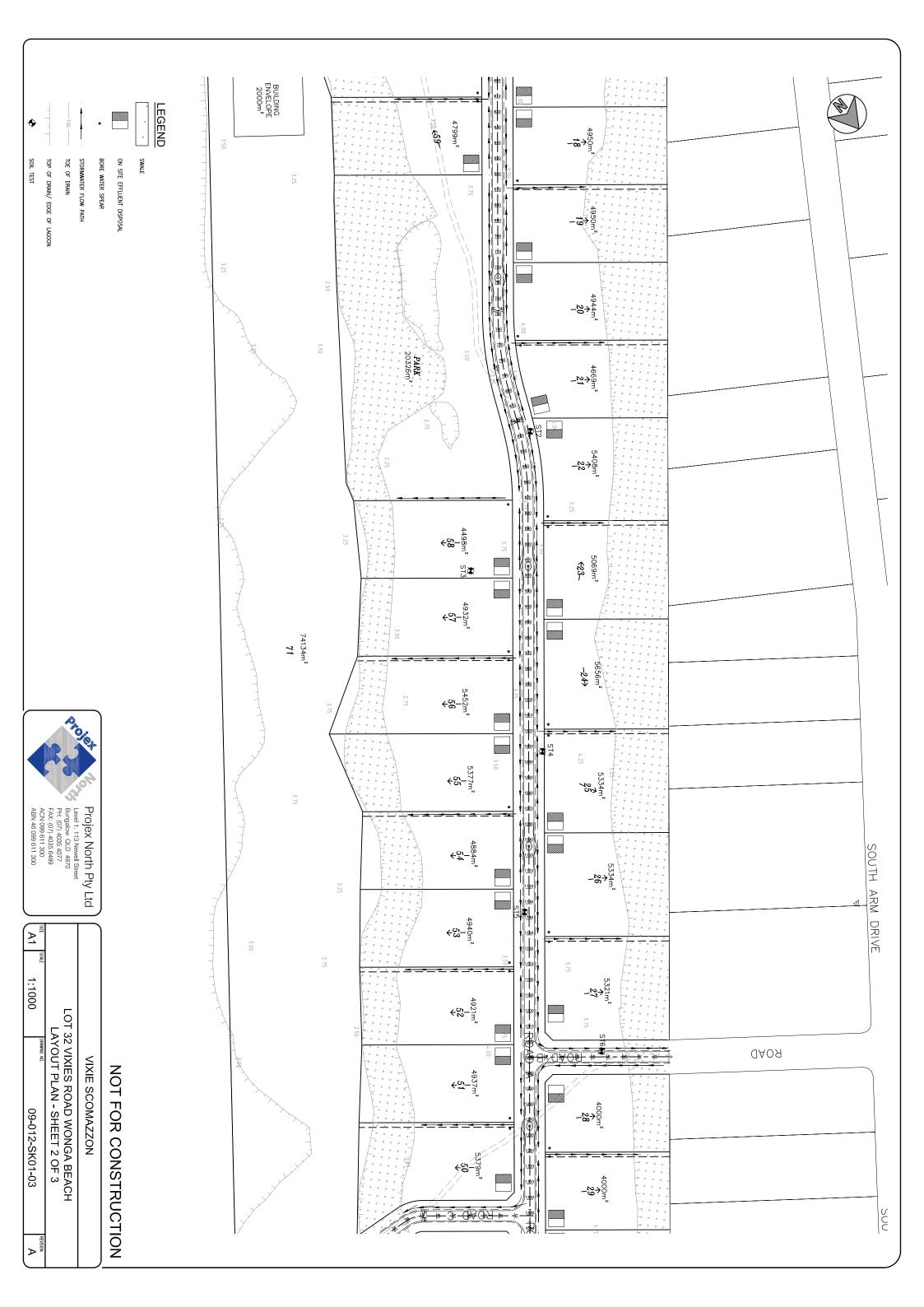
09-006-SK01-07 EFFLUENT DISPOSAL SETBACK PLAN - SHEET 3 OF 3 09-006-SK01-04 LAYOUT PLAN SHEET 3 OF 3 09-006-SK01-12 ROAD A LONGITUDINAL SECTIONS - SHEET 2 OF 2 09-006-SK01-11 ROAD A LONGITUDINAL SECTIONS - SHEET 1 OF 2 09-006-SK01-08 TYPICAL ON-SITE EFFLUENT LAYOUT & DETAILS 09-006-SK01-06 EFFLUENT DISPOSAL SETBACK PLAN - SHEET 2 OF 3 09-006-SK01-05 EFFLUENT DISPOSAL SETBACK PLAN - SHEET 1 OF 3 09-006-SK01-10 INTERSECTION PLAN 09-006-SK01-09 TYPICAL STORMWATER DETAIL & TYPICAL SECTION

