

DOUGLAS SHIRE COUNCIL Received	
File Name.....
Document No.....
31 MAR 2014	
Attention
Information

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

Sweet Farm Tours Pty Ltd

For companies, contact name

Gerard or Terese Puglisi

Postal address

P.O. Box 60

Suburb Mossman

State QLD

Postcode 4873

Country Australia

Contact phone number

4098 8002

Mobile number (non-mandatory requirement)

0428 988 136

Fax number (non-mandatory requirement)

Email address (non-mandatory requirement)

gtpuglisifarming

@bigpond.com

Applicant's reference number (non-mandatory requirement)

(Council ref no 413030)

1. What is the nature of the development proposed and what type of approval is being sought?

Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)

a) What is the nature of the development? (Please only tick one box.)

- Material change of use Reconfiguring a lot Building work Operational work

b) What is the approval type? (Please only tick one box.)

- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

To use an existing structure on our farm with the intent of operating this premises to attract tourists for a range of activities which showcase our surrounding agricultural farming practices which include Sugarcane and Cocoa.

d) What is the level of assessment? (Please only tick one box.)

- Impact assessment Code assessment

Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

- Material change of use Reconfiguring a lot Building work Operational work

b) What is the approval type? (Please only tick one box.)

- Preliminary approval under s241 of SPA Preliminary approval under s241 and s242 of SPA Development permit

c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

- Impact assessment Code assessment

Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)

Refer attached schedule Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water). (Attach a separate schedule if there is insufficient space in this table.)

- Street address and lot on plan (All lots must be listed.)
 Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		333	Miallo Bamboo Creek Road, Whyanbeel	4873	Lot 2	Plan RP804928	Douglas Shire
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	Rural Planning Area		
ii)			
iii)			

Table E—Premises coordinates (Appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	Douglas Shire

3. Total area of the premises on which the development is proposed (indicate square metres)

Existing Structure Area = 110.6 square meters. Total Land Area = 16.42ha

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

Existing 2 bedroom house and existing farm shed.

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)

No
 Yes—complete either Table F, Table G or Table H as applicable

Table F	
Name of owner/s of the land	Di Palma and Puglisi PTY LTD
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	<i>Raa Puglisi M E Puglisi</i>
Date: 27/03/2014	

Table G	
Name of owner/s of the land	
<input type="checkbox"/> The owner's written consent is attached or will be provided separately to the assessment manager.	

Table H	
Name of owner/s of the land	
<input type="checkbox"/> By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.	

7. Identify if any of the following apply to the premises (Tick applicable box/es.)

- Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- In a tidal water area—complete Table K
- On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)

Table I
Name of water body, watercourse or aquifer
Whyanbeel Creek

Table J	
Lot on plan description for strategic port land	Port authority for the lot
N/A	

Table K	
Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)
N/A	

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

No Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

No Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

No—go to question 12 Yes

11. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

No

Yes—complete Table L and submit with this application the yellow local government/private certifier's copy of the receipted QLeave form

Table L		
Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L or P)

12. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

No

Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

13. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application. Note: this question does not apply for applications made online using MyDAS)

Description of attachment or title of attachment	Method of lodgement to assessment manager
Cover Letter	Hardcopy
IDAS form 1	Hardcopy
IDAS form 5	Hardcopy
Confirmation of fee reduction email (Council ref no. 413030)	Hardcopy
Acid Sulfate Soils Code	Hardcopy
Paul Voerman Plumbing Site report	Hardcopy
Rural Planning Area Code	Hardcopy
Rural Areas and Rural Settlement Locality Code	Hardcopy
Natural Hazards Code	Hardcopy
Filling and Excavation Code	Hardcopy
Design and Siting of Advertising Devices Code	Hardcopy
Tourism Attraction Code	Hardcopy

14. Applicant's declaration

By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the Sustainable Planning Regulation 2009 identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 11

-
- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
 - The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2002*.

Question 12

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms are available from any Queensland post 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 on 1800 803 481 or visit www.qleave.qld.gov.au.

Privacy—The information collected in this form will be used by the Department of State Development, Infrastructure and Planning (DSDIP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

Description of the work	QLeave project number	Amount paid (\$)	Date paid	Date received form sighted by assessment manager	Name of officer who sighted the form

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 5—Material change of use assessable against a planning scheme

(Sustainable Planning Act 2009 version 3.0 effective 1 July 2013)

This form must be used for development applications for a material change of use assessable against a planning scheme.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the Sustainable Planning Act 2009 (SPA) or the Sustainable Planning Regulation 2009.

This form must also be used for material change of use on strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994* and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* that requires assessment against the land use plan for that land. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

This form can also be completed online using MyDAS at www.dsdip.qld.gov.au/MyDAS

Mandatory requirements

1. Describe the proposed use. (Note: this is to provide additional detail to the information provided in question 1 of *IDAS form 1—Application details*. Attach a separate schedule if there is insufficient space in this table.)

General explanation of the proposed use	Planning scheme definition (include each definition in a new row) (non-mandatory)	No. of dwelling units (if applicable) or gross floor area (if applicable)	Days and hours of operation (if applicable)	No. of employees (if applicable)
Sugarcane and Cocoa Farm Tours	Tourist Attraction	1x existing 2 br house	5 days/wk 9.30am to 4.30	2

2. Are there any current approvals associated with the proposed material change of use? (e.g. a preliminary approval.)

No Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

3. Does the proposed use involve the following? (Tick all applicable boxes.)

- | | | | | |
|--|-------------------------------------|----|-------------------------------------|-----|
| The reuse of existing buildings on the premises | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |
| New building work on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |
| The reuse of existing operational work on the premises | <input type="checkbox"/> | No | <input checked="" type="checkbox"/> | Yes |
| New operational work on the premises | <input checked="" type="checkbox"/> | No | <input type="checkbox"/> | Yes |

Mandatory supporting information

4. Confirm that the following mandatory supporting information accompanies this application

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications		
<p>A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application relates (<i>relevant land</i>) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the location and use of any existing or proposed buildings or structures on the relevant land (note: where extensive demolition or new buildings are proposed, two separate plans [an existing site plan and proposed site plan] may be appropriate) any existing or proposed easements on the relevant land and their function the location and use of buildings on land adjoining the relevant land all vehicle access points and any existing or proposed car parking areas on the relevant land. Car parking spaces for persons with disabilities and any service vehicle access and parking should be clearly marked for any new building on the relevant land, the location of refuse storage the location of any proposed retaining walls on the relevant land and their height the location of any proposed landscaping on the relevant land the location of any stormwater detention on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	Hard Copy
A statement about how the proposed development addresses the local government's planning scheme and any other planning instruments or documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	Hard Copy
A statement about the intensity and scale of the proposed use (e.g. number of visitors, number of seats, capacity of storage area etc.).	<input checked="" type="checkbox"/> Confirmed	Hard Copy
<p>Information that states:</p> <ul style="list-style-type: none"> the existing or proposed floor area, site cover, maximum number of storeys and maximum height above natural ground level for existing or new buildings (e.g. information regarding existing buildings but not being reused) the existing or proposed number of on-site car parking bays, type of vehicle cross-over (for non-residential uses) and vehicular servicing arrangement (for non-residential uses). 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Hard Copy

A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves the reuse of existing buildings		
Plans showing the size, location, existing floor area, existing site cover, existing maximum number of storeys and existing maximum height above natural ground level of the buildings to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Hard Copy
When the application involves new building work (including extensions)		
Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following: <ul style="list-style-type: none"> the north point the intended use of each area on the floor plan (for commercial, industrial or mixed use developments only) the room layout (for residential development only) with all rooms clearly labelled the existing and the proposed built form (for extensions only) the gross floor area of each proposed floor area. 	<input type="checkbox"/> Confirmed	N/A
Elevations drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which show plans of all building elevations and facades, clearly labelled to identify orientation (e.g. north elevation)	<input type="checkbox"/> Confirmed	N/A
Plans showing the size, location, proposed site cover, proposed maximum number of storeys, and proposed maximum height above natural ground level of the proposed new building work.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
When the application involves reuse of other existing work		
Plans showing the nature, location, number of on-site car parking bays, existing area of landscaping, existing type of vehicular cross-over (non-residential uses), and existing type of vehicular servicing arrangement (non-residential uses) of the work to be reused.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
When the application involves new operational work		
Plans showing the nature, location, number of new on-site car parking bays, proposed area of new landscaping, proposed type of new vehicle cross-over (non-residential uses), proposed maximum new vehicular servicing arrangement (non-residential uses) of the proposed new operational work.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

OFFICE USE ONLY

Date received Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of State Development, Infrastructure and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Sweet Farm Tours
Gerard and Terese Puglisi
P.O. Box 60
Mossman QLD 4873
E: gtpuglisifarming@bigpond.com
P: 4098 8002

Douglas Shire Council
Development & Environment
Mail: PO Box 723, Mossman Q 4873
Office: 64-66 Front St, Mossman Q 4873

**Re: Cover letter for Sweet Farm Tours application for a Tourist Attraction.
Material Change of use application (Council Ref No. 413030)
Fee Reduction Approval (Council Ref No. 413031)**

To whom it may Concern,

Sweet Farm Tours wishes to apply for a proposed business venture of establishing a Tourist Attraction with Farm tours which we would like to undertake on our property Lot 2 Plan RP804928 located at Miallo.

