

Elizabeth Taylor
Town Planner
4/9 Kamerunga Road
STRATFORD QLD 4870

Chief Executive Officer
Cairns Regional Council
PO Box 359
CAIRNS QLD 4870

16 December, 2013

ATTENTION : MS J ELPHINSTONE



Dear Sir/Madam,

**RE: APPLICATION FOR PRESCRIBED TIDAL WORKS AND APPLICATION FOR OPERATIONAL WORK
ASSESSABLE AGAINST A PLANNING SCHEME – ENGINEERING WORKS NOT ASSOCIATED WITH A
MATERIAL CHANGE OF USE – BLOOMFIELD WILDERNESS LODGE JETTY- LOCATED ADJACENT TO
LOT 102 SP 250034.**

Please find attached the following documentation in relation to the above referenced Applications:

1. IDAS Form 1;
2. IDAS Form 6;
3. IDAS Form 23;
4. Code – Prescribed Tidal Works;
5. Code – SDAP Module 10 – Coastal Management District;
6. Marine Parks Permit Application;
7. Overview report addressing the relevant provisions of the Planning Scheme;
8. Appendix 1 – Plans showing the Site and Location of the Jetty;
9. Appendix 2 – Photographs of the Jetty;
10. Appendix 3- Bloomfield Wilderness Lodge Eco Tourism Certificate;
11. Appendix 4 – Rodgers Consulting Engineers Jetty Plans and Documentation;
12. Appendix 5 -Minister's Letter, dated 14 September 2012, to Trailfinders Pty Ltd; and
13. Appendix 6 - MacDonnells Law letter, dated 16 August 2013, to Department of Natural Resources and Mines;
14. Appendix 7 – DNRM Letter dated 04 September 2013;
15. Appendix 8 – GBRMP Permits;
16. Copy of a Letter dated 08 November 2013, sent to PALM – DEHP seeking Land Owners Consent.
17. DEHP Notice dated 06 December 2013, providing Land Owners Consent.

(Please note that the Appendices listed above are the same Appendices referred to in all documentation submitted with the Applications).

To assist you in processing the Applications the following streamlined background information, in relation to tenure and lease issues associated with Bloomfield Wilderness Lodge and the associated Jetty structure, is outlined below.

- The original Jetty was constructed without Harbours Act approval in the late 1970's/early 1980's to provide access to a House built on the site, as no other access to the site was/is available due to its remote location;
- A Resort Licence was granted to Bloomfield Wilderness Lodge twenty five (25) years ago, in September 1988;
- Trailfinders Pty Ltd purchased the Lodge in 1990. The site comprised Miners Homestead Perpetual Lease No 102 and the resort also made use of National Park at the rear of the Lease area for water storage purposes and foreshore Esplanade for access purposes via the existing Jetty structure.
- The Miners Homestead Perpetual Lease was converted to freehold in 2000 and is now described as Lot 3 SP227846.
- In 2004 the original Jetty was re-built as it had become unsafe- no approvals were sought or granted for the Jetty at that time.
- In December 2011 freehold title was issued over the Esplanade foreshore area, being unallocated State Land described then as Lot 102 SP223166. This freehold land is now described as Lot 102 SP250034.
- The Department of Natural Resources and Mines (DNRM) has agreed to issue a Permit to Occupy the land locked area to the rear of the Lodge, described as Lot 2 AP 20272, with an area of approximately 5000m².
- The Bloomfield Wilderness Lodge will comprise:
 - Freehold land –Lot 3 SP227846 with an area of 1.9 hectares;
 - Freehold land- Lot 102 SP250034 with an area of 1 hectare;
 - Permit to Occupy – Lot 2 AP20272 with an area of 5000m²; and
 - Jetty area – 219m².

TOTAL SITE AREA = 3.62 hectares

- No approvals have been granted for the Jetty structure, which covers an area of approximately 219m². However negotiations did commence for a Term Lease to be issued under the Land Act. An offer from DNRM to Lease remains current up until February 2013;
- However, the free-holding of the adjoining Esplanade foreshore now enables the Jetty to be legalized under the Coastal Protection and Management Act 1995 without the need for a Term Lease under the Land Act, refer to the Minister's Letter dated 14 September 2012 and attached at Appendix 5.

The process to legalise the Jetty requires:

- A Development Permit for Prescribed Tidal Works under the Sustainable Planning Act 2009 (SPA) – Council Fee \$1464.00;

- A Development Permit for Operational Work Assessable Against a Planning Scheme – Engineering Works Not Associated with a Material Change of Use- Council Fee \$2280.00; and
- An Approval Issued under the Marine Parks Act 1975 (Commonwealth) and Marine Parks Act 2004 (Qld) Marine Parks Act.

All Applications are being submitted concurrently to provide full transparency to the Council, the State Government and the Great Barrier Reef Marine Park Authority.

In response to our recent telephone conversation, during which you raised the issue of whether a Material Change of Use application is also required for the Jetty, I advise, as follows:

It is my view that a Development Permit for a Material Change of Use is not required for the Jetty for the following reasons:

1. The use has existing use/lawful use protection; and
2. The development in question (ie the deemed construction of a jetty, albeit an existing jetty) does not constitute a material change of use of the Unallocated State Land on which the jetty is constructed;

With respect to 1:

- The jetty was built in the late 1970's/early 1980's and rebuilt in 2004;
- Prior to the commencement of the Integrated Planning Act 1997 ("IPA") on 31 March 1998, State planning legislation and Planning Schemes did not regulate the carrying out of uses/construction of works on USL. The construction of a Jetty was regulated under the Harbours Act 1955 which continued to have effect under the Transport Infrastructure Act, sections 233 and 236 and the permit holder had a right to use and occupy the USL on reliance on that permit.
- From the commencement of IPA, State planning legislation applied to State land (including USL). Planning Schemes were not automatically amended to regulate development on USL but they were permitted to do so. IPA contained provisions that protected uses that were lawful under planning legislation when IPA commenced or when a new Planning Scheme/Planning Scheme amendment commenced.
- The jetty was lawful under planning legislation on 31 March 1988.
- SPA also contains provisions that protect uses that were lawful under planning legislation at the commencement of SPA or a new Planning Scheme/Planning Scheme amendment. Existing use/lawful use protection continued under SPA.
- The Jetty has existing use/lawful use protection, notwithstanding that the works are unlawful.

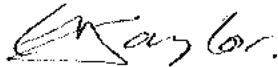
Should you need to contact me, my contact details are, as follows:

Telephone: 07 40551551
Mobile: 0407584966

Email Address: liz@elizabethtaylor.net.au

In addition, please find attached a cheque for \$3744.00, being the two Application Fees referenced above, discussed and confirmed with Council Officer Ms Jenny Elphinstone.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'Elizabeth Taylor'.

**ELIZABETH TAYLOR
TOWN PLANNER**

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.dsdiq.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)

Trailfinders Pty Ltd ACN: 011072996

For companies, contact name

C/- Elizabeth Taylor, Town Planner

Postal address

4/9 Kamerunga Road

Suburb STRATFORD

State QLD

Postcode 4870

Country Australia

Contact phone number

Liz - 07 40551551

Mobile number (non-mandatory requirement)

0407584966

Fax number (non-mandatory requirement)

N/A

Email address (non-mandatory requirement)

liz

@elizabeththaylor.net.au

Applicant's reference number (non-mandatory requirement)

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.)

Bloomfield Lodge Jetty (existing structure)

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)					Lot 102 (a	SP 250034	Cairns
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)	Conservation		
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	

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

219m2

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

Recreational Jetty at Bloomfield Lodge Boutique Tourist Resort

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	
I/We, the above-mentioned owner/s of the land, consent to the making of this application.	
Signature of owner/s of the land	
Date	

Table G

Name of owner/s of the land	State of Queensland - Department of Environment and Heritage Protection
<input checked="" 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

Table J

Lot on plan description for strategic port land	Port authority for the lot

Table K

Name of local government for the tidal area (if applicable)	Port authority for the tidal area (if applicable)
Calms Regional Council	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 (8 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
IDAS Forms 6 and 23	Post
Marine Parks Permit Application	Post
Cover Letters to DEHP, CRC and GBRMPA	Post
IDAS Code for Development Applications for Prescribed Tidal Works & Overview Dou	Post
State Development Assessment Provisions Module 10 Coastal Management District	Post

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
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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 receipted form sighted by assessment manager	Name of officer who sighted the form
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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 6—Building or operational work 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 building work or operational work 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 be used for building work or operational work relating 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. What is the nature of the work that requires assessment against a planning scheme? (Tick all applicable boxes.)

- ☐ Building work—complete Table A ☒ Operational work—complete Table B

Table A

a) What is the nature of the building work (e.g. building, repairing, altering, underpinning, moving or demolishing a building)?

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b) Are there any current approvals associated with this application? (e.g. material change of use.)

- ☐ No ☐ Yes— provide details below

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

Table B

a) What is the nature of the operational work? (Tick all applicable boxes.)

- ☐ Road works ☐ Stormwater ☐ Water infrastructure
☐ Drainage works ☐ Earthworks ☐ Sewerage infrastructure
☐ Landscaping ☐ Signage ☐ Clearing vegetation under the planning scheme
☒ Other—provide details (existing) Jetty

b) Is the operational work necessary to facilitate the creation of new lots? (E.g. subdivision.)

- ☒ No ☐ Yes—specify the number of lots being created

c) Are there any current approvals associated with this application? (E.g. material change of use.)

- ☒ No ☐ Yes—provide details below

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

2. What is the dollar value of the proposed building work?
(Inc GST, materials and labour.)

\$

3. What is the dollar value of the proposed operational work?
(Inc GST, materials and labour.)

\$ 132,743-00

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 involving building work or operational work		
A site plan drawn to an appropriate scale (1:100, 1:200 or 1:500 are recommended scales) which shows the following: <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 the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any existing or proposed easements on the relevant land and their function any access limitation strips all existing and proposed roads and access points on the relevant land. 	<input checked="" type="checkbox"/> Confirmed	

A statement about how the proposed development addresses the local government's planning schemes and any other planning documents relevant to the application.	<input checked="" type="checkbox"/> Confirmed	
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Applications for building work (including extensions and demolition that is assessable development)		
<p>Floor plans drawn to an appropriate scale (1:50, 1:100 or 1:200 are recommended scales) which show the following:</p> <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 <input checked="" type="checkbox"/> Not applicable	
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 <input checked="" type="checkbox"/> Not applicable	
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	
Plans showing the extent of any demolition that is assessable development.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving earthworks (filling and excavating)		
<p>Drawings showing:</p> <ul style="list-style-type: none"> existing and proposed contours areas to be cut and filled the location and level of any permanent survey marks or reference stations used as datum for the works the location of any proposed retaining walls on the relevant land and their height the defined flood level (if applicable) the fill level (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving roadworks		
<p>Drawings showing:</p> <ul style="list-style-type: none"> existing and proposed contours the centreline or construction line showing chainages, bearings, offsets if the construction line is not the centreline of the road and all intersection points information for each curve including tangent point chainages and offsets, curve radii, arc length, tangent length, superelevation (if applicable) and curve widening (if applicable) kerb lines including kerb radii (where not parallel to centreline) and tangent point changes (where not parallel to centreline) edge of pavement where kerb is not constructed position and extent of channelisation location and details of all traffic signs, guideposts, guardrail and other street furniture pavement markings including details on raised pavement markers 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • catchpit, manhole and pipeline locations • drainage details (if applicable) • cross road drainage culverts (if applicable) • concrete footpaths and cycle paths • location and details for access points, ramps and invert crossings • changes in surfacing material. 		
Applications for operational work involving stormwater drainage		
Drawings showing: <ul style="list-style-type: none"> • existing and proposed contours • drainage locations, diameters and class of pipe, open drains and easements • manhole location, chainage and offset or coordinates and inlet and outlet invert levels • inlet pit locations, chainage and offset or coordinates and invert and kerb levels. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving water reticulation		
Drawings showing: <ul style="list-style-type: none"> • kerb lines or edge of pavement where kerb is not constructed • location and levels of other utility services where affected by water reticulation works • pipe diameter, type of pipe and pipe alignment • water main alignments • water supply pump station details (if applicable) • minor reservoir details (if applicable) • conduits • location of valves and fire hydrants • location of house connections (if applicable) • location of bench marks and reference pegs. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving sewerage reticulation		
Drawings showing: <ul style="list-style-type: none"> • location of all existing and proposed services • location of all existing and proposed sewer lines and manhole locations • location of all house connection branches • kerb lines or edge of pavement where kerb is not constructed • chainages • design sewer invert levels • design top of manhole levels • type of manhole and manhole cover • pipe diameter, type of pipe and pipe alignment • location of house connections (if applicable) • sewer pump station details (if applicable). 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving street lighting		
Drawings showing: <ul style="list-style-type: none"> • location of all light poles and service conduits • location of all other cross road conduits • type of wattage and lighting • any traffic calming devices • additional plans for roundabouts and major roads (if applicable) • details of any variations to normal alignment 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

<ul style="list-style-type: none"> • details of lighting levels. 		
Applications for operational work involving public utility services		
Drawings showing: <ul style="list-style-type: none"> • any existing light poles and power poles • any existing underground services • details of proposed services • alteration to existing services. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
Applications for operational work involving landscaping works		
Drawings showing: <ul style="list-style-type: none"> • the location of proposed plant species • a plant schedule indicating common and botanical names, pot sizes and numbers of plants • planting bed preparation details including topsoil depth, subgrade preparation, mulch type and depth, type of turf, pebble, paving and garden edge • the location and type of any existing trees to be retained • construction details of planter boxes, retaining walls and fences • the proposed maintenance period • irrigation system details. 	<input type="checkbox"/> Confirmed <input checked="" 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.

IDAS form 23—Tidal works and development within coastal management districts

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

This form must be used for development applications for:

- operational work that is tidal works (including prescribed tidal works) or operational work within a coastal management district (mentioned in the Sustainable Planning Regulation 2009, schedule 7, table 2, item 13)
- material change of use that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 3, item 5 because it involves:
 - operational work carried out completely or partly in a coastal management district; or
 - building work carried out completely or partly in a coastal management district that is the construction of a new premises with a gross floor area (GFA) of at least 1000m² or the enlargement of the GFA of an existing premises by more than 1000m²
- reconfiguring a lot that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 2, item 14 because the land is situated completely or partly in a coastal management district or the reconfiguration is in connection with the construction of a canal
- building work that requires referral under the Sustainable Planning Regulation 2009, schedule 7, table 1, item 11 because it is on land completely or partly seaward of a coastal building line.

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

Notes for completing 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 *Coastal Management and Protection Act 1995*, the *Coastal Protection and Management Regulation 2003*, the *Sustainable Planning Act 2009* (SPA) or the *Sustainable Planning Regulation 2009*.

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

Mandatory requirements

1. Confirm the following mandatory requirements accompany this application	Confirmation of lodgement	Method of lodgement
Written description of the proposal, including a report that addresses any relevant policies.	<input checked="" type="checkbox"/> Confirmed	Post

2. What is the nature of the work or development proposed by the application? (Tick all applicable boxes.)

- | | |
|---|--|
| <input checked="" type="checkbox"/> Operational work—complete table A | <input type="checkbox"/> Material Change of Use—complete table B |
| <input type="checkbox"/> Reconfiguring a Lot—complete table C | <input type="checkbox"/> Building Work—complete table D |

Table A—Operational Work

Does the operational work involve the following? (Tick all applicable boxes.)

- a) Tidal works as defined under the *Coastal Protection and Management Act 1995* (e.g. basins, breakwater, bridges, boat ramps, decks and boardwalks, docks, dockyards, groynes, jetties, marinas, pipelines, pontoons, powerlines, seawalls, slips, training walls, wharves and the reclamation of land under tidal water)?

☐ No ☒ Yes

If yes, what is the purpose?

Jetty (existing)

☒ Private purpose (e.g. private pontoon)

☐ Another purpose (e.g. commercial marina)

Does the tidal works also require resource allocation under the *Coastal Protection and Management Act 1995*?

☒ No ☐ Yes

If applicable what is the estimated value of the proposed works?

\$132,743-00

- b) Interfering with quarry material as defined under the *Coastal Protection and Management Act 1995* (e.g. excavating or moving sand, gravel or any other earth material on state coastal land such as roads, esplanades, parks or unallocated state land) on state coastal land above high-water mark.

☒ No ☐ Yes

If yes, which of the following?

☐ Works for coastal management purpose involving beach nourishment, dune fencing, revegetation of dunal areas with endemic native plants, or stinger net enclosures.

☐ For purposes directly related to the provision of lifesaving or rescue services by a volunteer community organisation.

☐ For other purposes (please state below).

If applicable what is the estimated value of the proposed works?

- c) Disposing of dredge spoil or other solid waste material in tidal water?

☒ No ☐ Yes

If applicable what is the estimated value of the proposed works?