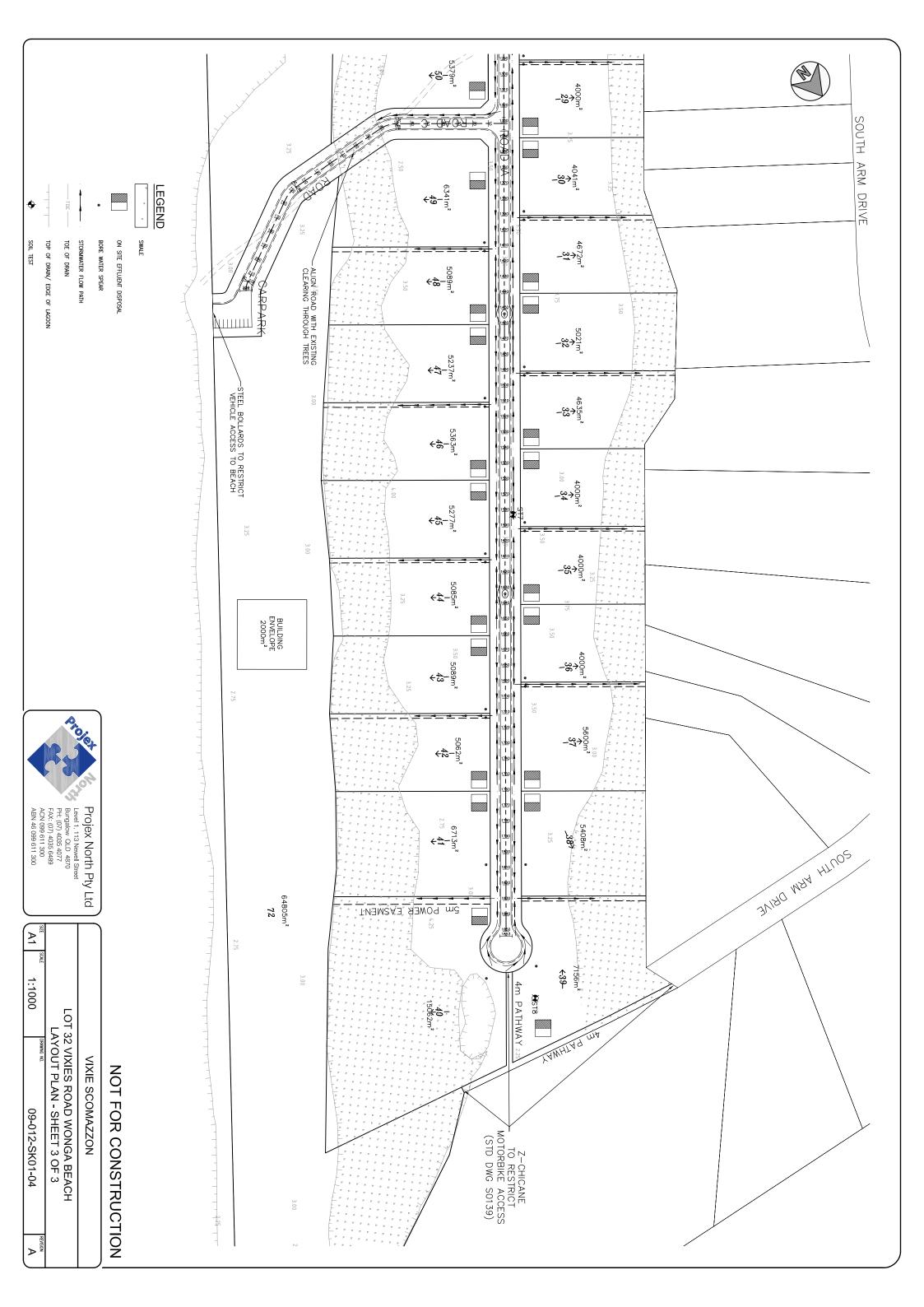


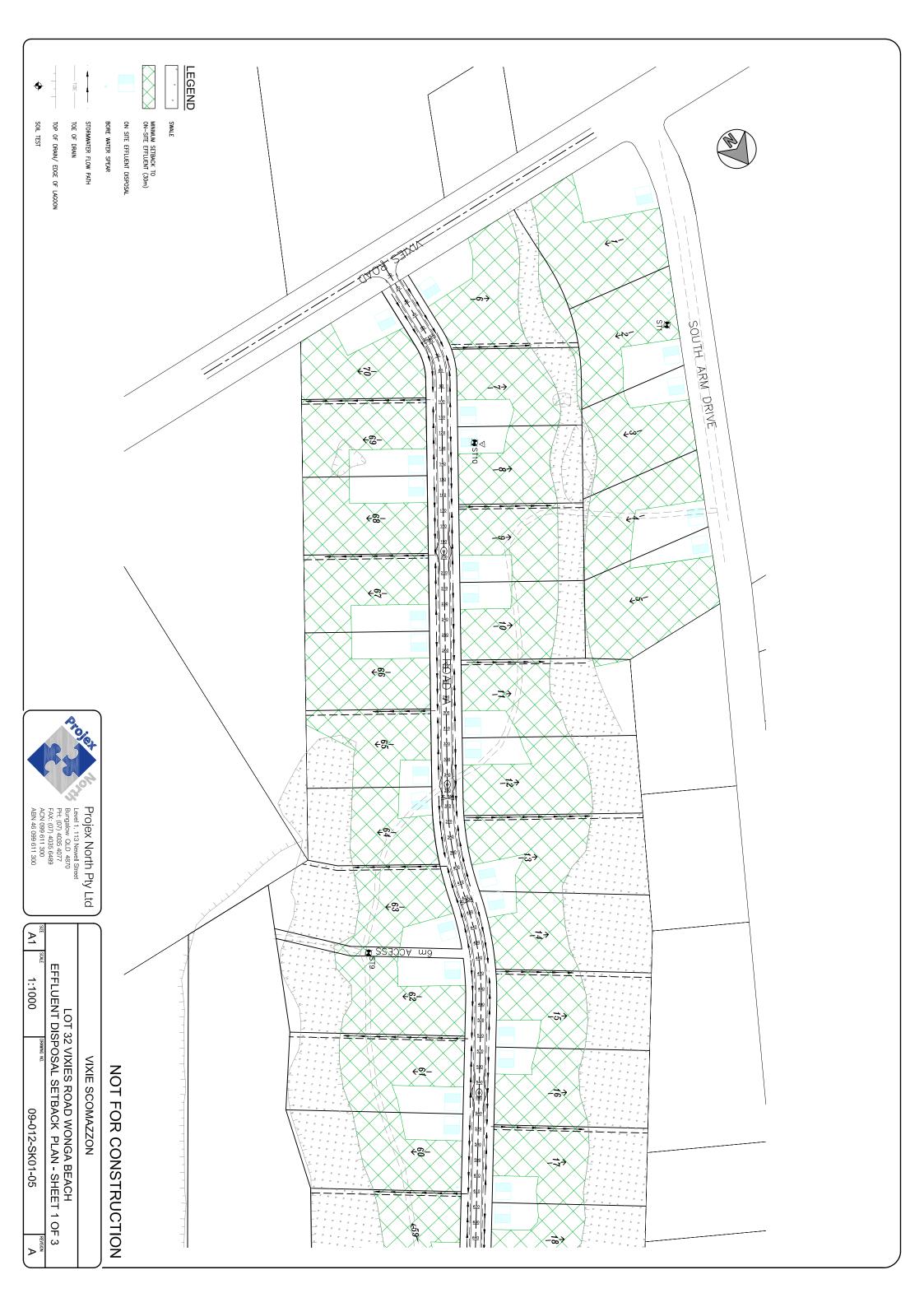
Projex North Pty Ltd