We have been informed that our venture would fall into the category of a Tourist Attraction.

With our venture we intend to operate an existing premise to attract tourists for a range of activities which showcase our surrounding agricultural farming practices which include Sugarcane and Cocoa. Some of the uses we intend to undertake include:

- Interpretive/educational facilities.
- Small scale Retail outlet for the sale of souvenirs and similar local items.
- *Operating days are anticipated to be from Thursday to Monday.*
- *We intend to operate for 48 – 50 weeks a year.*
- *Opening hours will be from 9.30am to 4.00pm*
- *Each day we intend to run 1 - 2 field tours of our sugarcane, cocoa and farm machinery.*
- *Anticipated visitors are 20 – 40 people per day, 1 - 2 buses with 20 people per scheduled tour per day plus self driver tourists.*
- The existing site will be provided with efficient and safe vehicle Access and manoeuvring areas on Site and around the Site, to an acceptable standard for the Locality and to council specification. There will be a designated parking area of 189m² with an all weather surface. Expected parking area will be adequate for at least 2 x 22 seater coater buses and 5-6 car spaces.

We intend to use an existing residence located on our farm, which would include a video room, Sugar and Cocoa industry related museum, Male, Female and Disable toilets and a small retail outlet.

We initially intend to staff the business our self, with future intentions of hiring local people to assist us as the business grows.

The 16.42ha parcel of land intended to accommodate our tourist attraction is located in the Rural Areas & Rural Settlements Locality and the Rural Planning Area. Under these designations a Tourist Attraction triggers the need for a Material Change of Use application to be made to Council and the application would be Impact Assessable.

All relevant application forms and supporting letters are attached with this cover letter,
Forms include:

- Cover Letter
- IDAS form 1
- IDAS form 5
- Confirmation of fee reduction email (Council ref no. 413030)
- Acid Sulphate Soils Code
- Paul Voerman Plumbing Site report
- Rural Planning Area Code
- Rural Areas and Rural Settlement Locality Code
- Natural Hazards Code
- Filling and Excavation Code
- Design and Siting of Advertising Devices Code
- Tourism Attraction Code
- Site Plans
- Statement on Local Government's planning Scheme
- Statement about the intensity and scale of proposed use

Sweet Farm Tours intends to promote the Douglas region, the local sugarcane industry and the Douglas region as currently the only region supplying Australia with the first Australian Origin Chocolate (through Daintree Estates). Based on the information provided and the fact that this tourist attraction is only a very small scale venture we are asking Council to please consider our application.

We look forward to Council's response and to hopefully working together to promote our wonderful region.

Regards,

Gerard and Terese Puglisi

Gerard Puglisi

From: Michelle Henderson [Michelle.Henderson@douglas.qld.gov.au]
Sent: Friday, 31 January 2014 8:26 AM
To: 'Gerard Puglisi'
Subject: Confirmation of fee reduction small fee 333R Miallo Bamboo Creek Road Whyanbeel L2 RP804928 P5968 A876094

Good morning,

We discussed the request at our team meeting yesterday, and Donna Graham, Manager Development & Environment, agreed to a fee reduction based on the information you provided (Council ref no 413031). The applicable fee in this instance will be the small fee, \$1464.00. Please contact me if you wish to discuss any elements of the information provided to you with regard to preparing a Material Change of Use application (Council ref no 413030).

Regards,

Michelle Henderson | Planning Officer

Development & Environment | Douglas Shire Council

P: 07 4099 9457 | **F:** 07 4098 2902

E: michelle.henderson@douglas.qld.gov.au | **W:** douglas.qld.gov.au

Mail: PO Box 723, Mossman Q 4873 | **Office:** 64-66 Front St, Mossman Q 4873

From: Gerard Puglisi [<mailto:gtpuglisifarming@bigpond.com>]

Sent: Thursday, 30 January 2014 8:16 PM

To: Michelle Henderson

Subject: Puglisi Letter

Hi Michelle,

Hope you have had a nice day?

Just wondering if you have any feedback on our letter of request for a fee reduction with council?

Kind regards

Terese and Gerard Puglisi

From: Gerard Puglisi [<mailto:gtpuglisifarming@bigpond.com>]

Sent: Wednesday, 29 January 2014 8:48 PM

To: Michelle Henderson

Subject: Puglisi's request for reduction for Application Fee

Hi Michelle,

Thank you so much for your time today and for the information you sent through.

Attached is a letter requesting a reduction in the application fee for our Tourist Attraction.

I hope we have sufficient information for our case and we appreciate you bringing it to your meeting on Thursday.

If you require any further information please don't hesitate to contact us by email or on our landline.

Thanks again for all your help.

Gerard and Terese Puglisi

PH: 4098 8002

PAUL VOERMAN PLUMBING Pty Ltd
Trading as

PAUL VOERMAN PLUMBING

ABN 45 137 240 692
QBSA 1172841

PO BOX 1308
MOSSMAN QLD 4873
PHONE/FAX 07 4098 8168
Mobile 0417 796 437

E-mail voermanplumbing@bigpond.com.au

Puglis Farming
PO Box 13
MOSSMAN QLD 4873

26th February 2014

Attention Theresa,

Site Report - Existing septic systems at 333 Miallo Bamboo Road

The intended site for a farm day visit center has two 10 person septic systems, one on the Barracks and the other at the adjacent Shed.

The two systems combined should cater for approximately 80 persons per day based on
 $2 \times 10 \text{ persons tanks} \times 4 \text{ uses per day} = 80$

Expected use 40 persons per day 1 use each = 40

Septic would require pumping out before any proposed operation.

The above calculation has not been approved and would need plumbing approval by the Douglas Shire Council before any work could commence.

If you have any further enquiries about this, please do not hesitate to contact me.

Paul Voerman
PAUL VOERMAN PLUMBING

Rural Areas and Rural Settlement Locality Code

General Requirements

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Buildings and structures complement the Height of surrounding development and are subservient to the surrounding environment and are in keeping with the unique character of the Locality.</p>	<p>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.</p>	<p>Our proposed building is subservient to the surrounding environment as we are using an existing structure and in keeping with the unique character of the Locality.</p>
<p>P2 Development is connected to all urban services or to sustainable on site infrastructure.</p>	<p>A2.1 Development is connected to available urban services by underground connections, wherever possible.</p> <p style="text-align: center;">AND/OR</p> <p>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.</p> <p style="text-align: center;">OR</p> <p>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 50 mm ball valve with a camlock fitting and installed and connected prior to occupation and screened with Dense Planting.</p> <p style="text-align: center;">AND</p> <p>An environmentally acceptable and energy efficient power supply is constructed and connected prior to occupation and sited so as to be visually unobtrusive.</p> <p style="text-align: center;">AND</p> <p>On-site sewerage facilities are provided in accordance with the On-site Sewerage Code and screened with Dense Planting.</p>	<p>The site is connected to available urban services by underground connections.</p>
<p>P3 Landscaping of development Sites complements the existing rural character of the Locality.</p>	<p>A3.1 Landscaping incorporates the requirements of Planning Scheme Policy No 7 – Landscaping with particular emphasis on appropriate species for this Locality</p> <p style="text-align: center;">AND</p> <p>A minimum of 60%of the total proposed species are endemic or native species.</p>	<p>Landscaping of our existing Site will complement the existing rural character of the Locality. The building will be surrounded by sugarcane and cocoa trees.</p>
<p>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.</p>	<p>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.</p>	<p>The existing site will be provided with efficient and safe vehicle Access and manoeuvring areas on Site and around the Site, to an acceptable standard for the Locality and to council specification. There will be a designated parking area with an all weather surface. Expected parking area will be adequate for at least 2 x 22 seater coater buses and 5-6 car spaces.</p>