- d) Constructing an artificial waterway?

☒ No ☐ Yes

If applicable what is the length of the waterway?

- e) Removing or interfering with coastal dunes on land, other than state coastal land, that is in an erosion prone area as defined in the *Coastal Protection and Management Act 1995* and above high water mark (e.g. lowering dune vegetation on freehold and leasehold land)?

☒ No ☐ Yes

If applicable what is the estimated value of the proposed works?

Table B—Material change of use

a) Does the material change of use involve the following? (Tick all applicable boxes.)

☐ Operational work carried out completely or partly in a coastal management district

b) Does the material change of use involve building work carried out completely or partly in a coastal management district that is:

☐ the construction of new premises with a gross floor area of at least 1000 m²☐ the enlargement of the gross floor area of existing premises by more than 1000 m²**Table C—Reconfiguring a lot**

a) Does the reconfiguring a lot involve the following? (Tick all applicable boxes.)

☐ Land situated completely or partly in a coastal management district☐ The construction of a canal

b) How many lots will be created?

Table D—Building worka) Is the building work on land completely or partly seaward of the coastal building line under the *Coastal Protection and Management Act 1995*?☐ No ☐ Yes**3. Is the tidal works located within a local government tidal area? (Tick all applicable boxes)**☐ No ☒ Yes—provide details belowLocal government: **Mandatory supporting information**

4. Please provide the following information	Confirmation of lodgement	Method of lodgement
For all applications		
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	Email
For applications involving operational work that is tidal works		
A copy of the certificate of title for the land (including tidal land) that would abut or adjoin the proposed works.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
Plans showing: <ul style="list-style-type: none"> the real property description and boundaries of the land (including tidal land) that would abut or adjoin the proposed works the proposed works (including existing works to be removed) in relation to relevant tidal planes (e.g. mean high water springs) the slope angles of the beds and banks of the tidal area and the finished levels of the proposed works. 	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
For tidal work that will occupy a navigable waterway provide a water allocation area plan providing evidence that the proposed work will not prejudice the access rights of adjoining property owners.	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Details of the largest vessel, if any, to be moored at the structure.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
For prescribed tidal works, details of how the proposed work addresses the IDAS code for prescribed tidal work in the Coastal Protection and Management Regulation 2003, schedule 4A.	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
If applicable, certification that the design of tidal works is suitable for intended use, signed by a Registered Professional Engineer of Queensland (or equivalent).	<input checked="" type="checkbox"/> Confirmed <input type="checkbox"/> Not applicable	
For applications involving material change of use		
Plans certified by a registered professional engineer of Queensland (RPEQ) or a registered surveyor showing: <ul style="list-style-type: none"> the real property description and boundaries of the land the proposed works in relation to the location of the coastal management district and coastal hazards. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For applications involving reconfiguring a lot		
Plans certified by a registered surveyor showing: <ul style="list-style-type: none"> the real property description and boundaries of the land The location of the coastal management district and coastal hazards in relation to the land being reconfigured Any land being surrendered as a separate lot on the plan of subdivision. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	
For applications involving building works seaward of a coastal building line		
Plans certified by a registered professional engineer of Queensland (RPEQ): <ul style="list-style-type: none"> the real property description and boundaries of the land the proposed works in relation to the location of the coastal building line. 	<input type="checkbox"/> Confirmed <input checked="" type="checkbox"/> Not applicable	

Notes for completing this form

- Please ensure all applicable fees are paid, noting that referral agency fees are to be paid to the Department of Environment and Heritage Protection.
- For an application requiring referral to the Department of Transport and Main Roads (DTMR), it is recommended that the applicant contact DTMR to ensure that required information for assessment of the application is provided.

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.

COASTAL PROTECTION AND MANAGEMENT REGULATION 2003
SCHEDULE 4A
IDAS CODE FOR DEVELOPMENT APPLICATIONS FOR PRESCRIBED TIDAL
WORKS

PURPOSE OF CODE

The purpose of this code is to ensure prescribed tidal work for which it applies –

- a) is compatible with the character and amenity of its surrounding area; and
- b) is designed and constructed in a way to ensure it is structurally sound; and
- c) is safe for use; and
- d) is adequately serviced with infrastructure, including, for example, infrastructure for the supply of water or the discharge of sewage; and
- e) involves only minimal use of tidal water in a canal, for a non-maritime purpose; and
- f) does not cause a significant adverse effect to any of the following –
 - i. existing public access to any foreshores or any tidal water;
 - ii. navigable access to, or navigable egress from, any non-tidal work lot;
 - iii. the natural features of any tidal water, including, for example, the water quality and bed and banks of the tidal water;
 - iv. the structural integrity, operation or maintenance of any existing structure.

The existing Bloomfield Lodge Jetty is compliant with the Purpose of the Code.

PART 3 SPECIFIC OUTCOMES AND PROBABLE SOLUTIONS

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
Character and amenity (generally): prescribed tidal work in a canal		
1.1 Prescribed tidal work in a canal and for a private purpose is compatible with its location, having regard to the following—	The design and construction of the prescribed tidal work is consistent with the following standard-	Not applicable as the jetty is not located in a canal.
(a) the character and amenity of the work's immediate surroundings and the locality within which the work is located;	(a) subject to paragraph (c), prescribed tidal work does not extend past the side boundary or extended side boundary of the lot connected to the work;	
(b) if the relevant planning scheme states the desired	(b) subject to paragraph (c),	