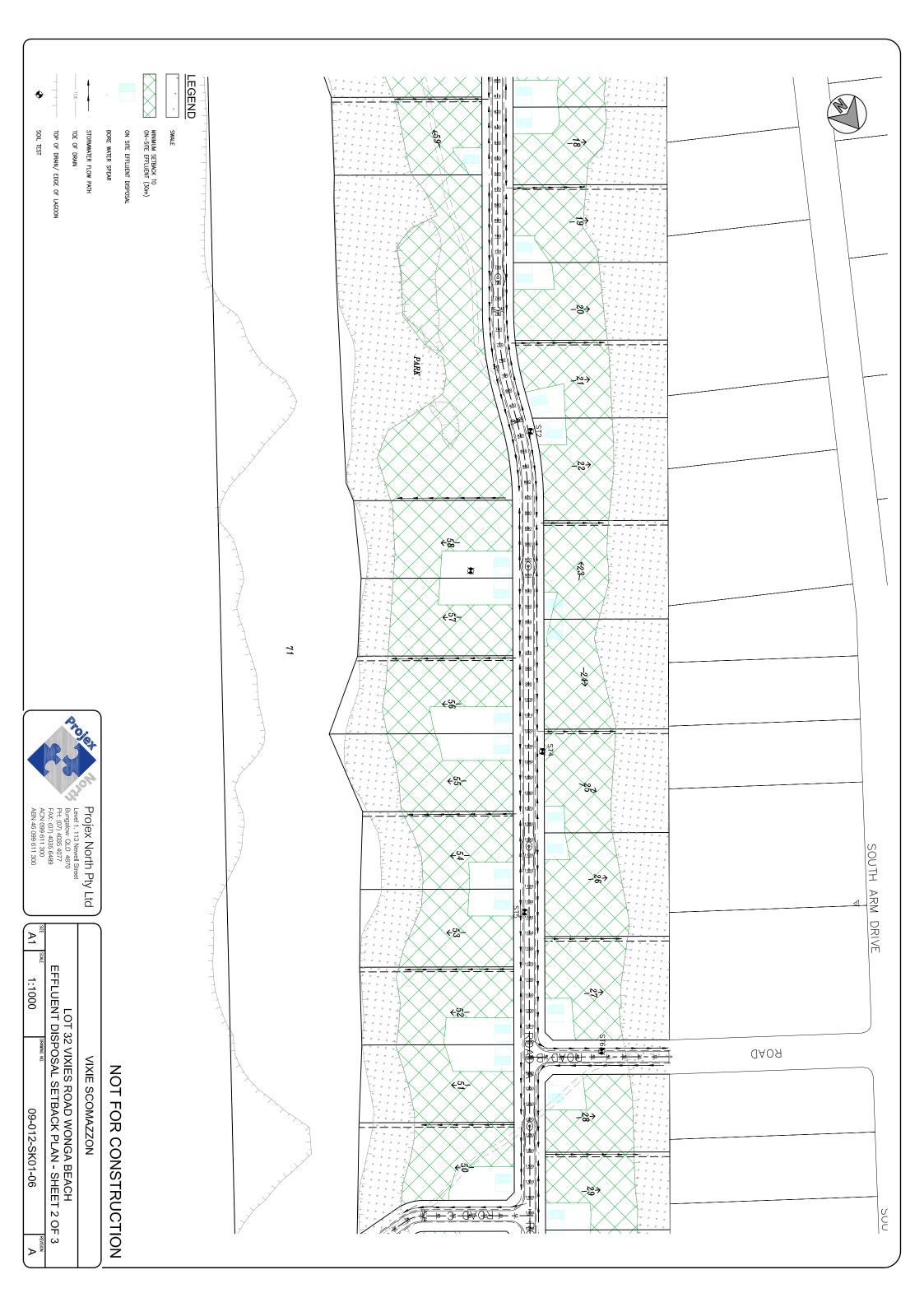
FAX: (07) 4035 6489 PH: (07) 4035 4077 Level 1, 113 Newell Street Bungalow QLD 4870 ACN 099 611 300