Protecting Rural/Rural Settlement Amenity – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P5 Industrial development in a rural area relies on or has a strong nexus with the primary rural activity undertaken on Site or in the surrounding area.</p>	<p>A5.1 Any industrial development is limited to rural industrial activities which, by necessity, are related to primary industries in the surrounding area and require a rural location and where an urban location is inappropriate.</p>	<p>Our Tourist Attraction will be sugarcane and cocoa tours which is the current rural industrial activities which is carried out on our property. Which is directly related to primary industries in the surrounding area and require a rural location and an urban location is inappropriate.</p>
<p>P6 Any community facilities or service infrastructure located in a rural area or rural settlement areas are sited to protect the general amenity and the visual amenity of the surrounding rural area/rural settlement area.</p>	<p>A6.1 Community facilities are only sited in a rural area or a rural settlement area by necessity and where an urban location is inappropriate.</p> <p>A6.2 Community facilities are screened from adjacent Roads by landscape buffers of Dense Planting a minimum of 5 metres in width.</p> <p style="text-align: center;">AND</p> <p>All side and rear boundaries are provided with Dense Planting for a minimum width of 1.5 metres.</p>	<p>N/A</p>
<p>P7 Rural settlement areas are visually unobtrusive in the rural landscape to protect the integrity of the rural areas as a dominant landscape element of high quality.</p>	<p>A7.1 The old Rocky Point School Site is developed for residential purposes in accordance with the following:</p> <ul style="list-style-type: none"> • reconfiguration is in accordance with the Rural Settlement Planning Area requirements specified in Table 1 of the Reconfiguring a Lot Code and all the relevant requirements of the Reconfiguring a Lot Code, taking account of the existing topography of the Site. <p style="text-align: center;">AND</p> <p>The remnant vegetation on the western boundary of the Site is dedicated as public park.</p>	<p>N/A Existing Building</p>
<p>P8 Areas at Rocky Point included in the Residential 1 Planning Area maintain the integrity of the dominant landscape qualities of the area and ensure safe Access onto Mossman-Daintree Road.</p>	<p>A8.1 The minimum lot size in this area is 3500 m2.</p> <p style="text-align: center;">AND</p> <p>Any proposed reconfiguration of existing lots in this area only occurs utilising the Access driveway servicing the existing lot, by including reciprocal Access easements over the existing Access driveway for any additional lots.</p> <p>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.</p> <p>A8.3 Development located within a Designated Development Area is sited where Clearing is limited to a maximum area of 800 m2 of the Site or 4% Site Coverage of the Site, whichever is the lesser. (The 800m2 area of Clearing does not include an access driveway.)</p> <p style="text-align: center;">OR, ALTERNATIVELY</p> <p>If a greater part of the Site is to be cleared, that part of a Site not cleared is to be included in a Conservation Covenant to protect the integrity of the natural environment.</p> <p>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</p>	<p>N/A</p>

	<p>not require extensive cut and fill and/or complex geotechnical solutions.</p> <p>A8.5 The DDA is sited so that the development of a House does not obstruct the views from any adjacent existing Houses.</p> <p style="text-align: center;">AND</p> <p>Ensures the new House is not visually prominent from adjacent public viewing points, such as Mossman-Daintree Road and Rocky Point.</p>	
P9 Development of Lot 32 on RP 850495, Vixies Road, Wonga Beach is connected to urban services.	A9.1 Any future reconfiguration of Lot 32 on RP 850495 for Rural Settlement purposes only occurs in association with connection to reticulated sewerage and water supply servicing Wonga Beach.	N/A
P10 The development of part of Lots 10 and 11 on SP 132055 for residential purposes is undertaken to protect the environmental values of the site and the scenic amenity of the local area.	<p>A10.1 Residential development occurs on the more gently sloping part of the site, elevated above the steep bank adjacent to Mossman-Daintree Road.</p> <p style="text-align: center;">AND</p> <p>The area appropriate for residential development is determined on the basis of contour and vegetation surveys of the site.</p> <p style="text-align: center;">AND</p> <p>Only one access point from the site to the State-Controlled Road is permitted.</p> <p style="text-align: center;">AND</p> <p>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.</p> <p style="text-align: center;">AND</p> <p>The balance of the site is protected from clearing to maintain the forested mountain landscape and no further reconfiguration of the balance area occurs.</p>	N/A

Protection of Scenic Amenity and Natural Values

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P11 Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, Watercourse and areas of tidal inundation which contribute to the Scenic Amenity and natural values of the Locality.	<p>No Acceptable Solution.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	Our existing site does not adversely impact on areas of sensitive natural vegetation, foreshore areas, as it is an existing building.

Indigenous Interests

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P12 The land use aspirations in any Indigenous Land Use Agreement (ILUA) are acknowledged and facilitated.	A12.1 Development is consistent with any ILUA relating to the land and the relevant provisions of the Planning Scheme.	N/A

Rural Planning Area Code

Consistent and Inconsistent Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 The establishment of uses is consistent with the outcomes sought for the Rural Planning Area.	A1.1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Planning Area.	Our Tourist Attraction is not an Inconsistent use in the Assessment Table.

Good Quality Agricultural Land

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 GQAL is only used for agricultural uses and primary production purposes.	A2.1 Agricultural land is used for agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.	We grow sugarcane and cocoa on our farm which is the agricultural uses in accordance with the classifications of the Agricultural Land Classes identified in the Shire and the requirements of State Planning Policy 1/92 – Development and the Conservation of Agricultural Land.

Buffering Incompatible Land Uses

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 A buffer is provided to separate agricultural activities that create odour, excessive noise or use agricultural chemicals, (including Aquaculture and Intensive Animal Husbandry), from residential development.	A3.1 A buffer is provided in accordance with the requirements of State Planning Policy 1/92 and Planning Guidelines – Separating Agricultural and Residential Land Uses (DNR 1997).	With our proposed business concept, buffers will not be needed.

Building/Structure Setbacks and Screening

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P4 Buildings/structures are Setback to: <ul style="list-style-type: none"> • maintain the rural character of the area; and • achieve separation from neighbouring Buildings and from Road Frontages. 	A4.1 Buildings/structures are Setback not less than: <ul style="list-style-type: none"> • 40 metres from the property boundary adjoining a State- Controlled Road; or • 25 metres from the property boundary adjoining the Cape Tribulation Road; or • 20 metres from the property boundary fronting any other Road; and • 6 metres from the side and rear property boundaries of the Site. 	Our proposed building is an existing structure which has been on the site for many years.
P5 Rural activities north of the Daintree River are screened to protect the Scenic Amenity of the area.	A5.1 A 10 metre Setback on rural land adjacent to any Road Frontage north of the Daintree River including Dense Planting of the setback area.	N/A

Rural Character

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P6 Buildings/structures are designed to maintain the rural character of the area.	A6.1 White and shining metallic finishes are avoided on external surfaces of Buildings located in prominent view.	The colour of our existing building is a colourbond colour called Jasper (brown colour)

Protecting and Enhancing Native Vegetation and Adjacent Environmentally Sensitive Area

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P7 Native vegetation existing along Watercourses and in or adjacent to areas of environmental value or areas of remnant vegetation of value is protected.	A7.1 No Acceptable Solution (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 10 – Report and Information the Council May Request, for code and impact assessable development).	All Native vegetation existing along Watercourses will be protected as we have no need to clear any vegetation near our existing building.