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
<p>character or amenity for the work's immediate surroundings or the locality within which the work is located—the stated desired character or amenity.</p>	<p>prescribed tidal work is not roofed;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b);</p> <p>(d) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) to (c).</p>	
<p>1.2 Prescribed tidal work in a canal and for a non-private purpose is compatible with its location, having regard to the following—</p> <p>(a) the character and amenity of the work's immediate surroundings and the locality within which the work is located;</p> <p>(b) if the relevant planning scheme states the desired character or amenity for the work's immediate surroundings or the locality within which the work is located—the stated desired character or amenity.</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (c), prescribed tidal work used for a commercial purpose does not extend past the side boundary or extended side boundary of the lot connected to the work;</p> <p>(b) subject to paragraph (c), prescribed tidal work is not roofed unless it is the main access to land;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard stated in</p>	<p>Not applicable as the jetty is not located in a canal.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>paragraph (a) or (b);</p> <p>(d) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) to (c).</p>	
Character and amenity (generally)—prescribed tidal work not in a canal		
<p>2.1 Prescribed tidal work not in a canal and for a private purpose is compatible with its location, having regard to the following—</p> <p>(a) the character and amenity of the work's immediate surroundings and the locality within which the work is located;</p> <p>(b) if the relevant planning scheme states the desired character or amenity for the work's immediate surroundings or the locality within which the work is located—the stated desired character or amenity.</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (e), prescribed tidal work does not extend past the side boundary or extended side boundary of the lot connected to the work;</p> <p>(b) subject to paragraph (e), prescribed tidal work is the only work of its type along the edge of the tidal water fronting the lot connected to the work;</p> <p>(c) subject to paragraph (e), prescribed tidal work that is a boardwalk or independent deck is not roofed;</p> <p>(d) subject to paragraph (e), prescribed tidal work other than a boardwalk or deck is not roofed unless it is the main access to land;</p> <p>(e) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a), (b), (c) or (d)—the relevant planning scheme standard, to the extent it is more stringent</p>	<p>Complies- refer to the attached Plan at Appendix 1 showing the location of the jetty adjacent to Lot 102 SP 250034- being part of the land comprising Bloomfield Lodge. Complies</p> <p>N/A</p> <p>Complies, refer to attached Photographs at Appendix 2.</p> <p>N/A</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>than the standard mentioned in paragraph (a), (b), (c) or (d);</p> <p>(f) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) to (e).</p>	N/A
<p>2.2 Prescribed tidal work not in a canal and for a non-private purpose is compatible with its location, having regard to the following—</p> <p>(a) the character and amenity of the work's immediate surroundings and the locality within which the work is located;</p> <p>(b) if the relevant planning scheme states the desired character or amenity for the work's immediate surroundings or the locality within which the work is located—the stated desired character or amenity.</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (c), prescribed tidal work used for a commercial purpose does not extend past the side boundary or extended side boundary of the lot connected to the work;</p> <p>(b) subject to paragraph (c), prescribed tidal work used for a commercial purpose is not roofed unless it is the main access to land;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent the standard is more stringent than the standard mentioned in paragraph (a) or (b);</p> <p>(d) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) to (c).</p>	Not applicable as the jetty is for private use.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
Character and amenity (height, scale and size)		
<p>3.1 Prescribed tidal work is of a height, scale and size to ensure the work is compatible with the character and amenity of its location, having regard to the following—</p> <p>(a) the height, scale and size of the natural features of the work's immediate surroundings and the locality within which the work is located;</p> <p>(b) the height, scale and size of the existing buildings or other structures in the work's immediate surroundings and the locality within which the work is located;</p> <p>(c) if the relevant planning scheme states the desired height, scale or size of buildings or other structures in the work's immediate surroundings or the locality within which the work is located—the stated desired height, scale or size.</p>	<p>The height, scale and size of the prescribed tidal work is consistent with each relevant planning scheme standard.</p>	<p>Complies with both the Specific Outcome and the Probable Solution</p> <p>Maximum building/structure height of 6.5 metres in the Planning Scheme, refer to Photographs at <u>Appendix 2</u>.</p>
Character and amenity (materials and colours)		
<p>4.1 The materials used for, and the colours of, prescribed tidal work are compatible with the character and amenity of the work's location, having regard to the following—</p> <p>(a) the natural features of the work's immediate surroundings and the locality</p>	<p>The materials used for, and colours of, the prescribed tidal work are consistent with each relevant planning scheme standard.</p>	<p>Complies with both the Specific Outcome and the Probable Solution.</p> <p>Maximum building/structure height of 6.5 metres in the Planning Scheme, refer to Photographs at <u>Appendix 2</u>.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
<p>within which the work is located;</p> <p>(b) the existing buildings or other structures in the work's immediate surroundings and the locality within which the work is located;</p> <p>(c) if the relevant planning scheme states the desired materials to be used for, or desired colours of, buildings or other structures in the work's immediate surroundings or the locality within which the work is located—the stated desired materials or colours.</p>		
Lighting		
<p>5.1 Lighting, other than an aid to navigation, for prescribed tidal work is installed in a way to ensure the security and safe use of the work without causing significant adverse effects on the amenity of the locality within which the work is located.</p>	<p>The lighting for the prescribed tidal work, other than an aid to navigation, is consistent with the following standards—</p> <p>(a) subject to paragraph (c), lighting for prescribed tidal work is hooded and directed downwards;</p> <p>(b) subject to paragraph (c), each lighting standard, to the extent relevant;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent the standard is more</p>	<p>Complies with both the Specific Outcome and the Probable Solution.</p> <p>There are 17 lights along the jetty. All lights are hooded, directed downwards and constructed of 316 stainless steel surrounds. Refer to the Photographs at Appendix 2.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>stringent than the standard mentioned in paragraph (a) or (b);</p> <p>(d) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) to (c).</p>	
<p>Signage</p> <p>6.1 A sign erected or otherwise placed in position for prescribed tidal work, other than a sign erected or placed for safety reasons or under an Act—</p> <p>(a) is compatible with the character and amenity of the work's immediate surroundings and the locality within which the work is located; and</p> <p>(b) is not a dominant feature of the work, unless the dominance is for safety reasons.</p>	<p>A sign erected or otherwise placed in position for prescribed tidal work, other than a sign erected or placed for safety reasons or under an Act, is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a sign erected or placed in position for identifying prescribed tidal work, or the owner of the work, is the only sign erected or placed in position for identifying the work or owner;</p> <p>(b) subject to paragraph (c), a sign erected or otherwise placed in position for prescribed tidal work is integrated into the design and construction of the work;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a);</p>	<p>Not applicable as there is no signage on the jetty.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	(d) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a), (b) and (c).	
Earthwork and vegetation		
<p>7.1 Excavation and filling for prescribed tidal work—</p> <p>(a) is carried out only to the extent reasonably necessary for the work; and</p> <p>(b) does not have a significant adverse effect on—</p> <p>(i) the natural features of the tidal water under, within or over which the work is located; or</p> <p>(ii) the level of the surface of the land under the tidal water under, within or over which the work is located, or any foreshores near the work.</p>	<p>The earthwork and filling for the prescribed tidal work is consistent with each relevant planning scheme standard.</p>	<p>Not applicable – the jetty exists.</p>
<p>7.2 The location of prescribed tidal work ensures vegetation is cleared or disturbed only to the extent reasonably necessary for the work.</p>	<p>The vegetation in the tidal water, under within or over which the prescribed tidal work is located, or on land under the tidal water, is cleared or disturbed in a way consistent with each relevant planning scheme standard.</p>	<p>Not applicable – the jetty exists.</p>
<p>7.3 Any vegetation damaged, destroyed or removed by prescribed tidal work under, within or over tidal water other than an artificial waterway, is replaced with appropriate</p>	<p>Vegetation affected by the prescribed tidal work is dealt with in a way consistent with the following standards—</p> <p>(a) subject to paragraph (b), vegetation damaged,</p>	<p>Not applicable – the jetty exists.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
vegetation.	<p>destroyed or removed by prescribed tidal work is replaced with native vegetation for the locality within which the work is located, to the extent it is reasonably practicable to replace the vegetation with native vegetation;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a);</p> <p>(c) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) and (b).</p>	
Public access—availability		
8.1 Prescribed tidal work does not have a significant adverse effect on the availability of public access to foreshores, including public access proposed in the relevant planning scheme.	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), prescribed tidal work does not involve the erection or placement of any physical barrier preventing existing access, along a public accessway, to the foreshores near the work;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph</p>	Complies- however, the foreshore is private freehold land, being part of Bloomfield Lodge but in any event the jetty structure is only 2 metres wide and adjoins Lot 102 which has a foreshore length of approximately 200 metres, refer to Plan at Appendix 1.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>(a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a);</p> <p>(c) any other relevant planning scheme standard that is not inconsistent with the standards mentioned in paragraphs (a) and (b).</p>	
Public access—safety		
<p>9.1 The location and design of prescribed tidal work does not adversely affect the safety of members of the public accessing the foreshores.</p>	<p>Public access to foreshores near the prescribed tidal work is consistent with each relevant planning scheme standard.</p>	<p>Complies- however, the foreshore is private freehold land, being part of Bloomfield Lodge but in any event the jetty structure is only 2 metres wide and adjoins Lot 102 which has a foreshore length of approximately 200 metres, refer to Plan at Appendix 1.</p>
Navigable access to, or egress from, non-tidal work lots		
<p>10.1 Prescribed tidal work does not adversely affect navigable access to, or navigable egress from, any non-tidal work lot.</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), if the lot connected to prescribed tidal work (the connected lot) adjoins a non-tidal work lot, the work does not extend past the connected lot's side boundary, or extended side boundary, adjoining the non-tidal work lot;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning</p>	<p>Complies- however, the foreshore is private freehold land, being part of Bloomfield Lodge but in any event the jetty structure is only 2 metres wide and adjoins Lot 102 which has a foreshore length of approximately 200 metres, refer to Plan at Appendix 1.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	
Infrastructure, including, access, parking, sewerage and water services		
<p>11.1 Prescribed tidal work has appropriate infrastructure, including, in particular, road access, parking facilities, sewerage services and water services, having regard to—</p> <p>(a) the nature and scale of the work; and</p> <p>(b) the number of people that may be on or at the work at any time; and</p> <p>(c) the number of vehicles that may be on or moored at the work at any time; and</p> <p>(d) the protection of any foreshores near the work and the vegetation and marine plants on the foreshores.</p>	<p>The infrastructure for prescribed tidal work is consistent with each relevant planning scheme standard.</p>	<p>Bloomfield Lodge is a Boutique Eco Certified Tourism venture.</p> <p>There are no motor vehicles, no car parking and no requirement for sewerage or water services at or adjacent to the jetty.</p> <p>Refer to a copy of the Certificate of Achievement from Ecotourism Australia that certifies that Bloomfield Lodge has achieved ECO Certification IV at the Advanced Ecotourism level, attached at Appendix 3.</p>
Design, construction and safety—all prescribed tidal work		
<p>12.1 Prescribed tidal work is designed and constructed in a way to ensure it is structurally sound, having regard to the following—</p> <p>(a) relevant engineering standards;</p> <p>(b) the location of the work;</p> <p>(c) the purpose for which the work is to be used;</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), each Australian Standard relevant to the design or construction of structures, to the extent requirements stated in the Standard apply to the design or construction of prescribed tidal work;</p>	<p>Complies, refer to Rodgers Consulting Engineers documentation and Plans attached at Appendix 4.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
(d) the impact of flooding, tidal influences and hydrodynamic changes.	(b) if a relevant planning scheme standard is more stringent than any standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	
12.2 Prescribed tidal work does not adversely affect the structural integrity of any existing revetment or seawall or another existing structure.	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), prescribed tidal work, including any shore abutment, piling or other structure connected with the work—</p> <p>(i) does not place an additional load on any existing revetment or seawall or another existing structure; or (ii) can be structurally supported by an existing revetment or seawall or another existing structure;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	<p>Not applicable as the jetty structure does not connect to any existing revetment or seawall or another existing structure.</p> <p>Refer to Plans at Appendix 4 that show the jetty structure connects to ground level.</p>
12.3 Prescribed tidal work is designed and constructed in a way to ensure it does not	The design and construction of the prescribed tidal work is consistent with the	Complies — refer to Appendix 4.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
adversely affect the stability of the bed and banks of any tidal water.	<p>following standards—</p> <p>(a) subject to paragraph (b), prescribed tidal work does not cause, by changing the flow of water, the removal of, or disturbance to, the sediment on the bed and banks of any tidal water;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	
<p>12.4 Prescribed tidal work is designed and constructed using materials having a long life in marine environments, having regard to their ability to resist the following—</p> <p>(a) attack by marine organisms;</p> <p>(b) corrosion;</p> <p>(c) deterioration resulting from abrasion or immersion in seawater.</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), each Australian Standard relevant to the materials that should be used, or the measures that should be taken to treat materials used, for structures, to the extent the requirements stated in the Standard apply to structures located in a marine environment;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned</p>	Complies- refer to Appendix 4.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	in paragraph (a).	
12.5 Prescribed tidal work is designed and constructed in a way to ensure it does not adversely affect the operation or maintenance of any existing stormwater outlet.	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (c), vessels moored at prescribed tidal work do not impede the discharge of stormwater;</p> <p>(b) subject to paragraph (c), prescribed tidal work does not restrict access to any stormwater outlet;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	Not applicable — no stormwater discharge.
<p>12.6 Prescribed tidal work is designed and constructed in a way to ensure it does not adversely affect the water quality of any tidal water, including, in particular, as a result of—</p> <p>(a) release, into the tidal water, of materials used in the construction of the work; or</p> <p>(b) disturbance to the sediment on the bed and banks of the tidal water; or</p> <p>(c) exposure to acid sulphate</p>	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), each Australian Standard relevant to the design or construction of structures under, within or over tidal water, to the extent the requirements stated in the Standard are directed at maintaining the water quality of tidal water;</p> <p>(b) if a relevant planning scheme standard is more</p>	Complies — jetty exists.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
soils.	stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	
12.7 Prescribed tidal work is designed and constructed in a way to ensure it is safe for persons standing or walking on the work.	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (c), any surface of prescribed tidal work on which a person may stand or walk is—</p> <p>(i) not slippery; and (ii) does not have any feature that may cause the person to trip or fall;</p> <p>(b) subject to paragraph (c), any part of prescribed tidal work that is unsafe for persons standing or walking on the work is surrounded by adequate barriers to deter persons from entering the part;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	Complies — refer to Appendix 4.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
12.8 Appropriate measures are taken for prescribed tidal work for a non-private purpose to ensure an unsupportable live load is not applied to the work by persons or vehicles.	<p>The design and construction of the prescribed tidal work is consistent with the following standards—</p> <p>(a) subject to paragraph (b), prescribed tidal work has erected or placed in position on or near the work, a sign that—</p> <p>(i) is visible at all times; and</p> <p>(ii) states the maximum live load that may be applied to the work, in terms of the maximum number of persons that may be on the work at any given time or the maximum number of vehicles of a particular type that may be on or moored at the work at any given time;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	Not applicable – the jetty is a private jetty.
12.9 Prescribed tidal work, other than a boardwalk or an independent deck for a private purpose, is designed and constructed in a way that ensures the use of tidal water in a canal for a non-maritime purpose is minimised.	The design and construction of the prescribed tidal work is consistent with each relevant planning scheme standard.	Not applicable as the waterway is not a canal.
12.10 Prescribed tidal work that is a boardwalk or an independent deck and for a private purpose, is designed and constructed in a way that ensures the use of tidal water	<p>(s 6(2) solution)</p> <p>The design and construction of the boardwalk or deck is consistent with the following</p>	Not applicable as the structure is a jetty – not a boardwalk or an independent deck or in a waterway that is a canal.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
in a canal for a non-maritime purpose is minimised.	<p>standards—</p> <p>(a) subject to paragraph (c), a boardwalk or independent deck does not extend more than 3m from the waterfront boundary of the lot connected to the boardwalk or deck;</p> <p>(b) subject to paragraph (c), a boardwalk or independent deck is at least 3m inside of the side boundary or extended side boundary of the lot connected to the boardwalk or deck;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
Design, construction and safety—boat ramps and slip ways for private purpose		
13.1 Prescribed tidal work that is a private boat ramp or private slip way is designed and constructed in a way to ensure it is structurally sound while also ensuring the top of each wall at the edge of the boat ramp or slip way is level with the surface of the land on which the boat ramp or slip way is located.	<p>(s 6(2) solution)</p> <p>The design and construction of the boat ramp or slip way is consistent with the following standards—</p> <p>(a) subject to paragraph (c), the walls at the edge of a boat ramp or slip way penetrate into the earth at least 600mm below the surface of the land on which the boat ramp or slip way is located;</p> <p>(b) subject to paragraph (c),</p>	Not applicable as the structure is a jetty and not a private boat ramp or private slipway.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>the surface of a boat ramp or slip way is no more than 200mm above the surface of the land on which it is located;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
<p>13.2 Prescribed tidal work that is a private boat ramp or private slip way is designed and constructed in a way to ensure the safe movement of vehicles or persons over the boat ramp or slip way.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the boat ramp or slip way is consistent with the following standards—</p> <p>(a) subject to paragraph (d), the upper surface of a boat ramp or slip way has a width of no less than 3.6m;</p> <p>(b) subject to paragraph (d), the whole upper surface of a boat ramp or slip way is treated to prevent it from becoming slippery by using any of the following methods—</p> <p>(i) forming grooves over the surface, as close as possible to 40mm wide, 20mm deep and 150mm apart, and at an angle as close as possible to 70° to the centre-line of the boat ramp or slip way;</p> <p>(ii) covering the surface with a substance ordinarily used on slippery surfaces to</p>	<p>Not applicable as the structure is a jetty and not a private boat ramp or private slipway.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>prevent skidding; (iii) making, through a physical act, the surface coarse before it sets, including, for example, by raking the surface;</p> <p>(c) subject to paragraph (d), the upper surface of a boat ramp or slip way for which a winch is not used to hoist or haul vessels onto the boat ramp or slip way is at a gradient of not steeper than—</p> <p>(i) if the surface is treated by using a method mentioned in paragraph (b)(i) or (ii)—1:8; or (ii) otherwise—1:10;</p> <p>(d) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a), (b) or (c)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a), (b) or (c).</p>	
Design, construction and safety—bridges		
<p>14.1 Prescribed tidal work that is a bridge does not adversely affect existing public use of any tidal water, including, for example, use of the tidal water for canoeing, swimming or other recreational activities.</p>	<p>The design and construction of the bridge, including any abutment connected with the bridge, is consistent with the following standards—</p> <p>(a) subject to paragraph (b), the clearance levels under a bridge are high enough to allow continued public use of any tidal water over which it is constructed;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard</p>	<p>Not applicable as the structure is a jetty and not a bridge.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	
14.2 Prescribed tidal work that is a bridge does not adversely affect the flow of water under the bridge.	<p>The design and construction of the bridge is consistent with the following standards—</p> <p>(a) subject to paragraph (b)—</p> <p>(i) if a bridge can be adequately supported without erecting or placing a foundation support in tidal water—no foundation support to support the bridge is erected or placed in the tidal water; or (ii) otherwise—only the minimum number of foundation supports required to support the bridge is used;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	Not applicable as the structure is a jetty and not a bridge.
Design, construction and safety—boardwalks and independent decks		
15.1 Prescribed tidal work that is a boardwalk or an independent deck and for a private purpose is designed and constructed in a way to ensure it is able to support its	<p>(s 6(2) solution)</p> <p>The design and construction of the boardwalk or deck is consistent with the following</p>	Not applicable as the structure is a jetty and not a boardwalk or independent deck.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
intended loads, having regard to its relevant loading matters.	<p>standards—</p> <p>(a) subject to paragraph (d), a boardwalk or independent deck accessible to vehicular traffic is able to support at least a live load of 3.0kPa plus an axle load of 10kN;</p> <p>(b) subject to paragraph (d), a boardwalk or independent deck that is not accessible to vehicular traffic and that is for individual use is able to support at least a live load of 2.0kPa;</p> <p>(c) subject to paragraph (d), a boardwalk or independent deck that is not accessible to vehicular traffic and that is for group use is able to support at least a live load of 3.0kPa;</p> <p>(d) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a), (b) or (c)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a), (b) or (c).</p>	
15.2 Prescribed tidal work that is a boardwalk or an independent deck and for a non-private purpose is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.	<p>(s 6(2) solution)</p> <p>The design or construction of the boardwalk or deck is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a boardwalk or independent deck accessible to vehicular traffic is able to support at</p>	Not applicable as the structure is a jetty and not a boardwalk or independent deck.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>least the following—</p> <p>(i) a distributed live load of 5.0kPa; (ii) a concentrated live load of 4.5kN; (iii) the load of the largest vehicle capable of being on the boardwalk or deck;</p> <p>(b) subject to paragraph (c), a boardwalk or independent deck not accessible to vehicular traffic is able to support at least the following—</p> <p>(i) a distributed live load of 5.0kPa; (ii) a concentrated live load of 4.5kN;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
<p>15.3 Prescribed tidal work that is a boardwalk or an independent deck does not prevent or hinder remedial work being undertaken on any bank of tidal water or for any existing retaining wall, revetment or seawall or another existing structure.</p>	<p>The design and construction of the boardwalk or deck is consistent with the following standards—</p> <p>(a) subject to paragraph (b), a boardwalk or independent deck either—</p> <p>(i) can be easily dismantled and reassembled; or (ii) does not restrict the movement of machinery ordinarily used for remedial work to any bank of tidal water or any existing retaining wall,</p>	<p>Not applicable as the structure is a jetty and not a boardwalk or independent deck.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>revetment or seawall or other existing structure;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	
Design, construction and safety—jetties and piers		
<p>16.1 Prescribed tidal work that is a jetty or pier and for a private purpose is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the jetty or pier is consistent with the following standards—</p> <p>(a) subject to paragraph (d), a jetty or pier accessible to vehicular traffic is able to support at least a live load of 3.0kPa plus an axle load of 10kN;</p> <p>(b) subject to paragraph (d), a jetty or pier that is not accessible to vehicular traffic and that is for individual use is able to support at least a live load of 2.0kPa;</p> <p>(c) subject to paragraph (d), a jetty or pier that is not accessible to vehicular traffic and that is for group use is able to support at least a live load of 3.0kPa;</p> <p>(d) if a relevant planning scheme standard is more stringent than the standard</p>	<p>It is noted that the Probable Solutions, if relevant must be complied with.</p> <p>(a) Not applicable -the jetty is not accessible to vehicular traffic.</p> <p>(b) Complies – 5kPa, refer Appendix 4.</p> <p>(c) Complies – 5kPa, refer Appendix 4.</p> <p>(d) Not applicable.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	mentioned in paragraph (a), (b) or (c)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a), (b) or (c).	
16.2 Prescribed tidal work that is a jetty or pier and for a non-private purpose is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.	<p>(s 6(2) solution)</p> <p>The design and construction of the jetty or pier is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a jetty or pier accessible to vehicular traffic is able to support at least the following—</p> <p>(i) a distributed live load of 5.0kPa; (ii) a concentrated live load of 4.5kN; (iii) the load of the largest vehicle capable of being on or moored at the jetty or pier;</p> <p>(b) subject to paragraph (c), a jetty or pier not accessible to vehicular traffic is able to support at least the following—</p> <p>(i) a distributed live load of 5.0kPa; (ii) a concentrated live load of 4.5kN;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned</p>	Not applicable as the jetty is for a private purpose.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	in paragraph (a) or (b).	
16.3 Prescribed tidal work that is a jetty or a pier is designed and constructed in a way to ensure it remains above water at all times.	<p>The design and construction of the jetty or pier is consistent with the following standards—</p> <p>(a) subject to paragraph (b), either—</p> <p>(i) the level of the deck of a jetty or pier is at least 300mm above the water at highest astronomical tide; or</p> <p>(ii) piles or other markers indicate the presence of the jetty or pier when it is inundated;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	<p>Complies – refer to photographs at Appendix 2.</p> <p>A photograph taken on 8 February 2009 during a tide of 3.44 metres shows the jetty structure at least 300mm clear of the water line. (Highest astronomical tide in 2012 was 3.42 metres).</p>
16.4 Prescribed tidal work that is a jetty or pier and for a private purpose is designed and constructed in a way to ensure it is of a size suitable for maritime use while still minimising the amount of tidal water occupied by it.	<p>(s 6(2) solution)</p> <p>The design and construction of the jetty or pier is consistent with the following standards—</p> <p>(a) subject to paragraph (b), all parts of the deck of a jetty or pier have a width of at least 900mm and not more than 3m;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard</p>	<p>It is noted that the Probable Solutions, if relevant, must be complied with.</p> <p>a) Complies – jetty width of 2 metres, refer Plans at Appendix 4.</p> <p>b) Not applicable.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	
Design, construction and safety—pipelines and other underground services		
17.1 The design and construction of prescribed tidal work that is a pipeline, or another underground service used instead of a pipeline, does not adversely affect the ability of vessels to be anchored near the work.	(s 6(2) solution) The design and construction of the pipeline or underground service is consistent with the following standards— (a) subject to paragraph (b), a pipeline or other underground service is installed at least 1.2m below the surface of land, after it is installed; (b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).	Not applicable as the prescribed tidal works are a jetty.
Design, construction and safety—pontoons		
18.1 Prescribed tidal work that is a pontoon, for a private purpose, and not used only for rowing, is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.	(s 6(2) solution) The design and construction of the pontoon is consistent with the following standards— (a) subject to paragraph (c), a pontoon for individual use is able to support at least a	Not applicable as the prescribed tidal works are not a pontoon.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>live load of 1.5kPa;</p> <p>(b) subject to paragraph (c), a pontoon for group use is able to support at least a live load of 2.0kPa;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
<p>18.2 Prescribed tidal work that is a pontoon, for a non-private purpose, and not used only for rowing, is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the pontoon is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a pontoon open for use by the general public or used for a commercial purpose is able to support at least the following—</p> <p>(i) a distributed live load of 3.0kPa; (ii) a concentrated live load of 4.5kN;</p> <p>(b) subject to paragraph (c), a pontoon other than a pontoon mentioned in paragraph (a) is able to support at least the following—</p> <p>(i) a distributed live load of 2.0kPa; (ii) a concentrated live load of 4.5kN;</p>	<p>Not applicable as the prescribed tidal works are not a pontoon.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).	
<p>18.3 Prescribed tidal work that is a pontoon and used only for rowing is designed and constructed in a way to ensure—</p> <p>(a) it is able to support its intended loads, having regard to its relevant loading matters; and</p> <p>(b) it is safe for persons using the pontoon to launch and retrieve rowing vessels.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the pontoon is consistent with the following standards—</p> <p>(a) subject to paragraph (c), the access walkway of a pontoon used only for rowing is able to support at least a live load of 3.0kPa;</p> <p>(b) the flotation unit of a pontoon used only for rowing is able to support at least a live load of 1.5kPa;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	<p>Not applicable as the prescribed tidal works are not a pontoon.</p>
<p>18.4 Prescribed tidal work that is a pontoon is designed and constructed in a way to ensure any load applied to the pontoon by a person or thing on the pontoon does</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the pontoon is consistent with the following</p>	<p>Not applicable as the prescribed tidal works are not a pontoon.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
<p>not cause the pontoon to tip over or tilt to a degree causing the person or thing to fall off the pontoon.</p>	<p>standards—</p> <p>(a) subject to paragraph (f), a pontoon's access walkway extends at least 500mm onto the pontoon's flotation unit;</p> <p>(b) subject to paragraph (f), a pontoon's access walkway is constructed with a material that has a non-slippery surface;</p> <p>(c) for a pontoon used only for rowing—subject to paragraph (f), at least 75mm of the height of the pontoon's flotation unit remains above the water over which it is constructed if a distributed live load is applied to half of the surface of the pontoon's flotation unit and all of the surface of the pontoon's access walkways;</p> <p>(d) for a pontoon other than a pontoon mentioned in paragraph (c)—subject to paragraph (f), the top surface of the pontoon's flotation unit remains above the water over which it is constructed if a distributed live load of 1.5kPa is applied to half of the surface of the pontoon's flotation unit and all of the surface of the pontoon's access walkways;</p> <p>(e) subject to paragraph (f), the whole base of the pontoon's flotation unit remains in contact with the water over which it is constructed at all times and tilts no more than 15°;</p>	