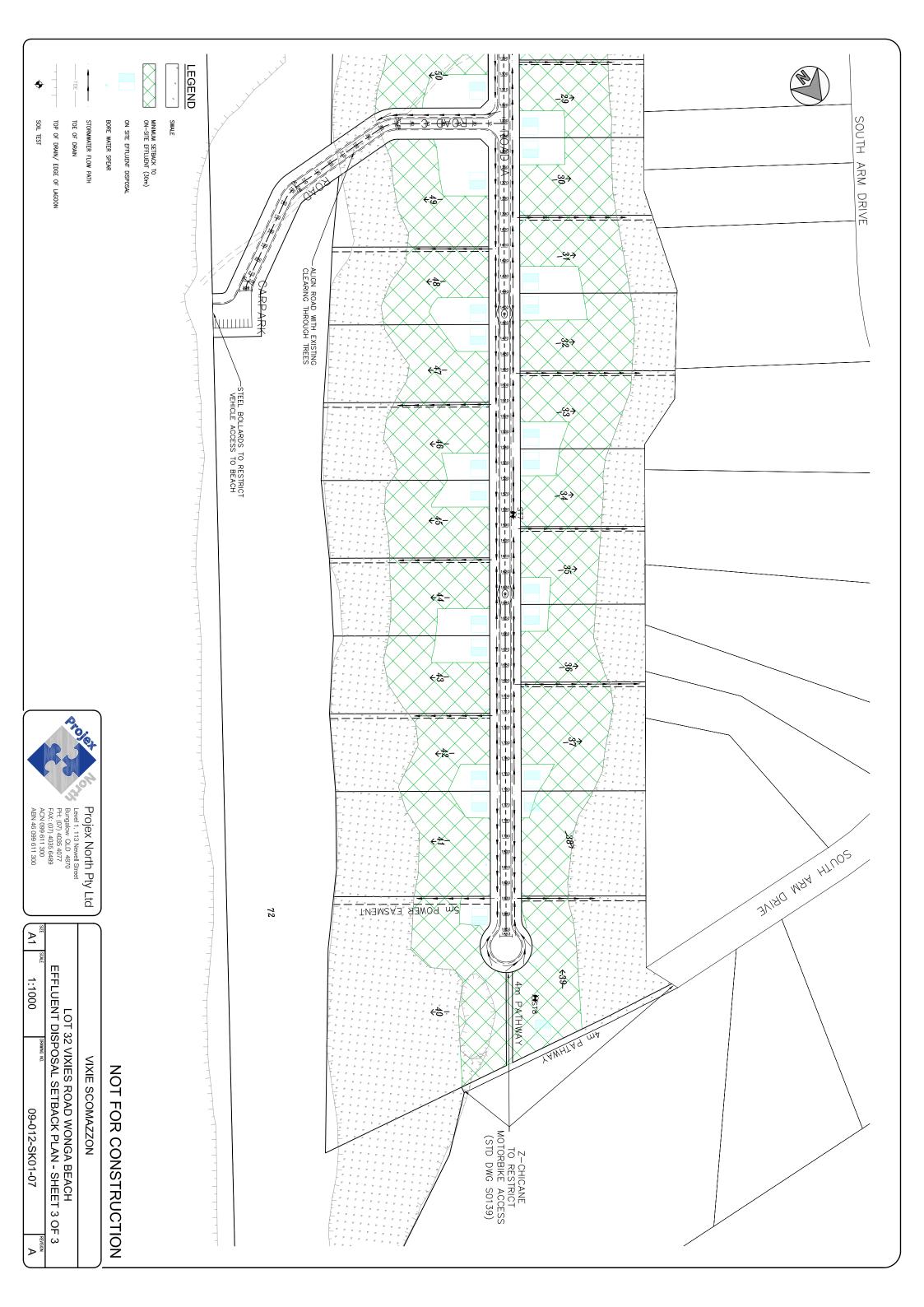


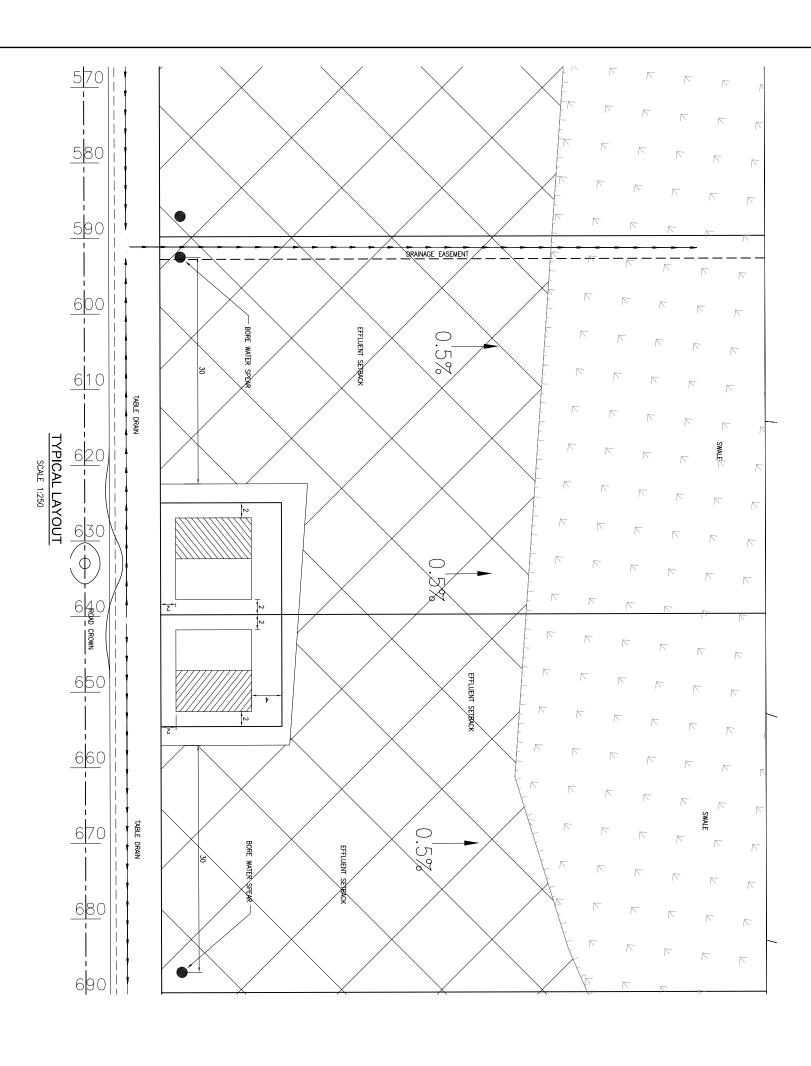














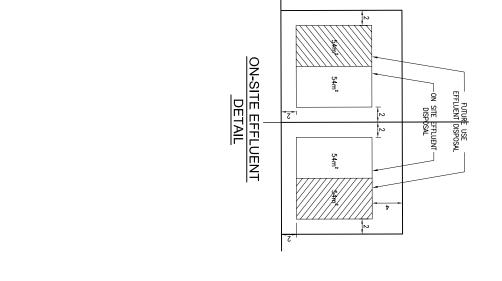