Sloping Sites

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P8 Building/structures are designed and sited to be responsive to the constraints of sloping Sites.	A8.1 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 33% 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 signoff that the Site can be stabilised. AND 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. (Information that the Council may request as part of the Geotechnical Report are outlined in Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development.)	Our building is an existing structure and we do not anticipate any need to change the current layout.
P9 The building style and construction methods used for development on sloping Sites are responsive to the Site constraints.	A9.1 A split level building form is utilised. A9.2 A single plane concrete slab is not utilised. A9.3 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.	N/A
P10 Development on sloping sites minimises any impact on the landscape character of the surrounding area.	A10.1 Buildings/structures are sited below any ridgelines and are sited to avoid protruding above the surrounding tree level.	N/A

<p>P11 Development on sloping sites 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.</p>	<p>A11.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties.</p>	<p>N/A</p>
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Sustainable Siting and Design of Houses on land where the Natural Areas and Scenic Amenity Code is triggered

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P12 A House sited on hillside land is sited in an existing cleared area, or in an area approved for Clearing.</p>	<p>A12.1 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.</p> <p style="text-align: center;">EXCEPT</p> <p>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 700m2.</p> <p>(The 800m2/700m2 area of Clearing does not include an access driveway.)</p> <p>A12.2 The approved area for the Clearing of the House is not cleared until a Building Permit is issued.</p>	<p>N/A</p>
<p>P13 A House sited on hillside land is sited and designed so that it is subservient to the surrounding natural environment.</p>	<p>A13.1 A House is effectively screened from view by existing native trees in designated Setback area/s, or by the planting of additional native trees endemic to the local area.</p>	<p>N/A</p>
<p>P14 The exterior finishes of a House complements the surrounding natural environment.</p>	<p>A14.1 The exterior finishes and colours of Building/s are non reflective and complement the colours of the surrounding vegetation and viewshed.</p> <p>AND</p> <p>For self assessable development the exterior colours of Buildings/structures are chosen from the following list of Colourbond Colours:</p> <ul style="list-style-type: none"> • Jasper • Sandbark • Paperbark • Dune • Windspray • Woodland Grey • Bushland • Pale Eucalypt • Wilderness • Cottage Green • Plantation • Blue Ridge and • Ironstone 	<p>Our building is an existing structure and the exterior finish and colour of our Building is complementing the colours of the surrounding vegetation and viewshed.</p> <p>The current colour of the structure is Colourbond colour Jasper. (Brown Colour)</p>
<p>P15 A House is designed to be energy</p>	<p>A15.1 The development incorporates building design</p>	<p>We are intending to install energy</p>

<p>efficient and functional in a humid tropical rainforest environment.</p>	<p>features and architectural elements detailed in Planning Scheme Policy No 2 – Building Design and Architectural Elements.</p>	<p>efficient lighting and solar panels to our building to become more energy efficient.</p>
<p>P16 Any filling and excavation work does not create a detrimental impact on slope stability, erosion potential or Visual Amenity of the site or the surrounding area.</p>	<p>A16.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height.</p>	<p>As we are using an existing structure there is no need for any filling or excavation work.</p>
<p>P17 The bulk and scale of a house is not visually obtrusive and does not compromise the Visual amenity of the site and the surrounding area.</p>	<p>A17.1 The Gross Floor Area of the House does not exceed 250m².</p>	<p>N/A as we are using an existing structure.</p>

Acid Sulfate Soils Code

Disturbance of Acid Sulfate Soils

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 The release of acid and associated metal contaminants into the environment are avoided either by:</p> <ul style="list-style-type: none"> • not disturbing Acid Sulfate Soils; or by • preventing the potential impacts of any disturbance through appropriate Site planning, treatment and ongoing management. 	<p>A1.1 The disturbance of Acid Sulfate Soils is avoided by:</p> <ul style="list-style-type: none"> • not excavating or removing more than 100 m3 of material identified as containing or potentially containing Acid Sulfate Soils; • not permanently or temporarily extracting groundwater that results in the aeration of previously saturated Acid Sulfate Soils; and • demonstrating that any filling in excess of 500 m3 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. <p>A1.2 Site planning, treatment and ongoing management are undertaken so that:</p> <ul style="list-style-type: none"> • acid and metal contaminants are not generated and acidity is neutralised; • untreated Acid Sulfate Soils are not taken off-Site unless this is to an alternative location for treatment; and • surface and groundwater flows from areas containing Acid Sulfate Soils do not release leachate containing acid or metal contaminants into the environment. 	<p>The release of any potential contaminants into the environment will be avoided, as we have no need to disturb the soil. We are using an existing structure with existing facilities.</p> <p>Please see attached letter from Paul Voerman plumbing for more information .</p>

Identification and Management of Acid Sulfate Soils

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 The location and extent of Acid Sulfate Soils are identified on the development Site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.</p>	<p>A2.1 No Acceptable Solution</p> <p>(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).</p>	<p>N/A</p>

Natural Hazards Code

Bushfire

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Development does not compromise the safety of people or property from bushfire.</p>	<p>A1.1 Any development on land identified as High Risk Hazard on any Natural Hazards Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03 – Mitigating the Adverse Impacts of Flood, Bushfire and Landslide.</p> <p>AND</p> <p>Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Majority of proposed Tourist Attraction site is in a low risk area and only the northern boundary is located in a medium risk hazard area. The proposed Tourist Attraction location is to the southern end of the site.</p>
<p>P2 Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> • avoiding areas of High or Medium Risk Hazard; or • mitigating the risk through: <ul style="list-style-type: none"> - lot design and the siting of Buildings; and - including firebreaks that provide adequate: <ul style="list-style-type: none"> * Setbacks between building/structures and hazardous vegetation, and * Access for fire fighting/other emergency vehicles; - providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation; and - providing an adequate and accessible water supply for fire-fighting purposes 	<p>A2.1 Development is located on a Site that is not subject to High or Medium Risk Hazard.</p> <p>OR</p> <p>For all development (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Buildings and structures on lots greater than 2500 m²:</p> <ul style="list-style-type: none"> • are sited in locations of lowest hazard within the lot; and • achieve Setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree Height or 10 metres, whichever is the greater; and • 10 metres from any retained vegetation strips or small areas of vegetation; and • are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard. <p>Building and structures on lots less than or equal to 2500 m², maximize Setbacks from hazardous vegetation.</p> <p>AND</p> <p>For uses involving new or existing Buildings with a Gross Floor Area greater than 50 m² each lot has:</p> <ul style="list-style-type: none"> • a reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres a second at 200 kPa); or • an on Site water storage of not less than 5000 litres (eg. accessible dam or tank with fire brigade tank fittings, swimming pool). <p>A2.2 For development that will result in multiple Buildings or lots (if development is proposed to be located on a Site that is subject to High or Medium Risk Hazard), then:</p> <p>Residential lots are designed so that their size and shape allow for:</p> <ul style="list-style-type: none"> • 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 	<p>Safety measures for the propose site include:</p> <ul style="list-style-type: none"> • Adequate setbacks between buildings and hazardous vegetation. • Easy and clear access for all fire fighting and emergency personal and vehicles. • A fire hydrate is located on the proposed site. • A Rural Fire Service fire fighting tank is located on the site with easy access to 5000l of water with addition access to nearby creek. • Two trained members of the Rural Fire Service are present on the site during opening hours. • A clear and safe evacuation area is provided.

	<p>(a) above.</p> <p style="text-align: center;">AND</p> <p>Firebreaks are provided by:</p> <ul style="list-style-type: none"> • a perimeter Road that separates lots from areas of bushfire hazard and that Road has: <ul style="list-style-type: none"> - a minimum cleared width of 20 metres; and - a constructed Road width and all-weather standard complying with Council standards. <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - 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 applicants; 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). <p style="text-align: center;">AND</p> <ul style="list-style-type: none"> • 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. <p style="text-align: center;">AND</p> <p>Roads are designed and constructed in accordance with applicable Council and State government standards and:</p> <ul style="list-style-type: none"> • 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. 	
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p>A3.1 Development complies with a Bushfire Management Plan prepared for the site.</p>	<p>Our Tourist Attraction will have an emergency management plan prepared for the site.</p>

Filling and Excavation Code

Filling and Excavation – General

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the Site or the surrounding area.	A1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. AND Cuts in excess of those stated in A1.1 above are separated by benches/terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	As we are using an existing building no filling or excavation work will be required.
	A1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	N/A
	A1.3 Cuts are screened from view by the siting of the Building/structure, wherever possible.	N/A
	A1.4 Topsoil from the Site is retained from cuttings and reused on benches/terraces.	N/A
	A1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure, is located closer than 600 mm to any boundary of the property, unless the prior written approval of the adjoining landowner and the Council, has been obtained.	N/A
	A1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, Landscaping or other protective/aesthetic measures.	N/A

Visual Impact and Site Stability

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	A2.1 The extent of filling or excavation does not exceed 40% of the Site area or 500 m ² whichever is the lesser. EXCEPT THAT A2.1 does not apply to reconfiguration of 5 lots or more.	The visual/scenic amenity of the area and the privacy and stability of the property will not be compromised due to fact that we are using an existing layout.
	A2.2 Filling and excavation does not occur within 2 metres of the Site boundary.	