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>at any time;</p> <p>(f) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a), (b), (c), (d) or (e)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a), (b), (c), (d) or (e).</p>	
<p>18.5 Prescribed tidal work that is a pontoon is designed and constructed in a way to ensure it remains above the water at all times.</p>	<p>The design and construction of the pontoon is consistent with the following standards—</p> <p>(a) subject to paragraph (b), the pontoon's abutment is located no less than 300mm above the water at high water mark;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	<p>Not applicable as the prescribed tidal works are not a pontoon.</p>
<p>18.6 Prescribed tidal work that is a pontoon is designed and constructed in a way to ensure the pontoon's flotation unit will rise and fall to allow for changes in tidal water levels.</p>	<p>The design and construction of the pontoon is consistent with the following standards—</p> <p>(a) for a pontoon located in an area prone to flooding—subject to paragraph (c), the pontoon's flotation unit is</p>	<p>Not applicable as the prescribed tidal works are not a pontoon.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>moored by piles;</p> <p>(b) for a pontoon other than a pontoon mentioned in paragraph (a)—subject to paragraph (c), the pontoon's flotation unit is—</p> <p>(i) attached, through the pontoon's system for mooring the unit, to concrete anchors in the bank landward of the pontoon; or</p> <p>(ii) moored by piles;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
Design, construction and safety—retaining walls, revetments and seawalls		
<p>19.1 Prescribed tidal work that is a retaining wall, revetment or seawall, is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the retaining wall, revetment or seawall is consistent with the following standards—</p> <p>(a) subject to paragraph (b), a retaining wall, revetment or seawall is able to support at least a distributed live load of 3.0kPa;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the</p>	<p>Not applicable as the prescribed tidal works are not a retaining wall, revetment or seawall.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	extent it is more stringent than the standard mentioned in paragraph (a).	
<p>19.2 Prescribed tidal work that is a retaining wall, revetment or seawall, is designed and constructed in a way to ensure it can withstand—</p> <p>(a) any tendency of overturning or sliding; and</p> <p>(b) any other effects of waves or changes in water levels on the retaining wall, revetment or seawall.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the retaining wall, revetment or seawall is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a retaining wall, revetment or seawall has a factor of safety of no less than 1.5;</p> <p>(b) subject to paragraph (c), a retaining wall, revetment or seawall is able to withstand the effect of waves, or waves and water levels, resulting from a storm or other natural event of a magnitude that has a 2% or lower probability of occurring in any calendar year;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	<p>Not applicable as the prescribed tidal works are not a retaining wall, revetment or seawall.</p>
<p>19.3 Prescribed tidal work that is a retaining wall, revetment or seawall not founded upon rock, is designed and constructed to protect the seaward side of</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the retaining wall, revetment or seawall is consistent with the following</p>	<p>Not applicable as the prescribed tidal works are not a retaining wall, revetment or seawall.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
retaining wall, revetment or seawall from erosion.	<p>standards—</p> <p>(a) subject to paragraph (c), a retaining wall, revetment or seawall provides for a sub-layer or enough filter material to ensure it is reasonably likely to remain in place for at least 50 years;</p> <p>(b) subject to paragraph (c), the bottom edge of the base of a retaining wall, revetment or seawall is reasonably likely to prevent any adverse effects from potential erosion of the soil under the retaining wall, revetment or seawall for at least 50 years;</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a) or (b).</p>	
19.4 Prescribed tidal work that is a retaining wall, revetment or seawall, is not adversely affected by hydrostatic pressure behind the retaining wall, revetment or seawall.	<p>The design and construction of the retaining wall, revetment or seawall is consistent with the following standards—</p> <p>(a) subject to paragraph (b), a retaining wall, revetment or seawall provides for drainage holes, and suitable filter material behind the holes, to relieve any hydrostatic pressure behind the retaining wall, revetment</p>	Not applicable as the prescribed tidal works are not a retaining wall, revetment or seawall.

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	<p>or seawall;</p> <p>(b) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a)—the relevant planning scheme standard, to the extent it is more stringent than the standard mentioned in paragraph (a).</p>	
Design, construction and safety—wharves		
<p>20.1 Prescribed tidal work that is a wharf is designed and constructed in a way to ensure it is able to support its intended loads, having regard to its relevant loading matters.</p>	<p>(s 6(2) solution)</p> <p>The design and construction of the wharf is consistent with the following standards—</p> <p>(a) subject to paragraph (c), a major wharf, or a minor wharf accessible to vehicular traffic, is able to support at least the following—</p> <p>(i) a distributed live load of 5.0kPa; (ii) a concentrated live load of 13kN; or</p> <p>(b) subject to paragraph (c), a minor wharf not accessible to vehicular traffic is able to support at least the following—</p> <p>(i) a distributed live load of 5.0kPa; or (ii) a concentrated live load of 4.5kN; or</p> <p>(c) if a relevant planning scheme standard is more stringent than the standard mentioned in paragraph (a) or (b)—the relevant planning scheme standard, to the</p>	<p>Not applicable as the prescribed tidal works are not a wharf.</p>

COLUMN 1 SPECIFIC OUTCOME	COLUMN 2 A PROBABLE SOLUTION	
	extent it is more stringent than the standard mentioned in paragraph (a) or (b).	

The existing Bloomfield Lodge Jetty is compliant with the relevant provisions of the Code and can be supported.

10.1 Tidal works, or development in a coastal management district state code

Response column key:
☒ Achieved
P/S Performance solution
N/A Not applicable

Table 10.1.1: All development

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Development in a coastal hazard area is compatible with the level of severity of the coastal hazard.	AO1.1 Development is located outside a high coastal hazard area unless it is: (1) coastal-dependent development, or (2) temporary, readily relocatable, or able to be abandoned, or (3) essential community service infrastructure, or (4) small- to medium-scale tourist development, or (5) development that is compatible with temporary inundation due to its nature or function, or (6) within an existing built-up urban area, or is redevelopment of built structures that cannot be relocated or abandoned. AND	The Bloomfield Jetty is: (1) coastal dependent development (2) small to medium scale tourist development	
	AO1.2 Development referred to in AO1.1(6) avoids being located within a high coastal hazard area, or where this is not practicable, minimises the exposure of people and permanent structures to coastal hazard impacts and mitigates residual impacts where it is not practicable to locate the development outside a high coastal hazard area.	The Bloomfield Jetty is a separate stand-alone structure with no associated or allied activities occurring upon it.	
PO2 Development siting, layout and access in a coastal hazard area responds to a potential coastal hazard and minimises risk to personal safety and property.	AO2.1 Development within a coastal hazard area is located, designed, constructed and operated to maintain or enhance the community's resilience to defined storm tide events and coastal erosion by limiting the exposure of people and structures to coastal hazard impacts and ensuring: (1) habitable rooms of built structures are located above the defined storm tide event level and any additional freeboard level that would ordinarily apply in a flood prone area under a relevant planning scheme standard, or (2) a safe refuge is available for people within the premises during a defined storm tide event, or	The Jetty structure is built to withstand coastal hazards	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(3) at least one evacuation route remains passable for emergency evacuations during a defined storm tide event, including consideration of the capacity of the route to support the evacuation of the entire local population within a reasonably short time frame (for example, 12 hours).</p> <p>AND</p>		
	<p>AO2.2 Development within a coastal hazard area is located, designed and constructed to ensure exposed structures can sustain flooding from a defined storm tide event.</p> <p>AND</p>	The jetty structure is built to sustain flooding from a defined storm surge event.	
	<p>AO2.3 Essential community service infrastructure is:</p> <p>(1) located so that it is not inundated by a recommended storm tide event specified for that infrastructure, or</p> <p>(2) located and designed to ensure any components of the infrastructure that are likely to fail to function or may result in contamination when inundated by a storm tide (for example, electrical switch gear and motors, water supply pipeline air valves) are:</p> <p>(a) located above the peak water level for a recommended storm tide event, or</p> <p>(b) designed and constructed to exclude storm tide intrusion or infiltration (including by being located in the ground), or</p> <p>(c) able to temporarily stop functioning during a recommended storm tide event without causing significant adverse impacts to the infrastructure or the community.</p> <p>AND</p>	N/A	
	<p>AO2.4 Emergency services infrastructure and emergency shelters, police facilities, and hospitals and associated facilities have an emergency rescue area above the peak water level for a recommended storm tide event.</p> <p>AND</p>	N/A	
	<p>AO2.5 Redevelopment of existing built structures avoids increasing the exposure of people and permanent structures to adverse coastal hazard impacts (including impacts on the development's ongoing operation).</p>	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
PO3 Development directly, indirectly and cumulatively avoids an unacceptable increase in the severity of the coastal hazard, and does not significantly increase the potential for damage on the premises or to other premises.	AO3.1 Development avoids increasing the number of premises from which people would need to be evacuated to prevent death or injury from a defined storm tide event.	Complies	
PO4 Development avoids the release of hazardous materials as a result of a natural hazard event. Editor's note: Applications should: <ol style="list-style-type: none"> (1) assess the risk of storm tide inundation releasing or otherwise exposing hazardous materials, including appropriate emergency planning and contingency measures. (2) applications are to be supported by a report certified by a Registered Professional Engineer of Queensland (RPEQ) that demonstrates this performance outcome will be achieved. 	AO4.1 Development that involves the manufacture or storage of hazardous materials in bulk are designed to: <ol style="list-style-type: none"> (1) prevent the intrusion of waters from a defined storm tide event into structures or facilities containing the hazardous materials, or (2) ensure hazardous materials remain secured despite inundation, including secure from the effects of hydrodynamic forcing associated with wave action or flowing water. 	N/A	
PO5 Natural processes and the protective function of landforms and vegetation are maintained in coastal hazard areas. Editor's note: Applications should be supported by a report certified by an RPEQ that demonstrates this performance outcome will be achieved.	AO5.1 Development in an erosion prone area within the coastal management district: <ol style="list-style-type: none"> (1) maintains vegetation on coastal landforms where its removal or damage may: <ol style="list-style-type: none"> (a) destabilise the area and increase the potential for erosion, or (b) interrupt natural sediment trapping processes or dune or land building processes (2) maintains sediment volumes of dunes and near-shore coastal landforms, or where a reduction in sediment volumes cannot be avoided, increased risks to development from coastal erosion are mitigated by location, design, construction and operating standards (3) maintains physical coastal processes outside the development footprint for the development, including longshore transport of sediment along the coast (4) reduces the risk of shoreline erosion for areas adjacent to the development footprint unless the development is an erosion control structure (5) reduces the risk of shoreline erosion for areas adjacent to the development footprint to the 	Jetty exists	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>maximum extent feasible in the case of erosion control structures,</p> <p>AND</p>		
	<p>AO5.2 Development in a storm tide inundation area is located, designed, constructed and operated to:</p> <p>(1) maintain dune crest heights, or where a reduction in crest heights cannot be avoided, mitigate risks to development from wave overtopping and storm surge inundation</p> <p>(2) maintain or enhance coastal ecosystems and natural features, such as mangroves and coastal wetlands, between the development and tidal waters, where the coastal ecosystems and natural features protect or buffer communities and infrastructure from sea level rise and impacts from storm tide inundation.</p> <p>AND</p>	Jetty exists	
	<p>AO5.3 Redevelopment of built structures in the erosion prone area within a coastal management district:</p> <p>(1) avoids intensifying the use of the premises, or</p> <p>(2) demonstrates that any intensification of use will not result in a significant increase in foreshore or bank hardening due to:</p> <p>(a) the presence of existing erosion control structures on or adjacent to the property, or</p> <p>(b) the existing necessity to install erosion control structures to defend built structures on the property from an imminent threat of coastal erosion.</p> <p>AND</p>	Complies	
	<p>AO5.4 Development that is coastal protection work involves:</p> <p>(1) beach nourishment undertaken in accordance with a program of beach nourishment works that source sediment of a suitable quality and of a type and size which match that of the native sediment usually found at the location, or</p> <p>(2) the construction of an erosion control structure, where it is demonstrated that installing an erosion control structure is the only feasible option for protecting permanent structures from coastal erosion at those structures cannot be abandoned or relocated</p>	Jetty exists	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>in the event of coastal erosion occurring.</p> <p>Editor's note: Applications for coastal protection work should be supported by a report certified by an RPEQ that demonstrates how the engineering solution sought by the work will be achieved.</p> <p>Editor's note: Applications for erosion control structures should demonstrate the consideration of beach nourishment techniques, and include a statement of why nourishment (in whole or part) has not been adopted as the preferred means of controlling the erosion risk.</p> <p>AND</p>		
	<p>AO5.5 Development involving reclamation:</p> <p>(1) does not alter, or otherwise minimises impacts on, the physical characteristics of dune systems, including dune crest height and sand volume</p> <p>(2) does not alter, or otherwise minimises impacts on, the physical characteristics of a waterway or the seabed near the reclamation, including flow regimes, hydrodynamic forces, tidal water and riverbank stability</p> <p>(3) is located outside the active sediment transport area, or otherwise maintains sediment transport processes as close as possible to their natural state</p> <p>(4) ensures activities associated with the operation of the development maintain the structure and condition of vegetation communities and avoid wind and water run-off erosion.</p>	N/A	
<p>PO6 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.</p>	<p>AO6.1 Development locates built structures outside the part of the coastal management district that is the erosion prone area unless the development:</p> <p>(1) is coastal-dependent development, or</p> <p>(2) is temporary, readily relocatable, or able to be abandoned, or</p> <p>(3) is essential community service infrastructure, or</p> <p>(4) is located landward of an applicable coastal building line, or</p> <p>(5) is located landward of the alignment of adjacent habitable buildings if there is no coastal building line, and on a lot that is less than 2000 square metres in size, or</p> <p>(6) is redevelopment of existing built structures, or</p> <p>(7) is coastal protection work, or</p>	<p>The jetty is:</p> <p>(1) coastal</p> <p>Dependant development</p> <p>(6) was redevelopment of an existing jetty structure</p>	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(8) locates built structures landward of other permanent built structures that are likely to be defended from coastal erosion, if it is demonstrated the development cannot reasonably be located outside the erosion prone area.</p> <p>AND</p>		
	<p>AO6.2 Development referred to in AO6.1(4), (5) or (8) above ensures sufficient space is provided seaward of the development within the premises to allow for the construction of erosion control structures (such as a seawall).</p> <p>AND</p>	N/A	
	<p>AO6.3 Coastal-dependent development:</p> <p>(1) locates, designs and constructs relevant buildings or structures to withstand coastal erosion impacts, including by use of appropriate foundations or</p> <p>(2) installs and maintains coastal protection works to mitigate adverse impacts to people and permanent structures from coastal erosion at the location.</p> <p>AND</p>	Complies. refer Appendix 4	
	<p>AO6.4 Development that is temporary, readily relocatable, able to be abandoned, or essential community service infrastructure:</p> <p>(1) locates built structures landward of an applicable coastal building line</p> <p>(2) where there is no coastal building line, locates habitable built structures landward of the alignment of adjacent habitable buildings</p> <p>(3) locates lifesaver towers or beach access infrastructure to minimise its impacts on physical coastal processes or</p> <p>(4) where it is demonstrated that (1) or (2) is not reasonable and (3) does not apply:</p> <p>(a) locates built structures as far landward as practicable</p> <p>(b) uses layout design to minimise the footprint of the development that remains within the erosion prone area.</p> <p>AND</p>	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
	AO6.5 Redevelopment of existing built structures not referred to in AO6.4, and excluding marine development: (1) relocates built structures outside that part of the erosion prone area that is within the coastal management district, or (2) relocates built structures as far landward as practicable, and landward of an applicable coastal building line, or (3) where there is no coastal building line, relocates built structures landward of the alignment of adjacent habitable buildings, or (4) uses layout design to minimise the footprint of the development that remains within the erosion prone area, or (5) provides sufficient space seaward of the development within the premises to allow for the construction of erosion control structures. AND	N/A	
	AO6.6 Redevelopment of built structures in the erosion prone area within a coastal management district, which results in an intensification of use, mitigates the erosion threat to the development, having regard to: (1) use of appropriate foundations for the building or structure, given the practical design life of the development (2) installing and maintaining on-site erosion control structures if the development is not intended to be temporary. AND	N/A	
	AO6.7 Development that is coastal protection work: (1) is in the form of beach nourishment that maintains the natural characteristics and landform of the beach or foreshore or (2) is in the form of an erosion control structure where beach nourishment is not feasible for addressing the risk of coastal erosion, and the erosion control structure is located on private land to the maximum extent feasible.	N/A	
PO7 Development avoids or minimises adverse impacts on coastal resources	AO7.1 Coastal protection work that is in the form of beach nourishment uses methods of placement suitable for the	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
and their values, to the maximum extent reasonable.	location that do not interfere with the long-term use of the locality of, or natural values within or neighbouring, the proposed placement site. AND		
	AO7.2 Marine development is located and designed to expand on or redevelop existing marine infrastructure unless it is demonstrated that it is not practicable to co-locate the development with existing marine infrastructure. AND	Complies – replaced an existing jetty	
	AO7.3 Marine development: (1) relies on a natural channel of a depth adequate for the intended vessels, or (2) where there are no feasible alternative location for the facility in the local area that do not require dredging for navigation channel purposes: (a) involves capital dredging for new navigation channel purposes (b) is located, designed and operated to minimise the need for capital and subsequent maintenance dredging for navigation channel purposes. AND	(1) Complies	
	AO7.4 Development minimises capital dredging or the disposal of material in coastal waters during key biological events (such as fish aggregations or spawning) for species found in the area. AND	N/A	
	AO7.5 Measures are to be incorporated as part of siting and design of the development to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site to the greatest extent practicable. This includes: (1) maintaining or restoring vegetated buffers between development and coastal waters to the extent practicable, unless the development is within ports or airports, or is marine development (2) maintaining or enhancing the connectivity of ecosystems in consideration of the cumulative effect of the development in addition to existing developed areas	Jetty exists	