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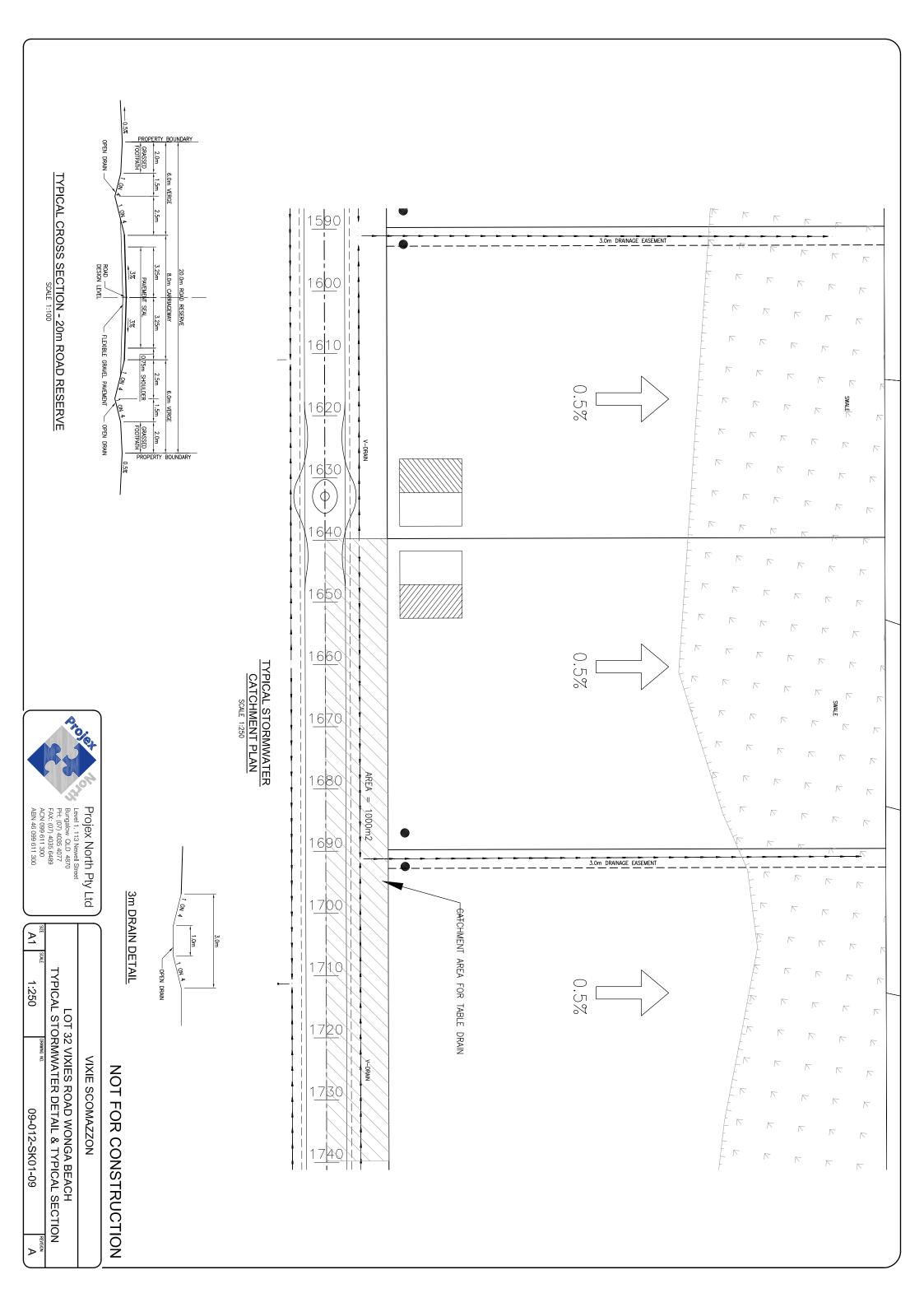
09-012-SK01-08