Flooding and Drainage

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
P3 Filling and excavation does not result in a change to the run off characteristics of a Site which then have a detrimental impact upon the Site or nearby land or adjacent Road reserves.	A3.1 Filling and excavation does not result in the ponding of water on a Site or adjacent land or Road reserves.	There will be no change to the run off characteristics of a Site, due to the fact that we are using an existing layout.
	A3.2 Filling and excavation does not result in an increase in the flow of water across a Site or any other land or Road reserves.	
	A3.3 Filling and excavation does not result in an increase in the volume of water or	

	<p>concentration of water in a Watercourse and overland flow paths.</p> <p>A3.4 Filling and excavation complies with the specifications set out in the Planning Scheme Policy No 6 – FNQROC Development Manual.</p>	
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Water Quality

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P4 Filling and excavation does not result in a reduction of the water quality of receiving waters.</p>	<p>A4.1 Water quality is maintained to comply with the specifications set out in the Planning Scheme Policy No. 6 – FNQROC Development Manual.</p>	<p>Water quality will be maintained as current layout is unchanged.</p>

Design and Siting of Advertising Devices Code

Signage Type

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Advertising Devices are subservient in scale to the primary use of the Site and relate to the use/s carried out on the Site.</p>	<p>A1.1 Where a Balloon, Blimp, Kite, Bunting, Flag, Banner or similar:</p> <ul style="list-style-type: none"> • safely tethered to the ground, Building or structure; • maximum one per business; • displayed for one calendar month; • not located over or attached to the ground of a Council controlled Road or a State-Controlled Road (SCR). <p>A1.2 Where a Below Awning Sign:</p> <ul style="list-style-type: none"> • maximum one per business, or one per Frontage; • maximum Height of 0.6 metres • ground clearance not less than 2.6 metres • maximum width of 0.3 metres; • maximum length of 2.5 metres and does not project beyond the awning. <p>A1.3 Where a Chalk Board or A Frame Sign:</p> <ul style="list-style-type: none"> • maximum of one Chalk Board or A Frame Sign per business, or Frontage; • maximum Height of 1 metre; • maximum width of 0.6 metre; • able to be readily relocatable on a daily basis, if located within a Road reserve; • do not rotate or spin in the wind; • only allowable within a State controlled Road reserve where the speed limit is 60 km/hr or less; • if located within the Road reserve, located a minimum of 1 metre from the kerb; <p style="text-align: center;">OR</p> <ul style="list-style-type: none"> • where no kerb, a minimum of 10 metres from the edge of the Road carriageway. <p>A1.4 Where a Directional Sign:</p> <ul style="list-style-type: none"> • if attached to a street sign, has the same dimensions as the street sign, unilluminated and advertising the name and distance/direction to the business; • maximum of one directional sign per business attached to any street sign; • if attached to a property boundary fence or gate, maximum area of 0.3 m², unilluminated and advertising only the name and distance/direction to the business which is carried out on the property; • maximum of one directional sign to any property boundary fence or gate for each Road Frontage. <p>A1.5 Where a Fascia Sign located on the fascia of an</p>	<p>Currently we are undecided on required signage. We will comply with all reasonable and relevant condition asked of us.</p>

	<p>awning:</p> <ul style="list-style-type: none"> • maximum of one fascia sign per business or one per Frontage; • maximum Height above Ground Level of 2.5 metres; • does not project above or below the fascia of the Building; • does not project within 0.45 metre Setback from the face of the kerb or where no kerb exists, 0.30 metre from the fascia. <p>A1.6 Where a Home Activity or Home Based Business Sign:</p> <ul style="list-style-type: none"> • maximum of one sign per business; • maximum area of 0.3 m2; • located on the same premises as the Home Activity/ Home Based Business; • not illuminated; • advertises only the name and occupation of the operator of the business. <p>A1.7 Where a Projecting Wall Sign:</p> <ul style="list-style-type: none"> • maximum of one projecting wall sign on any building facade or boundary wall; • does not project further than 0.75 metres from the building line; • minimum vertical clearance of 2.6 metres from the ground; • not located above any awning and located at ground floor level; • maximum surface area of 1 m2; • maximum depth of 0.3 metres; • does not project above the roof, parapet, or Building or wall line. <p>A1.8 Where a Symbol, being any ornamental design or device not otherwise described, whether or not a message is included in the design or device:</p> <ul style="list-style-type: none"> • maximum area of 1 m2. <p>A1.9 Where a Tenancy Sign:</p> <ul style="list-style-type: none"> • maximum of one tenancy sign per Site or development; • maximum Height of 5 metres; • maximum width of 1.5 metres; • maximum depth of 0.3 metres; • limited to one double sided sign with one advertising panel on each side of the sign, each advertising panel with a maximum area of 4 m2; • located on the boundary of a Site or fixed to a wall on the boundary of a Site to a Road Frontage. <p>A1.10 Where a Wall Sign:</p> <ul style="list-style-type: none"> • maximum of one wall sign on any building facade or boundary wall; 	
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	<ul style="list-style-type: none"> • maximum area of 4 m2; • maximum length of 3 metres; • maximum Height of 2 metres and sited at ground floor level of a Building or boundary wall; • does not project further than 0.10 metres from the face of the wall. <p>A1.11 Where a Window Sign:</p> <ul style="list-style-type: none"> • limited to windows on ground floor level only of any Building, or ground floor level and one level above if the Building is of a commercial nature; • maximum area of 1.2 m2; • maximum Height of 1 metre; • maximum length of 2.4 metres. <p>A1.12 Where an Indirectly Illuminated Sign:</p> <ul style="list-style-type: none"> • artificial light limited to illuminating the face of the sign; • does not cause light spillage from the source of external illumination; • complies with other relevant requirements for the particular type of Advertising Device, which are specified in this Code; • not located within a State- Controlled Road or on a Council Road. 	
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Signage Location

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 Advertising Devices are located in appropriate areas, relative to the land uses in the area and the amenity and character of the area.</p>	<p>A2.1 Particular types of Advertising Devices are considered appropriate in the following locations:</p> <ul style="list-style-type: none"> • <u>Residential, Rural and Rural Settlement Areas:</u> <ul style="list-style-type: none"> - Home Activity/Home Based Business Sign; and - Directional Sign • <u>Tourist and Residential Areas:</u> <ul style="list-style-type: none"> - Directional Sign; - Projecting Wall Sign; - Symbol; - Wall Sign; and - Indirectly Illuminated Sign. • <u>Commercial and Tourist Commercial Areas:</u> <ul style="list-style-type: none"> - Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary); - Below Awning Sign; - Chalk Board or A Frame Sign; - Directional Sign; - Fascia Sign; - Projecting Wall Sign; - Symbol; 	

	<ul style="list-style-type: none">- Tenancy Sign;- Wall Sign;- Window Sign; and- Indirectly Illuminated Sign. <p>• <u>Industrial Areas:</u></p> <ul style="list-style-type: none">- Balloon, Blimp, Kite, Bunting, Flag, Banner or similar (temporary);- Tenancy Sign;- Wall Sign;- Window Sign; and- Indirectly Illuminated Sign.	
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Tourist Attraction Code

Location and Compatibility

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P1 Tourist Attractions are appropriately located to showcase existing environmental, agricultural or rural attractions and be complementary to surrounding uses, the environment and the locality.</p>	<p>A1.1 Tourist Attractions are not located on GQAL.</p> <p>A1.2 Tourist Attractions are based on environmental, agricultural or rural themes appropriate to the locality in which they are located and with the environmental, agricultural or rural activity remaining as the dominant or primary land use on the Site.</p> <p>A1.3 Tourist Attractions are located in accessible locations with all weather Access to a bitumen sealed Road.</p> <p>A1.4 Tourist Attractions are located on an existing lot or lots that do not require reconfiguration to contain the use.</p> <p>A1.5 Tourist Attractions do not adversely impact on surrounding uses, in terms of noise, traffic and general amenity.</p>	<p>Our proposed Tourist Attractions is based on Sugarcane and Cocoa, which is the main agricultural activity dominating the primary land use on the Site.</p> <p>Our Tourist Attractions will be located on an accessible location with all weather road access from Miallo Bamboo Creek Road a bitumen sealed Road.</p> <p>The Tourist Attractions will be located on an existing lot using an existing structure that does not require reconfiguration to contain the use.</p> <p>We feel that our Tourist Attractions will not adversely impact on surrounding uses, in terms of noise, traffic and general amenity. The new activities will consist of a field walk and viewing a short moving on the farming practices. The new activities will also have limiting hours of operation. The current use of the land is rural and in comparison these new activities will be less disruptive than the current farming activities which include the use of heavy farm machinery and cane harvesters. We are also owners of most of the surrounding land.</p>