Performance outcomes	Acceptable outcomes	Response	Comment
	(3) retaining coastal wetlands, seagrass beds and other locally important feeding, nesting or breeding sites for native wildlife. AND		
	AO7.6 Measures are incorporated as part of siting and design of the development to maintain or enhance water quality to achieve the environmental values and water quality objectives outlined in the <i>Environmental Protection (Water) Policy 2009</i> . AND	Jetty exists	
	AO7.7 Development avoids the disturbance of acid sulphate soils, or where it is demonstrated that this is not possible, the disturbance of acid sulphate soils is carefully managed to minimise and mitigate the adverse effects of the disturbance on coastal resources.	Jetty exists	
PO8 Coastal protection work is undertaken only as a last resort where erosion presents an imminent threat to public safety or permanent structures. Editor's note: Applications for coastal protection work must be supported by a report certified by an RPEQ that demonstrates how the engineering solution sought by the work will be achieved.	AO8.1 Coastal protection work is only undertaken to protect existing permanent structures from imminent adverse coastal erosion impacts, and the structures cannot reasonably be relocated or abandoned. AND	N/A	
	AO8.2 Coastal protection work is undertaken on private land to the maximum extent reasonable. AND	N/A	
	AO8.3 Coastal protection work does not increase the coastal hazard risk for adjacent areas or properties.	N/A	
PO9 Development avoids adverse impacts on matters of national environmental significance and matters of state environmental significance, or where this is not reasonably possible, impacts are minimised and residual impacts are offset.	AO9.1 Development: (1) is set back from matters of national environmental significance or matters of state environmental significance (2) avoids interrupting, interfering or otherwise adversely impacting underlying natural ecosystem components or processes and interactions that affect or maintain the matters of national environmental significance or matters of state environmental significance, such as water quality, hydrology, geomorphology and biological processes, or (3) incorporates measures as part of its location and design to protect and retain matters of national environmental significance or matters of state	Jetty exists	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>environmental significance and underlying ecosystem processes within and adjacent to the development site to the greatest extent practicable.</p> <p>Editor's note: Applications for development should identify any threatened species or their habitats, or threatened ecosystems, that may be affected by the proposal. In particular, applications should identify and describe how the development avoids adverse impacts on any critical life stage ecological processes within or adjacent to the development area.</p> <p>AND</p> <p>AO9.2 An environmental offset is provided for any unavoidable significant residual impact on matters of state environmental significance caused by the development.</p> <p>Editor's note: Applications for development should identify anticipated losses, and outline what actions are proposed to be undertaken to offset the loss in accordance with the relevant <i>Queensland Government Environmental Offset Policy</i> available from the Department of Environment and Heritage Protection library catalogue.</p>		
<p>PO10 Development maintains or enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.</p>	<p>AO10.1 Development adjacent to state coastal land or tidal water:</p> <ul style="list-style-type: none"> (1) demonstrates that restrictions to public access are necessary for: <ul style="list-style-type: none"> (a) the safe or secure operation of development, or (b) the maintenance of coastal landforms and coastal habitat (2) separates residential, tourist and retail development from tidal water with public areas or public access facilities, or (3) maintains existing public access (including public access infrastructure that has been approved by the local government or relevant authority) through the site to the foreshore for: <ul style="list-style-type: none"> (a) pedestrians, via access points including approved walking tracks, boardwalks and viewing platforms, or (b) vehicles, via access points including approved roads or tracks. <p>AND</p> <p>AO10.2 Development adjacent to state coastal land, including land under tidal water:</p>	Jetty exists	
		Jetty exists	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>(1) is located and designed to:</p> <p>(a) allow safe and unimpeded access to, over, under or around built structures located on, over or along the foreshore</p> <p>(b) ensure emergency vehicles can access the area near the development, or</p> <p>(2) minimises and offsets any loss of access to and along the foreshore within two kilometres of the existing access points, and the access is located and designed to be consistent with (1)(a) and (b).</p> <p>AND</p> <p>AO10.3 Any parts of private marine development that extend over tidal water are to be designed, constructed and used for marine access purposes only.</p>		
PO11 Development avoids structures attaching to, or extending across, non-tidal state coastal land abutting tidal waters.	<p>AO11.1 Private marine development and other structures such as decks or boardwalks for private use do not attach to, or extend across state coastal land that is situated above the high water mark.</p> <p>Editor's note: For occupation permits or allocations of State land, refer to the <i>Land Act 1994</i>.</p>	Complies – adjoining foreshore is freehold land, being part of the Bloomfield Lodge site.	
PO12 Further development of canals, dry land marinas and artificial waterways avoids or minimises adverse impacts on coastal resources and their values, and does not contribute to:	<p>AO12.1 The design, construction and operation of artificial tidal waterways maintains the tidal prism volume of the natural waterway to which it is connected.</p> <p>AND</p>	N/A	
	<p>AO12.2 The design, construction and operation of artificial tidal waterways does not increase the number of premises vulnerable to flooding from a defined storm tide event.</p> <p>AND</p>	N/A	
	<p>AO12.3 The location of artificial waterways avoids matters of national environmental significance and matters of state environmental significance, or does not result in any significant adverse effect on a matter of national environmental significance or matter of state environmental significance.</p>	N/A	
PO13 Development does not involve reclamation of land below the highest astronomical tide, other than for the	No acceptable outcome is prescribed.	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
<p>purposes of:</p> <p>(1) coastal-dependent development, public marine development or community infrastructure</p> <p>(2) strategic ports, boat harbours or strategic airports and aviation facilities, in accordance with a statutory land use plan, where there is a demonstrated net benefit for the state or region and no feasible alternative exists</p> <p>(3) coastal protection work or work necessary to protect coastal resources or physical coastal processes.</p>			

Table 10.1.2: Operational work

Performance outcomes	Acceptable outcomes	Response	Comment
<p>PO1 Tidal works that is private marine development does not result in adverse impacts to tidal land.</p> <p>Editor's note: In addressing this performance outcome, the applicant should also have regard to requirements for private marine development in the prescribed tidal works code in the Coastal Protection and Management Regulation 2003.</p> <p>Editor's note: Applications should be supported by a report certified by an RPEQ to demonstrate compliance with this performance outcome.</p>	<p>AO1.1 The location and design of tidal works that is private marine development:</p> <p>(1) is on private land abutting state tidal land and used for property access purposes</p> <p>(2) occupies the minimum area reasonably required for its designed purpose</p> <p>(3) is not to be roofed or otherwise covered</p> <p>(4) does not require the construction of coastal protection works, riverbank hardening or dredging for marine access</p> <p>(5) does not adversely impact on public safety or public access and use of the foreshore.</p>	<p>(1) Complies</p> <p>(2) Complies</p> <p>(3) Complies</p> <p>(4) Complies</p> <p>(5) Complies</p>	
<p>PO2 Development does not result in the disposal of material dredged from an artificial waterway into coastal waters, with the exception of:</p> <p>(1) reclamation works, or</p> <p>(2) coastal protection works, or</p> <p>(3) the maintenance of an existing artificial waterway and the at-sea disposal of material that has previously been approved for the</p>	No acceptable outcome prescribed.	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
waterway.			
PO3 Development includes and complies with a dredge management plan that demonstrates how environmental impacts will be managed and mitigated, and how the requirements of the <i>National Assessment Guidelines for Dredging</i> , Australia Government Department of the Environment, Water, Heritage and the Arts, 2009 will be met.	AO3.1 A dredge management plan for the development <ul style="list-style-type: none"> (1) directs the operation of the development (2) identifies disposal methods and disposal sites for the removed material for the construction and operational phases of the development (3) outlines how any adverse effects from extraction activities on sediment transport processes and/or adjacent coastal landforms will be mitigated or otherwise remediated by suitably planned and implemented beach nourishment and rehabilitation works. Editor's note: The development must comply with the <i>National assessment guidelines for dredging</i> , Australian Government Department of Environment, Water, Heritage and the Arts, 2009 AND	N/A	
	AO3.2 For land based disposal of dredged material, any area used for storing, dewatering, drying or rehandling dredge material as outlined in the dredge management plan is: <ul style="list-style-type: none"> (1) of sufficient size for the projected volume of dredged material from relevant capital or maintenance dredging (2) protected from future development that would compromise the use of the area for its intended purpose of spoil dewatering. AND	N/A	
	AO3.3 For at-sea disposal of suitable dredged material, the dredge management plan specifies that material is placed at a dredged material disposal site only if it is demonstrated that it is not feasible to: <ul style="list-style-type: none"> (1) dispose of the material above the high water mark, if the material is from maintenance works for an existing artificial waterway for which at-sea disposal was previously approved, or (2) keep the dredged material within the active sediment transport system for the locality, or (3) use the material for beach nourishment or another beneficial purpose. AND	N/A	
	AO3.4 For at-sea disposal of dredged material where the	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
	<p>marine spoil disposal site is a retentive (i.e. non-dispersive) site, the disposal site identified in the dredge management plan has the capacity to hold and retain the material within its boundaries during construction and operation of the development.</p> <p>Editor's note: The use of dredged material for a beneficial purpose uses of dredged material could include development of port or other marine facilities, use for construction or industrial purposes, or use to create or modify land or waters for an approved environmental outcome (such as creation of a bird roosting site). Further information about beneficial uses is contained in the <i>National assessment guidelines for dredging</i>, Australian Government Department of Environment, Water, Heritage and the Arts, 2009.</p>		
Within a wild river area: riparian and wildlife corridor functions			
PO4 The clearing of native marine plants within a wild river area is minimised.	AO4.1 Clearing of marine plants within a wild river area can only occur to the extent of the works, plus the prescribed area around the development to allow for maintenance.	N/A	
PO5 Development within a wild river area does not impact fish passage.	No acceptable outcome is prescribed.	N/A	
PO6 There is no net loss in marine plants beyond the extent of the works in a wild river area.	AO6.1 Any marine plant damaged during construction in a wild river area is replaced at the completion of the development with the same species of plant in the disturbed area outside the footprint of the development.	N/A	
PO7 Works within a wild river area does not impact on fish habitat values.	AO7.1 Works located in tidal waters within a wild river area are designed and constructed using materials, and located to ensure that the activities do not impact on fish habitat values and function.	N/A	
Within a wild river area: hydrological processes			
PO8 Development within a wild river area does not impound natural drainage lines or flow paths, during both construction and operation.	No acceptable outcome is prescribed.	N/A	
Within a wild river area: geomorphic processes			
PO9 Excavation and filling for prescribed tidal work within a wild river area is	No acceptable outcome is prescribed.	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
carried out only to the extent necessary for the development.			
PO10 Works in a tidal area within a wild river area are designed and constructed in a way to ensure they do not adversely affect the stability of the bed and banks of any waterway.	AO10.1 Where it is necessary to remove a marine plant, the root system must be left in the substrate to minimise disturbance to bed and banks. AND	N/A	
	AO10.2 When the works are completed, any tidal lands disturbed by activities beyond the footprint of the works are restored to pre-disturbance condition to promote natural restoration of marine plants and fish habitats.	N/A	
Within a wild river area: water quality			
PO11 No pollutants are released from the activity.	No acceptable outcome is prescribed.	N/A	

Table 10.1.3: Reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response	Comment
PO1 Erosion prone areas in a coastal management district are maintained as development free buffers, or where permanent buildings or structures exist, coastal erosion risks are avoided or mitigated.	AO1.1 Where reconfiguring a lot is proposed within the coastal management district, the erosion prone area within the lot, or land within 40 metres of the foreshore (whichever is greater), is surrendered to the State for public use unless: (1) the development is in a port or is for coastal-dependent development or (2) the surrender of the land will not enhance coastal management outcomes, for example, because there is already substantial development seaward of the lot. Editor's note: Land surrendered to the State for public use under AO1.1 is to be: (1) placed in a State land reserve for beach protection and coastal management purposes under the <i>Land Act 1994</i> , with local government as trustee, or (2) managed for beach protection and coastal management purposes under another management regime to the satisfaction of the chief executive administering the <i>Coastal Protection and Management Act 1995 and Land Act 1994</i> , if it is demonstrated that AO1.2(1) cannot be reasonably achieved.	N/A	
PO2 Development maintains or	AO2.1 Reconfiguring a lot that abuts the foreshore or tidal	N/A	

Performance outcomes	Acceptable outcomes	Response	Comment
enhances general public access to or along the foreshore, unless this is contrary to the protection of coastal resources or public safety.	waters involves the creation of 10 or more lots or the opening of a new road, unless it is for coastal-dependent development.		

TOURISM / STRUCTURES / WORKS

HOW TO APPLY

- Print out and complete the application form;
- Scan and email the completed application form (and attachments if applicable) to permits@nbrmpa.gov.au;
- Forward the signed original application (and attachments if applicable) to:

Great Barrier Reef Marine Park Authority
PO Box 1379
TOWNSVILLE QLD 4810
Attn: Environmental Assessment and Management

Applications for State only permits should be forwarded to your nearest QPWS office (see contact details on the first page).

All applicants should complete Parts A, E and G of this form. Complete all Parts, where relevant, for all new permit applications to:

- conduct a tourist program; or
- install a mooring, structure or facility; or
- conduct other works in the Marine Parks.

Information Box

HOW TO APPLY AND FEES

Applications should be lodged as early as possible, preferably at least four (4) months prior to the date the permit is required. An application for a Marine Parks permit to conduct commercial activities requires the payment of a Permit Application Assessment Fee (PAAF). More information on the application fee and payment details can be obtained by visiting www.gbrmpa.gov.au/zoning-permits-and-plans/permits/permit-application-assessment-fee or by contacting the GBRMPA.

If the applicant is applying to continue an existing permit, complete Parts C, D and E only if this information has changed since the previous application.

PLEASE NOTE:

It is important that the GBRMPA and the QPWS receive correct information about your permit application. There are significant penalties for giving false or misleading information.

The information you provide may be given to other Commonwealth and State agencies, which have a role in the management of the area.

Please read and complete this form carefully as incorrect or insufficient information may delay consideration of your application.

PART A

Proposed Permit Holder Details

If there is insufficient space on this form to fully address any of the questions, please attach additional pages to your application.

1. Is the proposed permit holder a company?
(see information box)

Yes ☒

No ☐ Go to next question 2

Information Box (Question 1)

Permits can be granted to:

- a REGISTERED COMPANY
- an INDIVIDUAL
- multiple INDIVIDUALS/COMPANIES

Registered company name:	TRAILFINDERS PTY LTD	ACN/ABN:	7. 011 092 996 6. 010 447 690
Registered office street address:	GENERAL AVIATION, HANGAR 7, TOM McDONALD DR CAIRNS QLD	Postcode:	4870
Postal Address:	PO BOX 966 CAIRNS QLD	Postcode:	4870

Go to Question 3

2. Is the proposed permit holder an individual, more than one individual, or an individual plus a company (partners etc.)?

Yes ☐

Please list the names and addresses of all persons who are proposed to be included on the permit.

Full name(s):			
Residential address:		Postcode:	
Postal address:		Postcode:	

TOURISM / STRUCTURES / WORKS

Full name(s):			
Residential address:		Postcode:	
Postal address:		Postcode:	

Full name(s):			
Residential address:		Postcode:	
Postal address:		Postcode:	

If insufficient space, please attach further information

3. Does the proposed permit holder wish to include a trading name on its permit?

Yes ☒ No ☐ Go to Question 4

Trading name:	BLOOMFIELD LODGE
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* 4. Contact person:

Title:	MS	Name:	ELIZABETH TAYLOR		
Employment Position:	CONSULTANT TOWN PLANNER			Mob:	0407584966
Email:	liz@elizabethtaylor.net.au	Tel:	40551551	Fax:	—

NOTE: The nominated contact person will need to be available to respond to any queries that arise during the assessment of the application. Non-availability may result in processing delays.