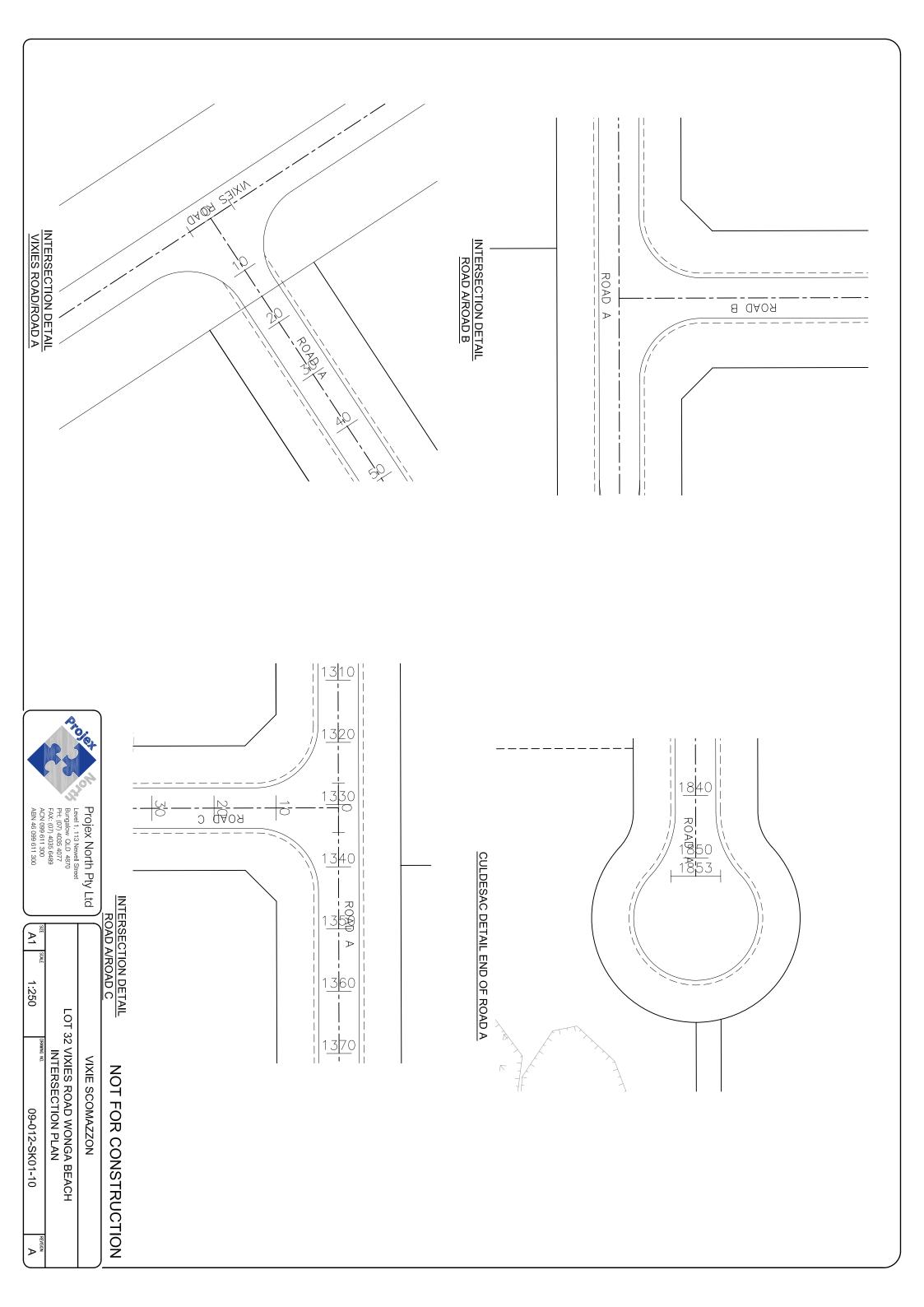
LOT 32 VIXIES ROAD WONGA BEACH TYPICAL ON-SITE EFFLUENT LAYOUT & DETAILS

VIXIE SCOMAZZON

NOT FOR CONSTRUCTION







CHAINAGE	NATURAL SURFACE	DESIGN SURFACE	CUT/FILL DEPTHS	LEFT LIP LEVEL	RIGHT LIP LEVEL	DATUM RL-2.000	Vertical Curve Length (m) Vertical Curve Radius (m)	Vertical Grade Length	Vertical Geometry Grade (%)	Horizontal Curve Data
700	3.329	3.755	0.426	3.635	3.635	-				
720	3.377	3.755	0.378	3.635	3.635					
740 746.713	3.562 3.665	3.755 3.755	0.193	3.635 3.635	3.635 3.635					
760	3.796	3.755	-0.041	3.635	3.635					٨
780	3.751	3.755	0.004	3.635	3.635					R-200m
799.223 800	3.755 3.747	3.755 3.755	-0 0.008	3.635 3.635	3.635 3.635	_				V
819.505 820	3.904 3.905	3.755 3.755	-0.149 -0.15	3.635 3.635	3.635			_		
840	3.878	3.755	-0.123	3.635	3.635					
860	3.773	3.755	-0.018	3.635	3.635					200m
872.01 880	3.728 3.683	3.755 3.755	0.027	3.635 3.635	3.635 3.635					
900	3.679	3.755	0.076	3.635	3.635					