Amenity

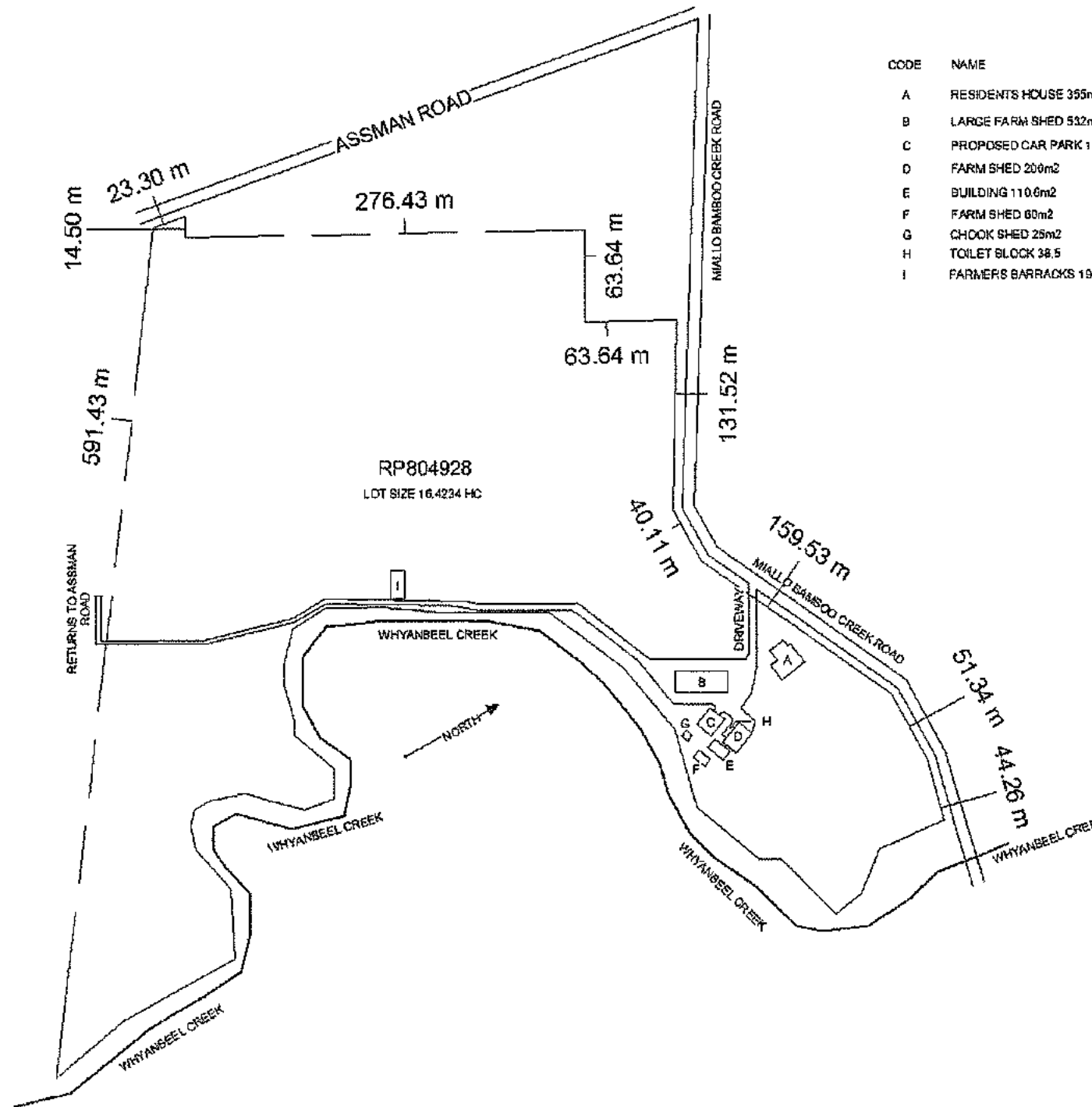
PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
<p>P2 Any Buildings/structures associated with the Tourist Attraction are complementary to the surrounding environment.</p>	<p>A2.1 Buildings/structures are compatible in scale, design and colour to the surrounding natural and built environment.</p> <p>A2.2 Buildings/structures are compatible in scale with existing Buildings in the locality and are located on the Site so as to be unobtrusive.</p> <p>A2.3 Landscaping of the Site is appropriate to the facility and existing locality, with the retention of existing native vegetation and the inclusion of additional vegetation with species identified in the Plant Species Schedule in Planning Scheme Policy No 7 -- Landscaping.</p>	<p>Our Tourist Attraction will be using and existing structure that is already complementary to the surrounding environment. The structure is compatible in scale, design and colour (Jasper) to the surrounding natural environment.</p> <p>The existing landscape will be appropriate to the facility and existing locality. It will be surrounded by sugarcane, Cocoa and fruit trees.</p>

Ancillary facilities

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENTS
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<p>P3 Any ancillary facilities or uses are compatible with and relevant to the theme of the Tourist Attraction.</p>	<p>A3.1 Any ancillary facilities or uses are limited to small-scale retail areas, café/Restaurant or display areas.</p>	<p>We intend to have a small movie theatre to showcase the sugarcane and cocoa industry. We also intend to have a small museum to showcase the local sugarcane and cocoa industry history along with a small retail outlet selling local products and souvenirs. (Please see Floor plan)</p>
<p>P4 Any ancillary Buildings are appropriate in terms of scale and design with the primary Tourist Attraction Building and provide connectivity and weather protection for patrons and staff.</p>	<p>A4.1 Any ancillary Buildings are compatible in scale, design and colour to the main Tourist Attraction Building and the surrounding environment.</p> <p>A4.2 Any ancillary Buildings are connected to the main Tourist Attraction Building with covered walkways 1.2 metres footspace.</p>	<p>Existing surrounding buildings are appropriate in terms of scale and design with the primary Tourist Attraction Building and provide connectivity and weather protection for patrons and staff.</p>

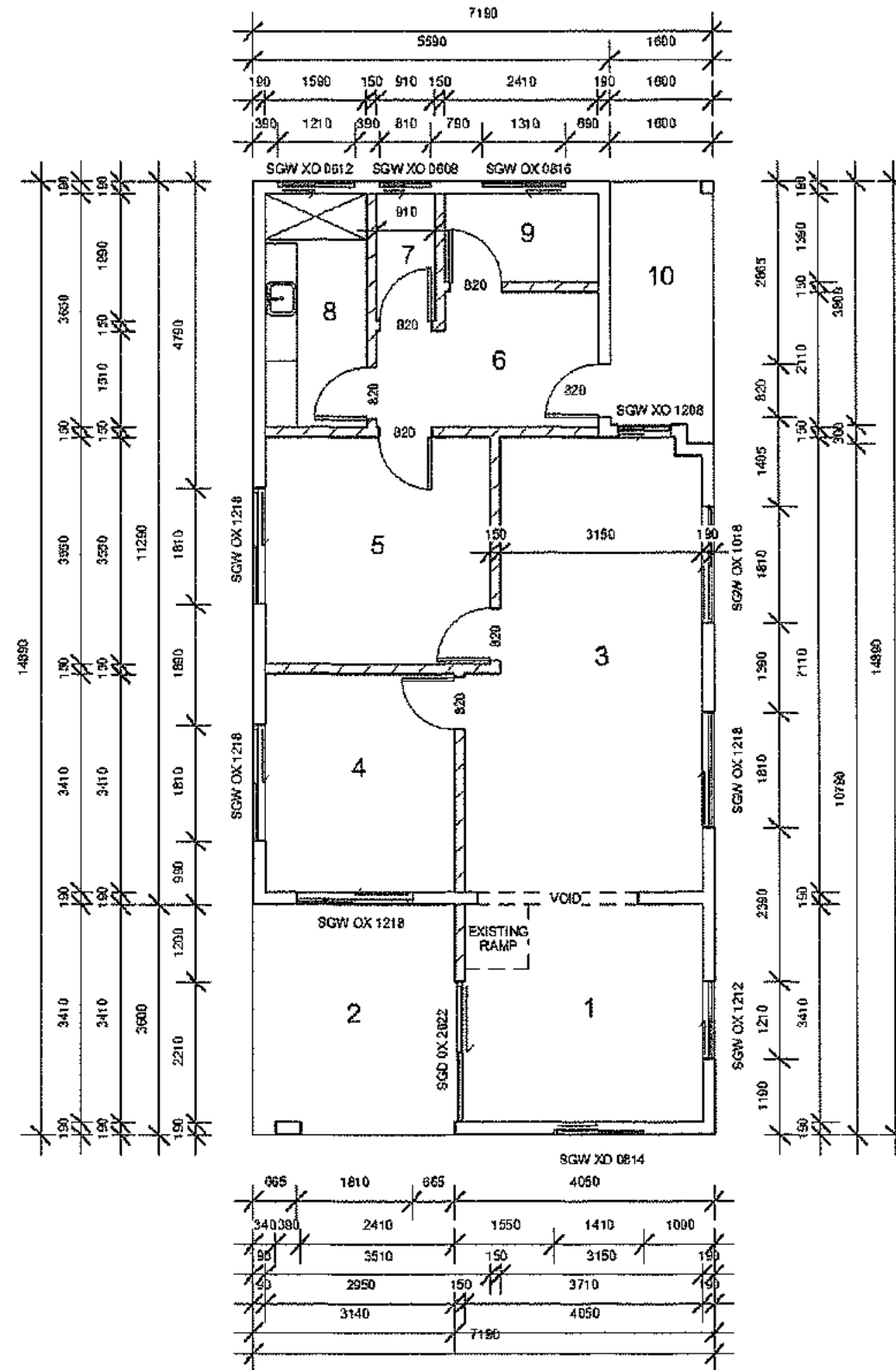
EXISTING SITE AND BUILDING DETAILS
FOR
MR & MRS PUGLISI
RP804928
LOT 333 BAMBOO CREEK ROAD
MIALLO, QLD 4873