PART B

Current Permit Details

5. Has the proposed permit holder (individual/s or company) held a Marine Parks permit within the last three (3) years?

Yes ☒ No ☐ Go to PART C

Permit/s held:	G08/27115.1
----------------	-------------

6. Is the proposed permit holder applying for the replacement/continuation of an existing permit?

Yes ☐ No ☒ Go to PART C

Information Box (Question 6)

If your application is accepted by the GBRMPA before your existing permit expires, you may continue to operate in accordance with your existing permit until a decision has been made on your application.

Permit/s to be replaced:	
--------------------------	--

7. Does the proposed permit holder wish to change anything about its existing permit?

Yes ☐ Go to PART C No ☐ Go to PART D

TOURISM / STRUCTURES / WORKS

PART C

New permit OR change to existing permit

8. In which Management Area(s) of the Marine Park does the proposed permit holder wish to operate?

- ☐ Far Northern Management Areas
☒ Cairns/Cooktown Management Areas
☐ Townsville/Whitsunday Management Areas
☐ Mackay/Capricorn Management Areas

Information Box

CHANGE TO EXISTING PERMIT

For permit holders wishing to change anything about an existing permit, only complete those questions relating to the change.

Information Box (Question 8)

The Marine Parks are divided into four Management Areas to help simplify management. These Management Areas are identified on the Zoning Maps.

9. Does the proposed permit holder wish to operate more frequently in specific locations (for example, more than 2 visits to a specific location in a 7 day period)? Please list each location of the Marine Park.

Yes ☐

No ☒ Go to Question 10

Information Box (Question 9)

Check the zoning maps on the GBRMPA's website for your preferred locations. Check that the activities for which you are applying are permitted at that location.

Specific location/s (e.g. reef name, specific zone number e.g. CP-14-4018)	Zone (for example, Marine National Park Zone, General Use Zone)	How often do you wish to access each location?

10. Does the proposed permit holder intend to extend its operation to:

- A. Mainland or island National Parks adjoining the Marine Parks (including any beach access)?

Yes ☐

No ☒

Please specify: _____

Information Box (Question 10)

Separate permits are required from QPWS to conduct commercial operations on mainland or island National Parks and in the Green Island RAM area. Application forms will be mailed to you if you ticked 'YES' to parts A or B. If you intend to access the rivers and streams between Mission Beach and the Starcke River, please attach a list of rivers / streams / inlets you wish to operate to, and contact your nearest QPWS office to discuss your application.

- B. Green Island RAM (Recreational Area of Management)?

Yes ☐

No ☐

- C. Rivers and streams between Mission Beach and the Starcke River?

Yes ☐

No ☐

Please specify: _____

TOURISM / STRUCTURES / WORKS

11. Is this an application for a tourist operation permit?

Yes ☐

No ☒ Go to PART D

A. Please tick the type of tourist operation the proposed permit holder wishes to undertake:

- ☐ Vessel operation
- ☐ Aircraft operation (landing)
- ☐ Aircraft operation – scenic flights (non-landing)
- ☐ Cruise ship operation (vessel >70m)
- ☐ Hire operation
- ☐ Dinghy hire
- ☐ Motorised equipment
- ☐ Non-motorised equipment
- ☐ Guided tour operation (e.g. kayak, canoe, craft tours)
- ☐ Motorised, please specify: _____
- ☐ Non-motorised, please specify: _____
- ☐ Bareboat operation (Please indicate if this operation is to be conducted outside of the Whitsundays Planning Area – Yes ☐ No ☐)
- ☐ Other, please specify: _____

B. Please tick the activities that the proposed permit holder wishes to undertake as part of the above operation(s):

- ☐ Standard activities (including swimming, snorkelling, SCUBA diving, fishing, fish feeding, passenger transfers, non-tourist commercial charters (includes transport for researchers, film crews and technicians etc.))
- ☐ Non-motorised watersports (for example, kayaks, windsurfers etc.). Please specify: _____
- ☐ Motorised watersports (for example, water skiing, parasailing, tube riding etc.). Please specify: _____
- ☐ Glass-bottom boat / semi-submersible tours (coral viewing)
- ☐ Other, please specify: _____

12. Please list the details of any vessels or aircraft to be included on this permit, which are intended to be used as the main mode of transportation in the Marine Park/s.

Vessel name/aircraft type	Vehicle Identification Number (VIN/BIN/AIN) (where applicable – see Information Box below)	Registration number	Vessel length (m)	Surveyed passenger capacity	Max number of participants in program (passengers & crew)	Usual home port or aircraft departure point

If insufficient space, please attach further information

13. Does the proposed permit holder wish to obtain a VIN / BIN / AIN for its vessel(s)/aircraft?

Yes ☐

No ☐

Information Box (Question 13)

Vessel, Bareboat and Aircraft Identification Numbers (VIN, BIN or AIN) provide greater flexibility for permit holders, by allowing them to choose the vessel or aircraft that they may use on a particular day. VIN/BIN/AIN's are like car number plates that allow permit holders to operate a range of similar vessels or aircraft, depending on their operating requirements. Please visit the 'Onboard' section on the GBRMPA's website for further information. Note that a fee applies for each VIN/BIN/AIN (plus postage). Check with the GBRMPA for current costs.

TOURISM / STRUCTURES / WORKS

14. Does the proposed permit holder intend to use any equipment, including ancillary vessels, in its operation?

Yes ☐

No ☐ Go to PART D

Information Box (Question 14)

Some examples of equipment include tender vessels, glass-bottom boats and semi-subs, jet skis, catamarans, dinghies, kayaks and surf skis etc.

Equipment/vessel type	Number	Passenger capacity

PART D

Moorings, Structures and Facilities

15. Does the proposed permit holder wish to install and/or operate a mooring, structure and/or other facility in the Marine Parks?

Yes ☒

No ☐ Go to PART E

16. Does the proposed permit holder wish to install and/or operate a mooring at any location in the Marine Park/s? (OR if the proposed permit holder has previously installed moorings please provide recent DGPS co-ordinates in the table below). Quote datum used e.g. GDA94.

Yes ☐

No ☒ Go to Question 17

Location of mooring/s (e.g. reef name)	Mooring Reference Number (if applicable)	DGPS location	Type of mooring/s (fore & aft or single point, block/s, multiple points etc.)	Ancillary or primary

IMPORTANT: If you are applying for continuation of a permit for previously installed moorings, you **MUST** provide a copy of the approved drawing and your most recent approved compliance certificate with this application.

Information Box (Question 16)

The policy 'Moorings in the Great Barrier Reef Marine Park' (Moorings Policy) provides for the consistent and effective use and management of moorings in the Marine Parks. The Moorings Policy is available from GBRMPA's website (www.gbrmpa.gov.au/visit-the-reef/moorings). If you wish to apply for a permit to install and/or operate a mooring facility, please enclose a sketch, copy of relevant zoning map and/or aerial photographs of the proposed site showing the intended location of the mooring (include DGPS coordinates and datum) and the location of other moorings and fixed objects in the vicinity. You will be required to supply a mooring design certified by a marine engineer or naval architect before installation occurs. Under certain circumstances (see Moorings Policy) a schematic drawing may be accepted. GBRMPA provides each approved mooring with a Mooring Reference Number (e.g. GMR032), which must be displayed on the mooring. Some moorings also require authorisation by Maritime Safety Queensland (MSQ) and the Department of Agriculture, Fisheries and Forestry (DAFF). Contact your nearest MSQ office for further information. You may be required to use a mooring when accessing some locations in the Marine Parks. You will be notified of this during the application assessment.

TOURISM / STRUCTURES / WORKS

17. Does the proposed permit holder wish to perform works, install or operate structures or facilities, discharge waste, dredge and/or conduct other types of works in the Marine Park/s?

Yes ☒ No ☐ Go to PART E

Please provide a brief description of the proposal:

THE JETTY AT BLOOMFIELD LODGE IS AN EXISTING STRUCTURE THAT WAS RE-FURBISHED IN 2004.

Information Box (Question 17)

This includes, but is not restricted to, installation of pontoons, jetties, wharfs, net-pads, marinas, conduct of dredging activities, installation of discharge and intake pipes, aquaculture facilities, and re-entries. If the answer to Question 17 is "Yes", please contact the relevant Managing Agency for pre-approval discussions prior to lodging an application. If you wish to install moorings as part of your operation, please ensure that you have completed Question 18. Detailed information including certified engineering drawings and details of prudent and feasible alternatives will be required to complete an assessment and should be provided with this application if possible. Contact GBRMPA for more detailed information if required. If a proposal is regarded as having the potential for significant environmental impact, consideration under the Environment Protection and Biodiversity Conservation Act 1999, potentially including an Environmental Impact Statement or Public Environment Report, may be required.

PART E

18. Is the proposed permit holder in the process of obtaining OR does it have Eco Certification at the Ecotourism or Advanced Ecotourism level?

Yes ☒ No ☐ Go to Question 21

Information Box (Question 18)

If you are certified at the Ecotourism or Advanced Ecotourism level of the Eco Certification Program, you are eligible to apply for a 15-year permit term at no additional cost. You must supply a copy of your current Eco Certification certificate with your application. Please be aware that, to retain a 15-year permit term, you must maintain certification at all times. For more information visit www.gbrmpa.gov.au or contact the GBRMPA directly.

19. Does the proposed permit holder wish to apply for a 15-year permit?

Yes ☒ No ☐ Go to Question 21

Information Box

DURATION OF PERMIT

Please note, for tourist programs, new applicants are normally granted a permit for one year, whilst existing permit holders are normally granted a permit for six years. Certified high standard operators can be granted a permit for up to 15 years.

20. Is the proposed permit holder's Eco Certification certificate attached?

Yes ☒ No ☐ Go to Question 21

21. Please indicate what best describes the proposed permit holder's primary operation by placing a 1 in one of the boxes below. You are able to place a 2 to describe a secondary role, where applicable.

Information Box (Question 21)

By letting us know what you do, the GBRMPA can contact you with information on issues that are relevant to you.

Day or part day trip

- ☐ Diving ☒ Snorkelling and other _____
☒ Fishing

Extended/Overnight charter

- ☐ Diving ☐ Sailing and other _____
☐ Fishing

Other

- | | | |
|--|---|--------------------------------------|
| <input type="checkbox"/> Watersports - Tours | <input type="checkbox"/> Watersports - Hire | <input type="checkbox"/> Aircraft |
| <input type="checkbox"/> Bareboat | <input type="checkbox"/> Super-yacht | <input type="checkbox"/> Cruise ship |
| <input type="checkbox"/> Pontoon | <input checked="" type="checkbox"/> Ferry/Passenger transport | |

TOURISM / STRUCTURES / WORKS

PART F

Authority to act

Authority to act on Company's behalf

I BEN MORLEY

Director of BLOOMFIELD LODGE

(ACN 010 797 690) authorise

MS LIZ TAYLOR (Full Name)

TOUR PLANNER (Position)

to act on behalf of BLOOMFIELD LODGE regarding:

☐ all Marine Park's permit matters (including, but not limited to applications, permits, bookings and EMC) or:

☒ the following limited Marine Park's permit matters (please provide details):

MARINE PARKS PERMIT APPLICATION

PERTAINING TO THE JETTY STRUCTURE

Name of Director: BEN MORLEY (Block Letters)

Signature [Signature] Date 02.10.13

PART G

Proposed Permit Holder's Declaration: Please read the following carefully.

Privacy Notice – GBRMPA

Personal information you provide to the GBRMPA in your permit application is protected by the *Privacy Act 1988* (the Privacy Act). The information provided by you will be used by the GBRMPA to assess your application and to assist it to make decisions whether to grant you a relevant permission. The GBRMPA may also use the personal information you provide to notify you of any subsequent matters affecting any permission granted to you, including any changes to your permission, information about management arrangements for the Great Barrier Reef Marine Park, and information about relevant policies implemented by the GBRMPA. The authority to collect this information is in the *Great Barrier Reef Marine Park Act 1975* and the *Great Barrier Reef Marine Park Regulations 1983* (the Regulations).

Who do we give it to:

This joint application form may be used by both the GBRMPA and the Department of National Parks, Recreation, Sport and Racing (NPSR) to assess your application for a Marine Parks permit. If your application comprises an application for permission to conduct activities in a Marine Park of the State of Queensland, then identifying information collected on this form will be given to NPSR. If the GBRMPA considers that the granting of the permission may restrict the reasonable use by the public of part of the Marine Park, then it may also require you to publish an advertisement containing any information about your application that the GBRMPA reasonably requires.

Under the Regulations, if you are granted a permit, a copy of the permit document, which may include some identifying information such as your name and address, will be published on the Internet. The GBRMPA will not otherwise disclose your personal information to any third party without your consent, unless it is required to do so by law.

More information

For more information on privacy and the Privacy Act, see the Privacy Commissioner's website at www.privacy.gov.au.

TOURISM / STRUCTURES / WORKS

Privacy Statement – QPWS

The Department of National Parks, Recreation, Sport and Racing (NPRS) is collecting the information on this form to assess your application for a Marine Parks permit and to process your enquiry, provide notices, reminders and other related administrative matters. This information is authorised by the *Marine Parks Act 2004*, *Nature Conservation Act 1992*, *Forestry Act 1959* and *Recreation Areas Management Act 2006*. Information may be disclosed by NPRS to the Great Barrier Reef Marine Park Authority and Queensland government agencies involved in the administration of this legislation including the Department of Agriculture, Fisheries and Forestry and the Department of Environment and Heritage Protection. Information received by NPRS may also be disclosed in accordance with the *Right to Information Act 2009* and the *Evidence Act 1977*. Your personal information will only be accessed by authorised employees and will not be disclosed to any other parties unless authorised or required by law. For queries in relation to your personal information, please contact the Privacy Contact Officer, Department of Environment and Heritage Protection, PO Box 2454 Brisbane QLD 4001 or email: privacy@ehp.qld.gov.au.

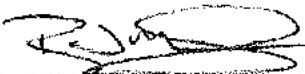
Declaration under the Oaths Act 1867 - Queensland

Note: If you have not told the truth in this application, you may be liable for prosecution under the relevant Acts or Regulations.

I do solemnly and sincerely declare that:

1. The information provided in this permit application is true and correct to the best of my knowledge.
2. Where the applicant is a company, I am duly authorised by the company to sign this permit application on its behalf.

and I make this solemn declaration conscientiously believing the same to be true and by virtue of the provisions of the Oaths Act 1867 (Qld).

<u>BEN MURRAY</u> Name (Block Letters)	 Signature	<u>02.10.13</u> Date
 Name (Block Letters)	 Signature	 Date
 Name (Block Letters)	 Signature	 Date

NOTE: Where this application is submitted by or on behalf of more than one person, the above declaration must be signed by all joint permit applicants. Where this application is submitted for and on behalf of a company, it must be signed in the name of the company by a person who is duly authorised by the company. The name and position of that person must be provided. If you are not a Director of the company that is making this application, you must provide an authority from the company to act on its behalf in matters regarding Marine Park/s permits.

BLOOMFIELD JETTY ASSESSMENT AGAINST THE DOUGLAS SHIRE PLANNING SCHEME

1.0 INTRODUCTION

The existing Bloomfield Wilderness Lodge Jetty adjoins Lot 102 SP250034 which is part of the Bloomfield Wilderness Lodge site and is included in the World Heritage Areas and Environs Locality and the Conservation Planning Area under the Douglas Shire Planning Scheme.

An Application for Prescribed Tidal Works, being Operational Works, is Code assessable against the IDAS Code for Development Applications for Prescribed Tidal Works. There is no requirement for a Material Change of Use Application in association with the Application for Prescribed Tidal Works.

Outlined below is an overview assessment of the relevant provisions of the Planning Scheme as they relate to the existing Jetty structure.

The process to formalize the Jetty requires:

- A Development Permit for Prescribed Tidal Works under the Sustainable Planning Act 2009 (SPA);
- An Development Permit for Operational Work Assessable Against a Planning Scheme – Engineering Works Not Associated with a Material Change of Use ; and
- An Approval issued by the Great Barrier Reef Marine Park Authority, under the Marine Parks Act 1975 (Commonwealth) and Marine Parks Act 2004 (Qld) Marine Parks Act.

All Applications are being submitted concurrently to provide full transparency to the Council, the State Government and the Great Barrier Reef Marine Park Authority.

2.0 CHRONOLOGY

The tenure and land use history of the Bloomfield Wilderness Lodge site is as follows:

- The original Jetty was constructed without Harbours Act approval in the late 1970's/early 1980's to provide access to a House built on the site, as no other access to the site was/is available due to its remote location;
- A Resort Licence was granted to Bloomfield Wilderness Lodge twenty five (25) years ago, in September 1988;
- Trailfinders Pty Ltd purchased the Lodge in 1990. The site comprised Miners Homestead Perpetual Lease No 102 and the resort also made use of National Park at the rear of the Lease area for water storage purposes and foreshore Esplanade for access purposes, via an existing Jetty structure.
- The Miners Homestead Perpetual Lease was converted to freehold in 2000 and the land is now described as Lot 3 SP227846.