920	3.674	3.755	0.081	3.635	3.635			18		
940	3.669	3.755	0.086	3.635	3.635			852.959m	%	
960	3.701	3.755	0.054	3.635	3.635					
980	3.801	3.755	-0.046		3.635					
1000	3.781	3.755	-0.026	3.635	3.635					
1020	3.772	3.755	-0.017	3.635	3.635					
1040	3.765	3.755	-0.01	3.635	3.635					
1060	3.808	3.755	-0.053	3.635	3.635					
1080	3.719	3.755	0.036	3.635	3.635					
1100	3.61	3.755	0.145	3.635	3.635					
1120	3.62	3.755	0.135	3.635	3.635					
1140	3.63	3.755	0.125	3.635	3.635					
1160	3.697	3.755	0.058	3.635	3.635					
1180	3.711	3.755	0.044	3.635	3.635					
1200	3.63	3.755	0.125	3.635	3.635					
1220	3.593	3.755	0.162	3.635	3.635					
1240	3.626	3.755	0.129	3.635	3.635					
1260	3.548	3.755	0.207	3.635	3.635					
1280	3.338	3.755	0.417	3.635	3.635			_		
1300	3.46	3.755	0.295	3.635	3.635					
1320	3.53	3.755	0.235	3.635	3.635					
1340	3.555	3.755	0.2	3.635	3.635					
1360	3.541	3.755	0.214	3.635	3.635					
1380	3.582	3.755	0.173	3.635	3.635					