CODE	NAME	USE
A	RESIDENTS HOUSE 355m ²	LIVABLE DWELLING
B	LARGE FARM SHED 532m ²	STORAGE OF FARM MACHINERY AND WORKSHOP
C	PROPOSED CAR PARK 189m ²	CAR PARK FOR NEW TOURIST ATTRACTION
D	FARM SHED 200m ²	STORAGE OF FARM MACHINERY
E	BUILDING 110.6m ²	RECEPTION AND MUSEUM
F	FARM SHED 60m ²	STORAGE FARM EQUIPMENT
G	CHOOK SHED 25m ²	CHICKEN COOP
H	TOILET BLOCK 38.5	UNISEX TOILET BLOCK INCLUDES HANDICAP TOILET
I	FARMERS BARRACKS 196m ²	LIVABLE FARMERS QUARTERS

1 SITE
1 : 4000

 MASTERS OF DESIGN & BUILDING www.nathanverri.com	STRUCTURAL DETAILS ADEQUATE AS CERTIFIED RODGERS CONSULTING ENGINEERS	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Description</th> <th>Date</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	No.	Description	Date										MR & MRS PUGLISI LOT 333 BAMBOO CREEK ROAD RP804928	SITE <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Project number</td> <td>LT333BAMBOCRK</td> </tr> <tr> <td>Date</td> <td>17-02-14</td> </tr> <tr> <td>Drawn by</td> <td>RYAN FUDALA</td> </tr> <tr> <td>Checked by</td> <td>NATHAN VERRI</td> </tr> <tr> <td>Scale</td> <td>1 : 4000</td> </tr> </table>	Project number	LT333BAMBOCRK	Date	17-02-14	Drawn by	RYAN FUDALA	Checked by	NATHAN VERRI	Scale	1 : 4000
	No.	Description	Date																							
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Checked by	NATHAN VERRI																									
Scale	1 : 4000																									
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ROOM KEY

1. RECEPTION
2. LANDING
3. DISPLAY AREA
4. DISPLAY AREA
5. THEATRE ROOM
6. DISPLAY AREA
7. TOILET
8. AMENITIES
9. STORAGE
10. LANDING

1 BUILDING A
1 : 100



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STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED
RODGERS
CONSULTING ENGINEERS

JOB No: _____ DATE: _____

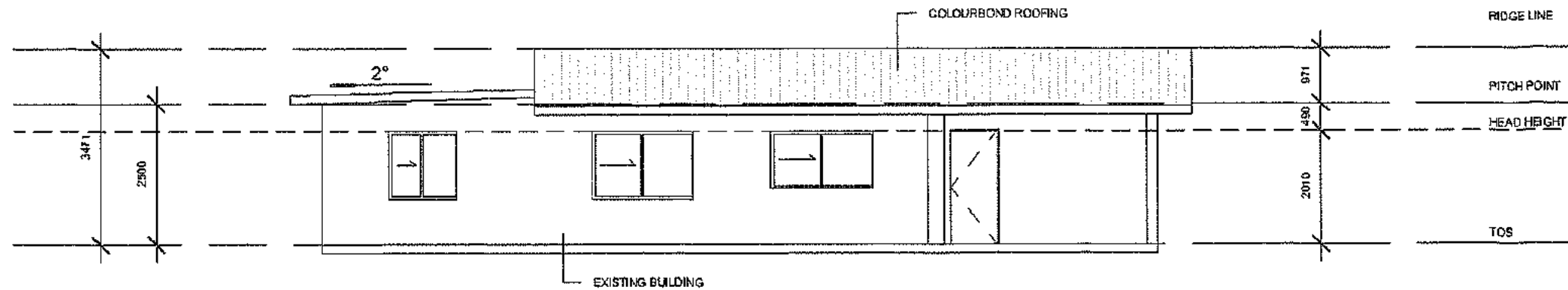
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NATHAN VERRI
PTY LTD**

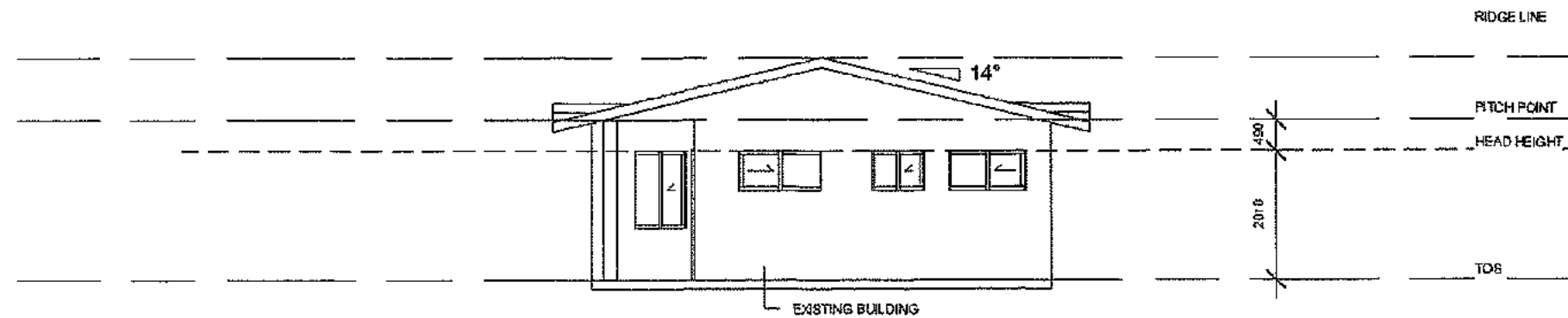
**MR & MRS PUGLISI
LOT 333 BAMBOO
CREEK ROAD
RP804928**

BUILDING A

Project number	LT333BAMBOCRK	Scale	1 : 100
Date	17-02-14		
Drawn by	RYAN FUDALA		
Checked by	NATHAN VERRI		



1 East
1 : 100



2 North
1 : 100



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STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED
RODGERS
CONSULTING ENGINEERS

JOB No: DATE:

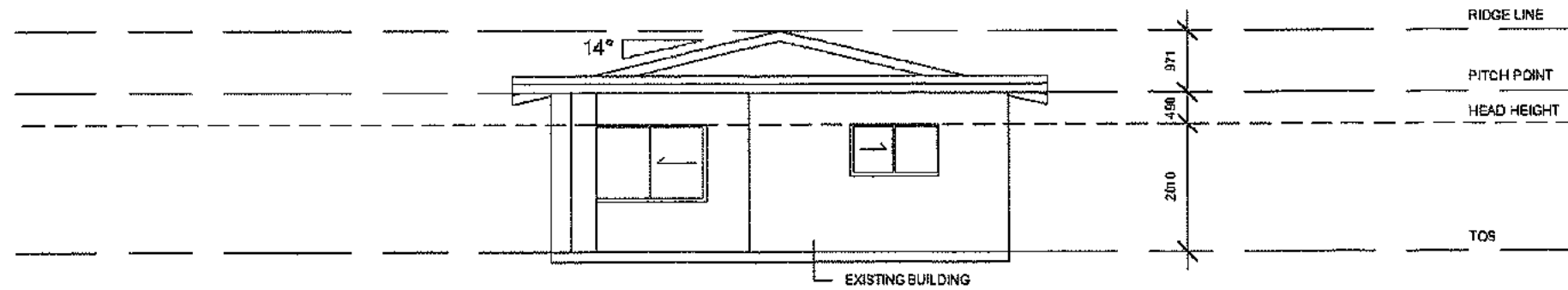
No.	Description	Date

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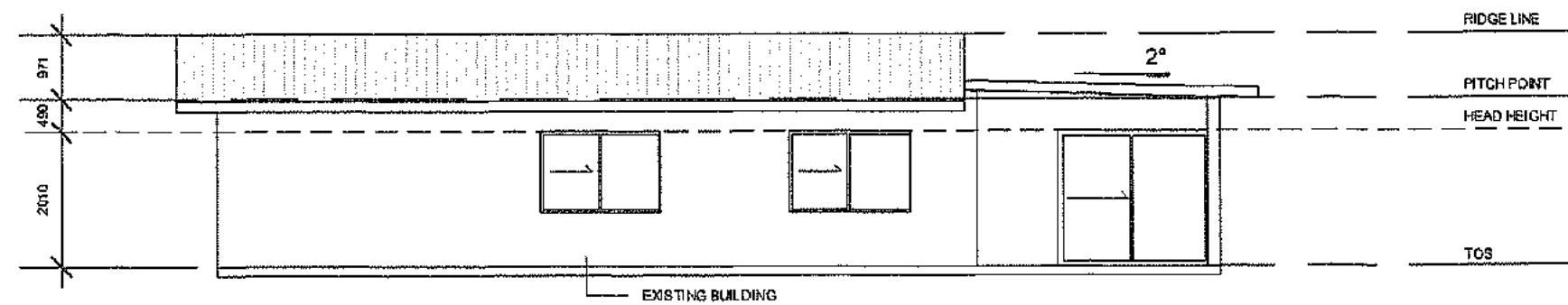
MR & MRS PUGLISI
LOT 333 BAMBOO
CREEK ROAD
RP804928

ELEVATIONS

Project number	LT333BAMBOCRK	
Date	17-02-14	
Drawn by	RYAN FUDALA	
Checked by	NATHAN VERRI	Scale 1 : 100



1 South
1 : 100



2 West
1 : 100



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STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

RODGERS
CONSULTING ENGINEERS

JOB No

DATE:

No.	Description	Date

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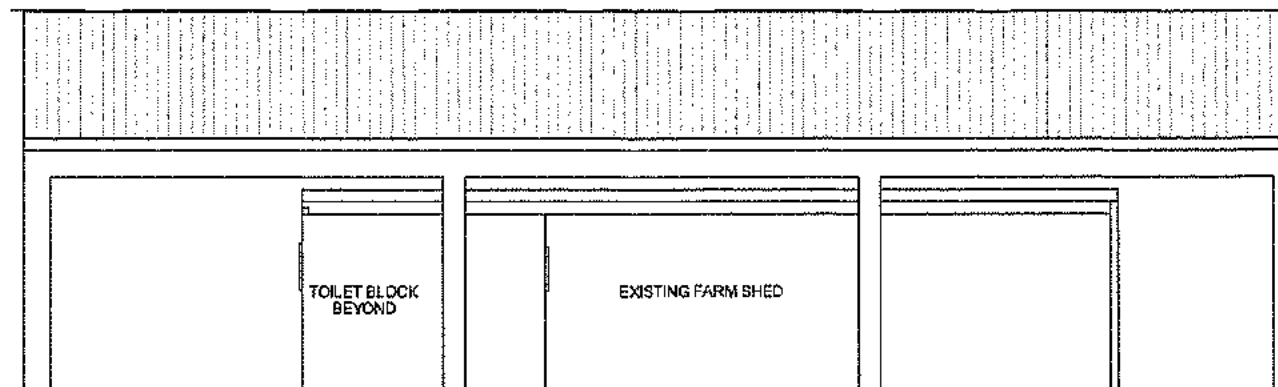
MR & MRS PUGLISI
LOT 333 BAMBOO
CREEK ROAD
RP804928

ELEVATIONS

Project number	LT333BAMBOCRK	Scale	1 : 100
Date	17-02-14		
Drawn by	RYAN FUDALA		
Checked by	NATHAN VERRI		

ROOF APPEX

5150



G/LEVEL

0

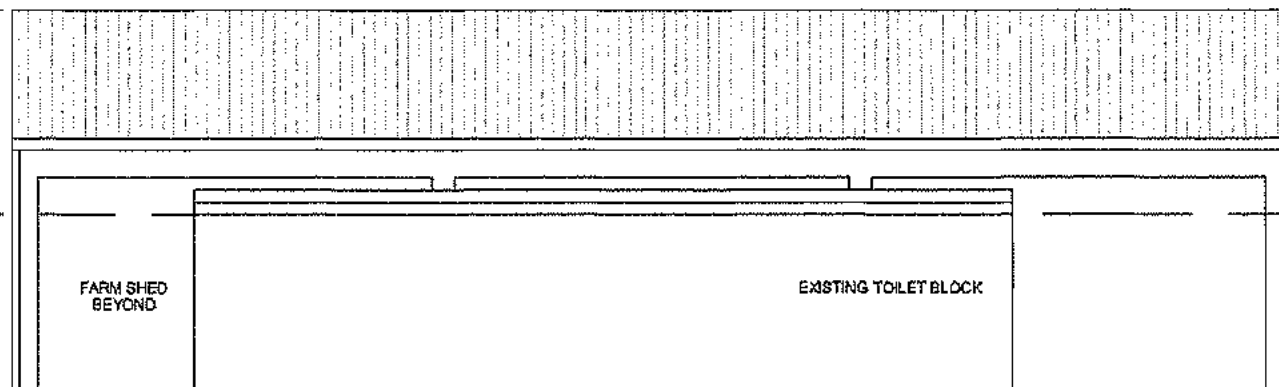
1

North

1 : 100

ROOF APPEX

5150



L/ PITCHING POINT

2400

G/LEVEL

0

2

South

1 : 100



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STRUCTURAL DETAILS
ADEQUATE AS CERTIFIED

RODGERS
CONSULTING ENGINEERS

JOB No

DATE:

No.	Description	Date

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MR & MRS PUGLISI
LOT 333 BAMBOO
CREEK ROAD
RP804928

ELEVATIONS

Project number	LT333BAMBOCRK	
Date	Issue Date	
Drawn by	RYAN FUDALA	
Checked by	NATHAN VERRI	
Scale		1 : 100

40-2014-129.1

DOUGLAS
SHIRE COUNCIL**DOUGLAS****DEVELOPMENT ASSESSMENT – RECEIPT SHEET**

APPLICATION NO: _____ DATE: 31/3/14 RECEIPT NO: 11573
 APPLICANT: Sweet Farm Tours Pty Ltd CONTACT NAME: Gerard & Terese Puglisi
 ADDRESS OF APPLICANT: PO Box 60 Mossman QLD 4873
 PHONE: 4098 8002 EMAIL: _____
 SITE LOCATION: 333 Miallo Bamboo Creek Rd, Whyanbeel
 LOT & PLAN: Lot 2 RP804928

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID	
1894	<ul style="list-style-type: none"> Planning and Development Certificates 		
1811	<ul style="list-style-type: none"> Consideration of Alternative Acceptable Measure / Report to Council Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development 		
1852	<ul style="list-style-type: none"> Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact. Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use Request for Superseded Scheme application Signage under DSC Scheme (Op Works) 	1,464. ⁰⁰	
1806	<ul style="list-style-type: none"> Application for Reconfiguring a Lot Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot 		
1852/1806	Combined application (Split fee: Code: 1840 for MCU and Code: /1814 for ROL)	1840 MCU	
		1814 ROL	
1896	Modification or Cancellation of Application or Consent Order		
1898	Landscape Plan Assessments		
1801	<ul style="list-style-type: none"> Vegetation Protection Permit to Damage Protected Vegetation 		
1816	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)		
1816	Works/Final Works Inspections, Re-inspections		
1803	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS		
1814	Endorsement of Survey Plans		
SALES			
1805	Public Notification Signs		
1807	Sale of Planning Documents (Including Hard Copies of Douglas Shire Planning Scheme)		
1809	<ul style="list-style-type: none"> CDs of Douglas Shire Planning Scheme and superseded schemes CDs - copy of application C-Data Manipulation CD supplied to customer <input type="checkbox"/> 		
1852	Copies of Development Application,		
1811	Letter of Enquiry to determine land use history		

CSO NAME NATALIEDATE 31-3-14.