- In 2004 the original Jetty was re-built as it had become unsafe- no approvals were sought or granted for the Jetty at that time.
- In December 2011 freehold title was issued over the Esplanade foreshore area, being (then) unallocated State Land, described then as Lot 102 SP223166. This freehold land is now described as Lot 102 SP250034.
- The Department of Natural Resources and Mines (DNRM) has agreed to issue a Permit to Occupy the land locked area to the rear of the Lodge upon which the water tanks are located, described as Lot 2 AP20272, with an area of approximately 5000m².
- The Bloomfield Wilderness Lodge will comprise:
 - Freehold land – Lot 3 SP227846 with an area of 1.9 hectares;
 - Freehold land- Lot 102 SP250034 with an area of 1 hectare;
 - Permit to Occupy – Lot 2 AP20272 with an area of 5000m²; and
 - Jetty area – 219m².

TOTAL SITE AREA = 3.62 hectares

- No approvals have been granted for the Jetty structure, which covers an area of approximately 219m². However negotiations did commence for a Term Lease to be issued under the Land Act. An offer from DNRM to Lease remains current until December 2013, refer Appendices 6 and 7;
- However, the free-holding of the adjoining Esplanade foreshore in 2011 now enables the Jetty to be legalized/formalized under the Coastal Protection and Management Act 1995 without the need for a Term Lease under the Land Act, refer to the Minister's Letter dated 14 September 2012 and attached at Appendix 5.

3.0 TOWN PLANNING ASSESSMENT

An assessment against the Code is attached separately. Outlined below is a brief overview assessment against the relevant designations of the Planning Scheme.

3.1 World Heritage Areas and Environs Locality Code

The purpose of this Code is to facilitate the achievement of the following outcomes of the World Heritage Areas and Environs Locality:

- *Protect the values of the WTWHA and the GBRWHA;*
- *Ensure that development is undertaken in the sensitive and sympathetic manner and that future activities associated with any development protect the environmental values of the World Heritage Areas (WHA's);*
- *Ensure that any development occurring immediately adjacent to the WTWHA provides for an effective buffer to the area to ensure the protection of high ecological values of the area and any environmental values of adjacent land;*

- *Facilitate any future land use aspirations of the local indigenous communities which are compatible with achieving the other planning outcomes for the locality; and*
- *Ensure that roads within the WTWHA are retained as scenic drives.*

The Jetty structure has existed since the late 1970's. The Jetty is used for recreational purposes, for fishing and evening drinks for guests and for staff arriving safely at the resort for work. The Jetty is not used for freight delivery or delivery of guests to the resort. Freight and guests are delivered to the resort by a ferryman boat/punt that has wheels attached and is pulled onto the beach by a tractor to enable freight and guest to be transferred out of the water. The only improvements on the Jetty are the shade sail and the 17 down lights that provide soft (mood) lighting in the evening for guests of the resort enjoying a drink on the Jetty.

The only vessel moored at the Jetty is a 4.2 metre dinghy owned by the Lodge and used by staff. The jetty is primarily used by guests during the day and early evening, for fishing and relaxing.

It is considered that the Lodge and the Jetty are totally compliant with the values that are sought to be protected in the WTWHA by virtue of the scale of the development and the character of the development, which is in keeping with the outcomes sought in the Locality Code.



Not all elements of the Code are relevant to the assessment of the Application and on that basis a summary overview of compliance with the relevant provisions is outlined below.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENT
Buildings and structures complement the height of surrounding development and are subservient to the surrounding environment and in keeping with the unique character of the Locality.	In the Conservation Planning Area in this Locality the maximum height of buildings/structures is 6.5 m and two Storeys. In addition, the roof or any ancillary roof features do not exceed a maximum height of 3.5 m.	The Jetty structure is in keeping with the unique character of the locality and subservient to the surrounding environment. Complies with the Performance Criteria, refer photographs above and below.
Development sites are provided, in an ecologically sustainable manner, with efficient and safe vehicle access and manoeuvring areas on site.	Not Relevant	The Jetty structure is for recreational purposes only and is considered to be provided in an ecologically sustainable manner, providing a unique recreational activity for guests of the Lodge. Complies with the Performance Criteria.
Any development within the WTWHA is undertaken in accordance with the requirements of the Wet Tropics Management Plan 1998 (WTMP).	No Acceptable Solution	Complies with the Performance Criteria, refer photographs above and below.
Building form, materials and colours are compatible with the natural surroundings.	The exterior finishes and colours of buildings are non-reflective and complement the colours of the surrounding vegetation and view shed.	Complies, refer photographs above and below.
Development is subservient to and in harmony with, the environment and low key in character and scale.	Not Relevant	Complies with the Performance Criteria, refer photographs above and below.
Development proposed on a site which interfaces with the GBRWHA minimises impacts.	No Acceptable Solution	Complies with the Performance Criteria, refer photographs above and below.

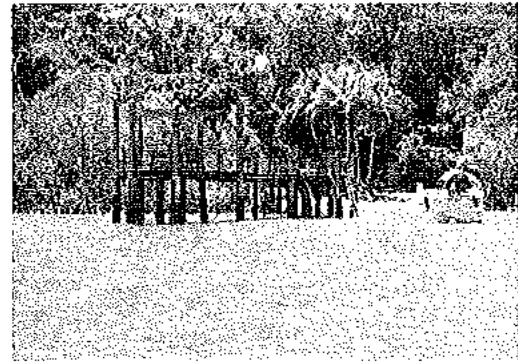
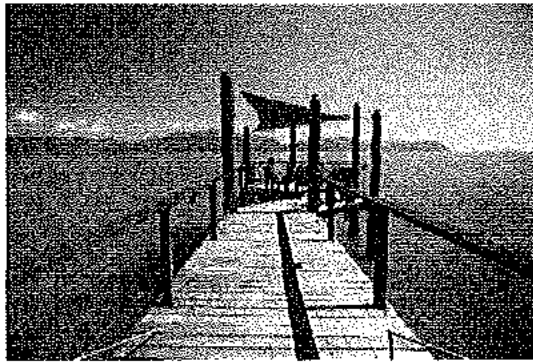
Development does not adversely impact on areas of sensitive natural vegetation, foreshore areas, watercourses and areas of tidal inundation which contribute to the scenic amenity and natural values of the Locality.	No Acceptable Solution	Complies with the Performance Criteria, refer photographs above and below.
--	------------------------	--

3.2 Conservation Planning Area Code

The purpose of this Code is to facilitate the achievement of the following outcomes for the Conservation Planning Area:

- *Protect biological diversity, ecological integrity and scenic amenity;*
- *Ensure that any recreational or other uses of areas within the Planning Area that are in the control of the Crown or the Council, such as Reserves, National Parks and the Wet Tropics World Heritage Area or areas adjacent to these areas, are consistent with the management plans of the controlling authority so that the conservation and scenic values of these areas are not adversely affected;*
- *ensure that any use of land in private ownership in the Planning Area does not affect the environmental, habitat, conservation or scenic values of the land or surrounding area; and*
- *ensure that any low intensity facilities based on an appreciation of the natural environment or nature based recreation only establish when there is a demonstrated need and provided they will have minimal impact on the environmental and scenic amenity values of the site or the surrounding area.*

Bloomfield Wilderness Lodge, including the Jetty structure, is an Eco Certified Advanced Eco Tourism facility, refer Appendix 3, and protects the surrounding ecological integrity and scenic amenity and is totally in keeping with the values and the outcomes sought for the Conservation Planning Area.



Not all elements of the Code are relevant to the assessment of the Application and on that basis a summary overview of compliance with the relevant provisions is outlined below.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENT
Development does not adversely impact on the natural environment, natural vegetation or watercourses.	No acceptable solution	Complies with the Performance Criteria, refer photographs at above.
Development is complementary to the surrounding environment.	<p>Development harmonises with the surrounding environment, for example, through suspended, lightweight construction on sloping sites, which requires minimal excavation and fill.</p> <p>Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.</p>	Complies with the Performance Criteria and part of the Acceptable Solution, refer photographs above.

The existing Jetty structure is considered to comply with the relevant provisions of the Conservation Planning Area Code and the function of the Jetty, primarily as a recreational asset and also for staff access to Bloomfield Wilderness Lodge, contributes to the tourism experience in this remote location.

3.3 Filling and Excavation Code

The Filling and Excavation Code is called up as being relevant to the Application for Operational Works. However, given the location of the works and the fact that the works already exist the Code is not considered to be overly applicable.

The purpose of the Code states:

The purpose of this Code is to ensure that filling and excavation do not:

- *affect visual/scenic amenity values of the Shire;*
- *cause flooding and drainage problems;*
- *impact upon the environment of an area;*
- *cause land instability; or*
- *adversely impact upon utility services.*

The existing Jetty structure does not detrimentally affect the visual/scenic amenity values of the Shire or the environment of the area, or cause flooding, drainage or instability problems. On that basis, the jetty structure is compliant with the relevant provisions of the Filling and Excavation Code.

3.4 Natural Areas and Scenic Amenity Code

The Natural Areas and Scenic Amenity Code is called up as being relevant to the Application for Operational Works. However, given the location of the works and the fact that the works already exist the Code is not considered to be overly applicable.

The purpose of the Code states:

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;*
- *retain areas in their natural state and protect them from inappropriate, visually obtrusive development;*
- *protect areas as valuable natural, environmental and scenic areas which are an asset to the Shire;*
- *maintain areas for their combination of landscape elements which create the dominant landscape character of the Shire;*
- *protect fauna habitat and linkages;*
- *maintain and improve the ecosystem functions of aquatic systems;*
- *maintain essential ecological processes;*
- *protect private adversity; and*
- *protect the unique environmental values of the site Shire which are of international significance.*

The existing jetty structure is considered to be compliant with all relevant purpose statements outlined above, as the structure is low key and in character with the remote location and dramatic scenic qualities of the area, refer to all photographs above.

3.5 Other Issues

The re-building of the Jetty structure undertaken in 2004 has been certified by Rodgers Consulting Engineers, refer to the engineering documentation and plans attached at Appendix 4.

Included in the documentation is a Form 16 – Inspection Certificate for Aspect of Building Work and a Form 15 – Compliance Certificate for Building Design or Specification.

The Jetty is structurally sound and designed in accordance with the submitted plans, dated June 2004.

4.0 CONCLUSION

The existing Jetty, provides a recreational activity for guests at Bloomfield Wilderness Lodge and for staff accessing the resort by boat (tinnie). The Jetty, in terms of appropriate development, is compliant with the relevant provisions of the Douglas Shire Planning Scheme and has been designed, engineered and constructed in accordance with Certified Plans.

The Jetty is also compliant with the relevant provisions of the IDAS Code for Development Applications for Prescribed Tidal Works and the State Development Assessment Provisions Module 10- Coastal Management District.

Approval of the Applications for Prescribed Tidal Works and Operational Work Assessable against the Planning Scheme can be supported.

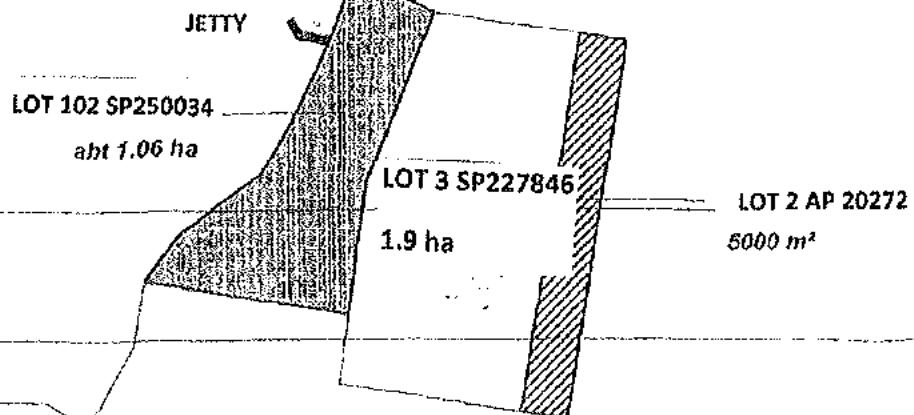
Elizabeth Taylor
TOWN PLANNER

24 October, 2013

APPENDIX 1

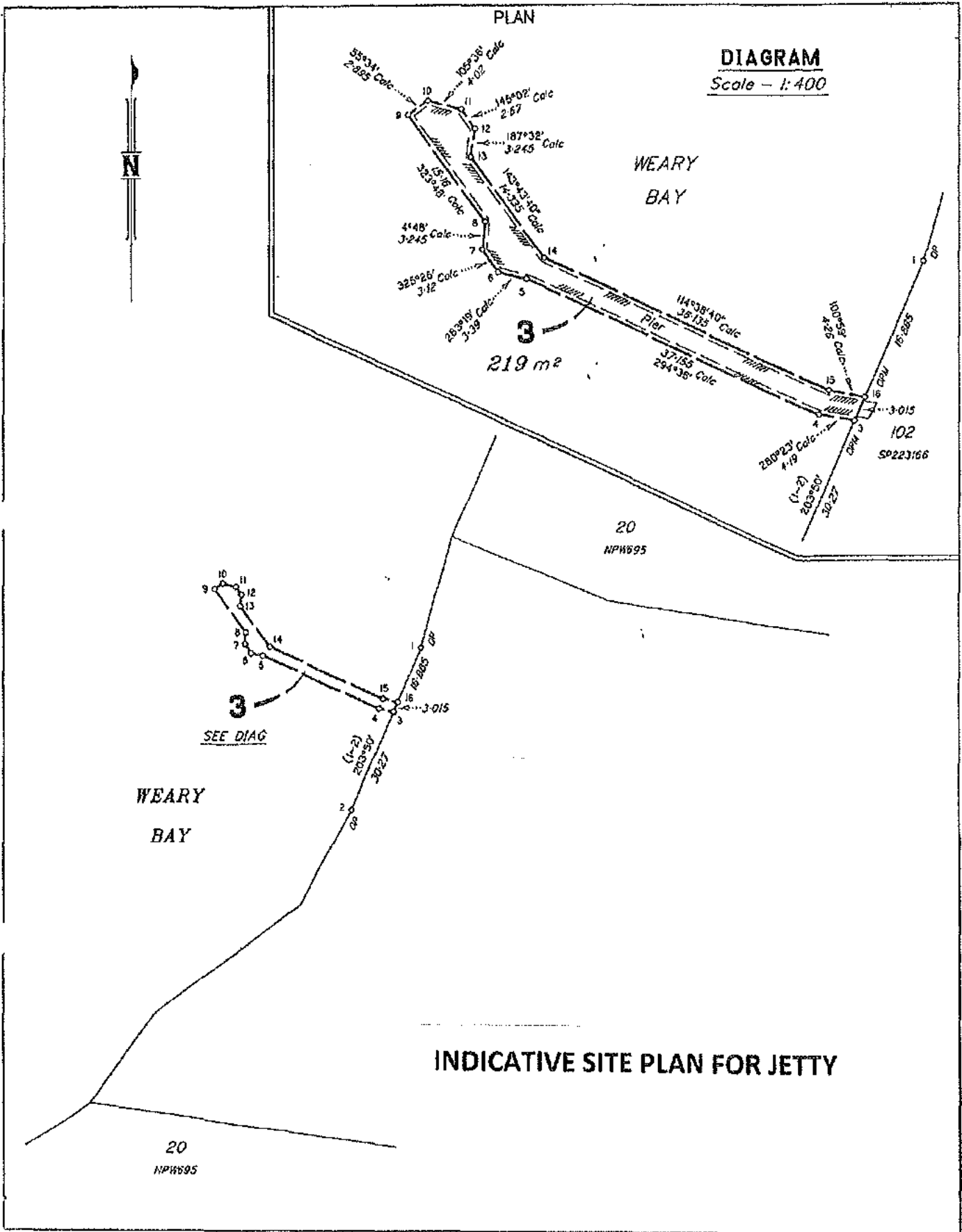
SITE PLAN
BLOOMFIELD WILDERNESS LODGE SITE