CHAINAGE	NATURAL SURFACE	DESIGN SURFACE	CUT/FILL DEPTHS	LEFT LIP LEVEL	RIGHT LIP LEVEL	Vertical Grade Length Vertical Grade Length (m) Vertical Curve Length (m) Vertical Curve Radius (m) DATUM RL-2.000	tal Curve Data	
0	7.740	3.755	0.076	3.635	3.635	\		-
40	3.719	3.755 3.755	0.036	3.635 3.635	3.635			
57.268	3.858	3.755	-0.103	3.635	3.635			
60	3.87	3.755	-0.115	3.635			R50m	
80 84.261	4.015	3.755 3.755	-0.26 -0.275	3.635 3.635	3.635 3.635		₩ 	
100	4.084	3.755	-0.329	3.635	3.635			
120	4.122	3.755	-0.367	3.635	3.635			
140	4.154	3.755	-0.399	3.635	3.635			
160	4.163	3.755	-0.408	3.635	3.635			
180	4.345	3.755	-0.59	3.635	3.635			1
200	4.32	3.755	-0.565	3.635	3.635			
220	4.321	3.755	-0.566	3.635	3.635			İ
240	4.321	3.755	-0.566	3.635	3.635			
260	4.185	3.755	-0.43	3.635	3.635			<u>i</u>
280	4.05	3.755	-0.295	3.635	3.635			
300	3.914	3.755	-0.159	3.635	3.635			
320	3.779	3.755	-0.024	3.635	3.635			
340	3.878	3.755	-0.123	3.635	3.635			
353.89 360	3.649 3.583	3.755 3.755	0.106 0.172	3.635 3.635	3.635 3.635			
380	4.046	3.755	-0.291	3.635	3.635		R-200m	
400	3.564	3.755	0.191	3.635	3.635		3 /	
412.528 420 421.923	3.677 3.668 3.666	3.755 3.755 3.755	0.078 0.087 0.089	3.635 3.635 3.635	3.635 3.635 3.635		<u> </u>	
440	3.646	3.755	0.109	3.635	3.635		^ <u> </u>	
460	3.626	3.755	0.129	3.635	3.635		R200m	
480	3.966	3.755	-0.211	3.635	3.635			
488.196 500	4.101	3.755	-0.32 -0.346	3.635	3.635		<u> </u>	\ \
520	3.589	3.755	0.166	3.635	3.635			
540	3.445	3.755	0.31	3.635	3.635			
560	3.411	3.755	0.344	3.635	3.635			
580	3.392	3.755	0.363	3.635	3.635			
600	3.507	3.755	0.248	3.635	3.635			
620	4.052	3.755	-0.297	3.635	3.635			l J
640	3.615	3.755	0.14	3.635	3.635		\\ 	
660	3.574	3.755	0.181	3.635	3.635			
680	3.51	3.755	0.245	3.635	3.635			
700	3.329	3.755	0.426	3.635	3.635			



1:1000 VIXIE SCOMAZZON

LOT 32 VIXIES ROAD WONGA BEACH ROAD A LONGITUDINAL SECTIONS - SHEET 1 OF 2 09-012-SK01-11

NOT FOR CONSTRUCTION



Projex North Pty Ltd Level 1, 113 Newell Street Burngalow QLD 4870 PH: (07) 4035 4077 FAX: (07) 4035 6489 ACN 099 611 300 ABN 46 099 611 300								
SIZE A1 SCALE 1:1000	L ROAD A							
DRAWNG NO. 09-012-SK01-12	LOT 32 VIXIES ROAD WONGA BEACH ROAD A LONGITUDINAL SECTIONS - SHEET 2 OF 2	VIXIE SCOMAZZON						

CHAINAGE	NATURAL	DESIGN	CUT/FILL	LEFT LIP LEVEL	RIGHT LIP LEVEL	Horizontal Curve Data Vertical Geometry Gra Vertical Grade Length Vertical Curve Length Vertical Curve Radius DATUM RL—2.000
1'1	NATURAL SURFACE	DESIGN SURFACE	CUT/FILL DEPTHS	LEVEL	P LEVEL	Horizontal Curve Data Vertical Geometry Grade (%) _ Vertical Grade Length Vertical Curve Length (m) Vertical Curve Radius (m) DATUM RL—2.000
1400	3.517	3.755	0.238	3.635	3.635	
1420	3.51	3.755	0.245	3.635	3.635	1
1440	3.56	3.755	0.195	3.635	3.635	
1460	3.66	3.755	0.095	3.635	3.635	
1480	3.443	3.755	0.312	3.635	3.635	1
1500	3.546	3.755	0.209	3.635	3.635	,
1520	3.705	3.755	0.05	3.635	3.635	
1540	3.677	3.755	0.078	3.635	3.635	
1560	3.588	3.755	0.167	3.635	3.635	
1580	3.566	3.755	0.189	3.635	3.635	
1600	3.493	3.755	0.262	3.635	3.635	
1620	3.582	3.755	0.173	3.635	3.635	'
1640	3.575	3.755	0.18	3.635	3.635	
1660	3.549	3.755	0.206	3.635	3.635	
1680	3.586	3.755	0.169	3.635	3.635	
1700	3.415	3.755	0.34	3.635	3.635	
1720	3.313	3.755	0.442	3.635	3.635	
1740	3.384	3.755	0.371	3.635	3.635	1
1760	3.448	3.755	0.307	3.635	3.635	
1780	3.448	3.755	0.307	3.635	3.635	
1800	3.454	3.755	0.301	3.635	3.635	
1820	3.279	3.755	0.476	3.635	3.635	
1840	3.045	3.755	0.71	3.635	3.635	1
1852.959 1852.959	2.952	3.755 3.755	0.803	3.635 3.635	3.635 3.635	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \

NOT FOR CONSTRUCTION