WEARY BAY

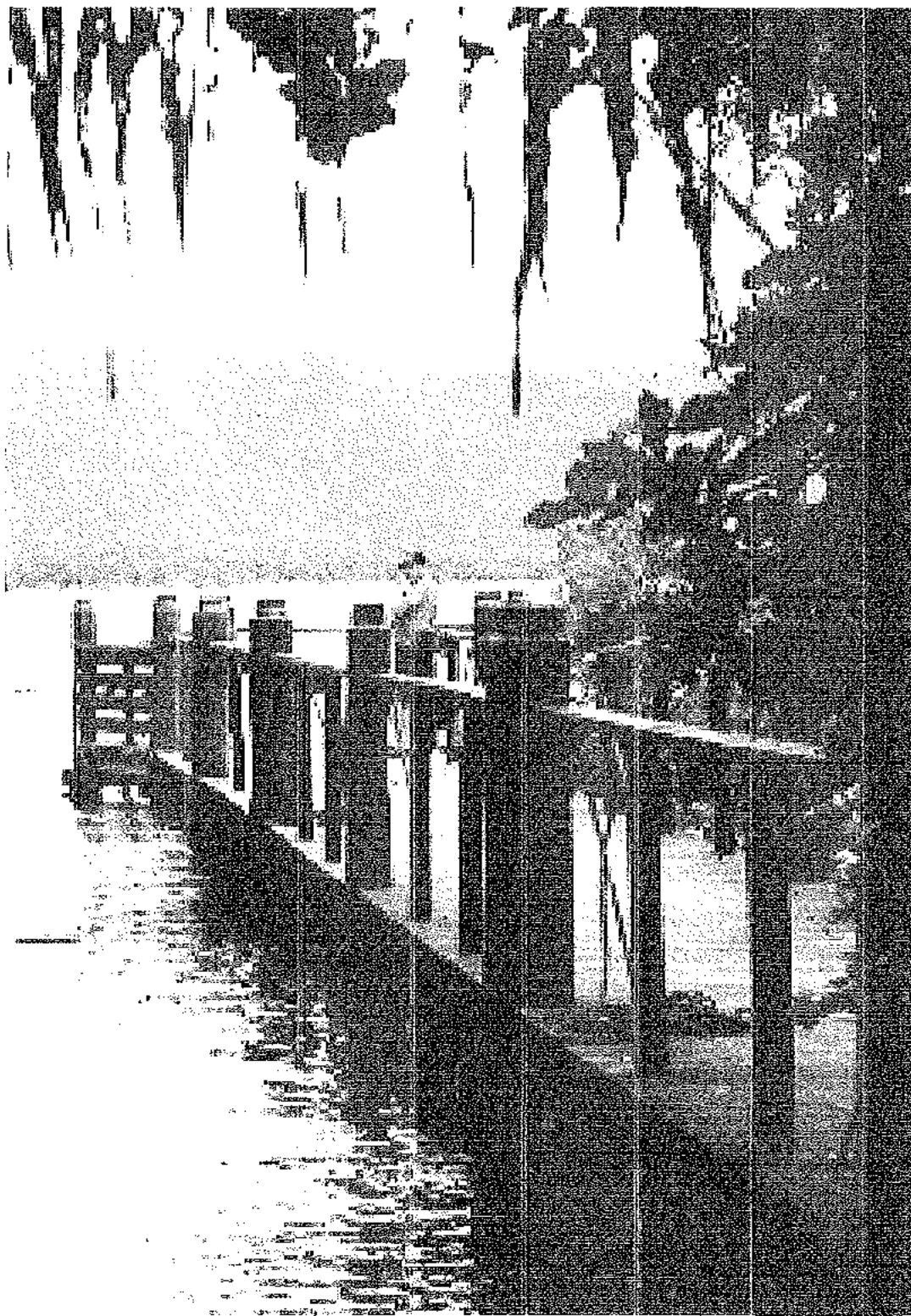


20
NPW695

Carntree National Park
Created 28/2/2007



APPENDIX 2







APPENDIX 3



Certificate of Achievement

Awarded to

Bloomfield Lodge

This certificate certifies that the above product has achieved **ECO Certification IV** at the **Advanced Ecotourism** level.

Date Certified: **20/07/2012**

Valid until: **31/07/2013**

A handwritten signature in black ink, appearing to read "Kym Cheatham".

Kym Cheatham
CEO



APPENDIX 4

Form 15—Compliance Certificate for building Design or Specification

NOTE	<p>This is to be used for the purposes of section 10 of the <i>Building Act 1975</i> and/or section 46 of the <i>Building Regulation 2006</i>.</p> <p>RESTRICTION: A building certifier (class B) can only give a compliance certificate about whether building work complies with the BCA or a provision of the QDC. A building certifier (Class B) can not give a certificate regarding QDC boundary clearance and site cover provisions.</p>
<p>1. Property description This section need only be completed if details of street address and property description are applicable. EG. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.</p> <p>The description must identify all land the subject of the application. The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.</p>	<p>Street address (include no., street, suburb / locality & postcode)</p> <p>Peppers Bloomfield Lodge , Weary Bay</p> <p>Postcode 4895</p> <p>Lot & plan details (attach list if necessary)</p> <p>In which local government area is the land situated?</p> <p>Calms Regional Council</p>
<p>2. Description of component/s certified Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.</p>	<p>All Structural Elements</p> <p>Jetty Footings</p> <p>Jetty Structure</p>
<p>3. Basis of certification Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.</p>	<p>AS 1170 parts 0,1 & 2</p> <p>AS 4100 AS 1720</p>
<p>4. Reference documentation Clearly identify any relevant documentation, e.g. numbered structural engineering plans.</p>	<p>Dwg No's: 0407WD1 by R John Mc Keown</p> <p>Engineering Notes: 04179 by Rodgers Consulting Engineers Pty Ltd</p>

LOCAL GOVERNMENT USE ONLY

Date received	Reference Number/s	
---------------	--------------------	--

The *Building Act 1975* is administered by the
Department of Housing and Public Works



**Queensland
Government**

5. Building certifier reference number

Building certifier reference number

6. Competent person details

A competent person for building work, means a person who is assessed by the building certifier for the work as competent to practise in an aspect of the building and specification design, of the building work because of the individual's skill, experience and qualifications in the aspect. The competent person must also be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered to be able to give the help, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Heath P Rodgers

Company name (if applicable)

Rodgers Consulting Engineers Pty Ltd

Contact person

Heath P Rodgers

Phone no. business hours

07 4051 9466

Mobile no.

0418 692 087

Fax no.

07 4051 9477

Email address

admin@rodgersconsulting.com.au

Postal address

PO Box 1769

Cairns Qld

Postcode 4870

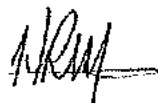
Licence or registration number (if applicable)

RPEQ 7859

7. Signature of competent person

This certificate must be signed by the individual assessed by the building certifier as competent.

Signature



Date

27-09-2013

4. Description of component/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Jetty Footings

Jetty Structure

5. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications, were relied upon.

AS 4100

AS 1720

6. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

Drawings No's : 0407WD1 by R John Mc Keown

Engineering notes : 04179 by Rodgers Consulting Engineers Pty Ltd

7. Building certifier reference number and development approval number

Building certifier reference number

Development approval number

8. Building Certifier, competent person or QBSA licensee details

A competent person must be assessed as competent before carrying out the inspection.

The builder for the work cannot give a stage certificate of inspection.

A competent person is assessed by the building certifier for the work as competent to practice in an aspect of the building and specification design, because of the individual's skill, experience and qualifications. The competent person must be registered or licensed under a law applying in the State to practice the aspect.

If no relevant law requires the individual to be licensed or registered, the certifier must assess the individual as having appropriate experience, qualifications or skills to be able to give the help.

If the chief executive issues any guidelines for assessing a competent person, the building certifier must use the guidelines when assessing the person.

Name (in full)

Heath P Rodgers

Company name if applicable

Rodgers Consulting Engineers Pty Ltd

Contact person

Heath P Rodgers

Phone no. business hours

07 4051 9466

Mobile no.

0418 692 087

Fax no.

07 4151 9477

Email address

admin@rodgersconsulting.com.au

Postal address

PO Box 1769

Calms Qld

Postcode 4870

Licence class

Civil

Licence number

RPEQ 7859

Date approval to inspect received from building certifier

9. Signature of building certifier, competent person or QBSA licensee

Note: A building certifier must sign this form for temporary swimming pool fencing under section 4 of Schedule 1 of QDC MP 3.4.

Signature

Date

HRM

27-09-2013



Form 16—Inspection Certificate / Aspect Certificate / QBSA Licensee Aspect Certificate

NOTE

This form is to be used for the purposes of section 10(c) and 239 of the *Building Act 1975* and/or sections 32, 35B, 43, 44 and 47 of the *Building Regulation 2006*.

1. Indicate the type of certificate

The stages of assessable building work are listed in section 24 of the *Building Regulation 2006* or as conditioned by the building certifier.

An aspect of building work is part of a stage (e.g. waterproofing).



Inspection Certificate for



Stage of building work (for single detached class 1a or class 10 building or structure)
(indicate the stage) _____



Aspect of building work

(indicate the aspect) Structural Component



QBSA Licensee Aspect Certificate

Scope of the work

Scope of the work covered by the licence class under the *Queensland Building Services Authority Regulation 2003* for the aspect being certified, e.g. scope of work for a waterproofing licence is "installing waterproofing materials or systems for preventing moisture penetration". An aspect being certified may include "wet area sealing to showers".

2. Property description

The description must identify all land the subject of the application.

The lot & plan details (eg. SP / RP) are shown on title documents or a rates notice. If the plan is not registered by title, provide previous lot and plan details.

Street address (include no., street, suburb / locality & postcode)

Peppers Bloomfield Lodge, Weary Bay

Postcode 4895

Lot & plan details (Attach list if necessary)

--

In which local government area is the land situated?

Cairns Regional Council

3. Building/structure description

Building/structure description

Class of building / structure

LOCAL GOVERNMENT USE ONLY

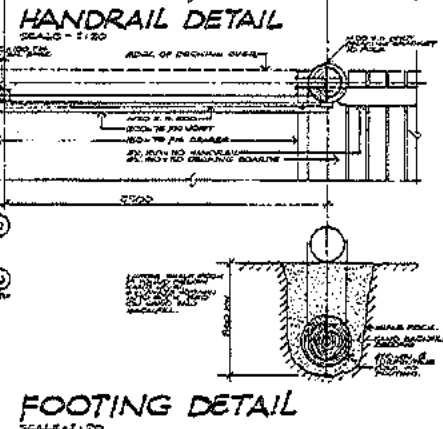
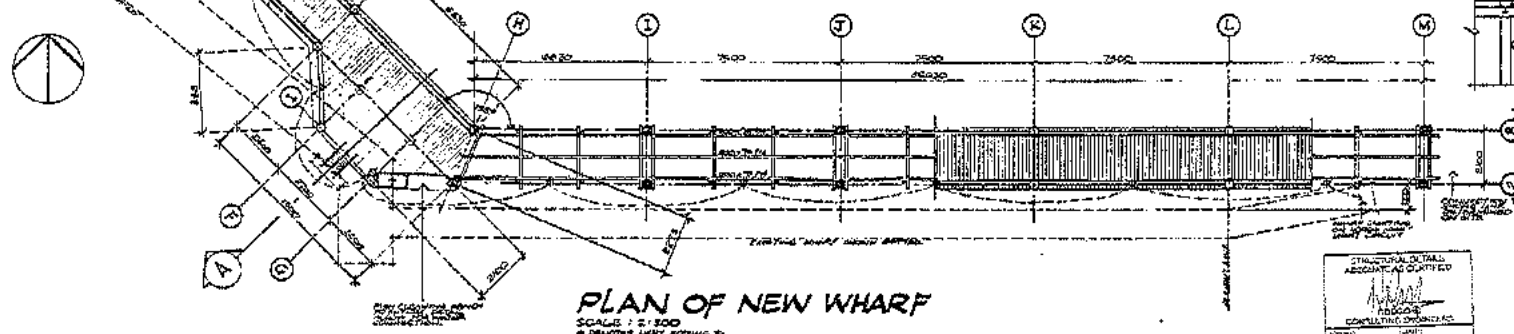
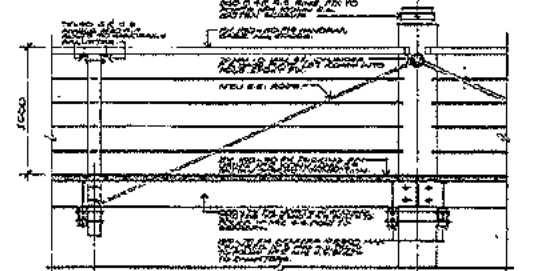
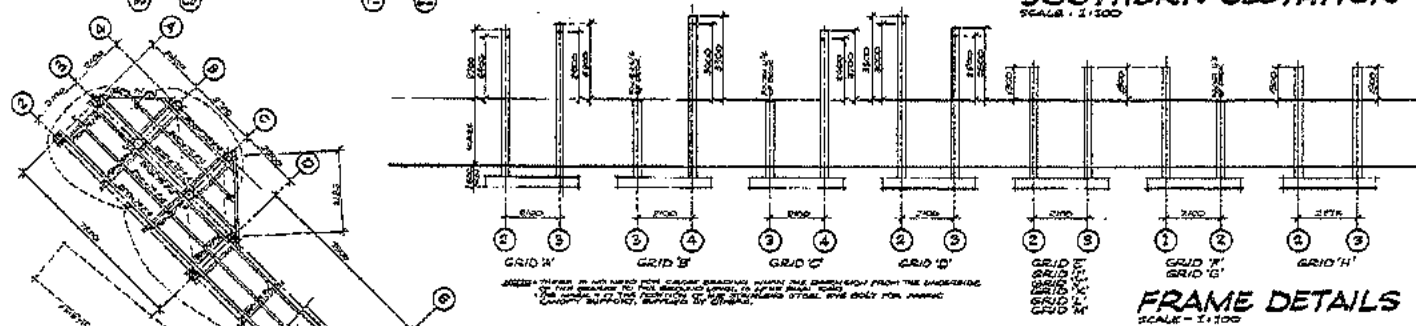
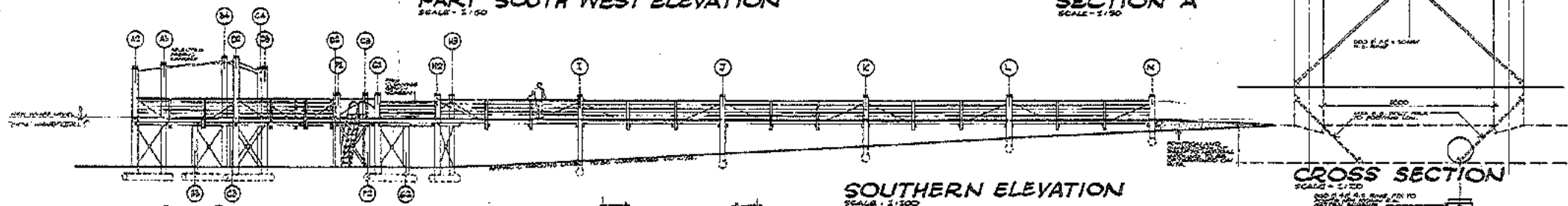
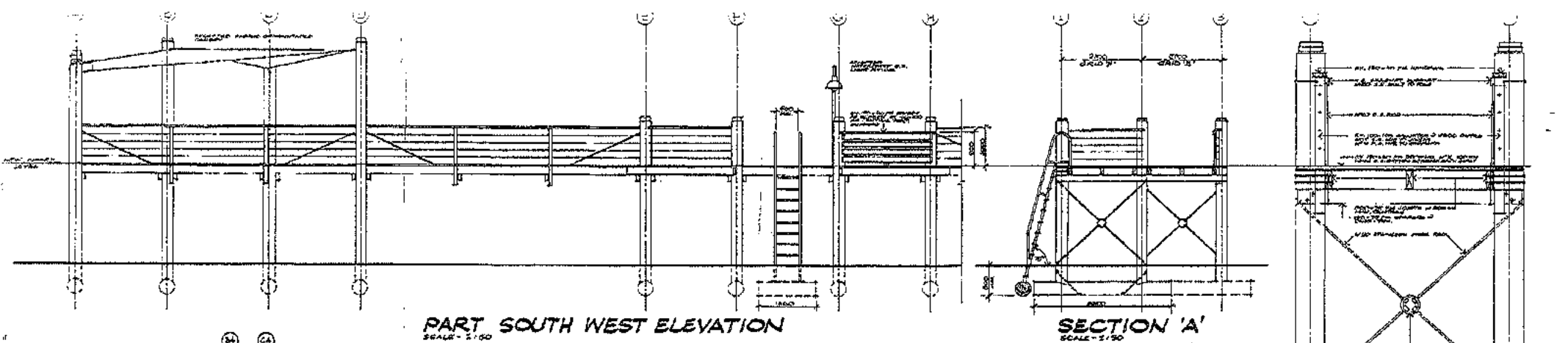
DATE RECEIVED

REFERENCE NUMBER/S

The *Building Act 1975* is administered by the
Department of Housing and Public Works



Queensland
Government



PROPOSED NEW WHARF FOR PEPPERS BLOOMFIELD LODGE - WEARY BAY

DATE: 1900. DRAWN: 1900. SCALE: 1/500. SHEET: 1/1. DRAWING NO. 1/1. DRAWING NO. 1/1.

04179

26-09-2013

GENERAL NOTES

1. The Engineering notes under the job number above are part of the drawings, and are to be attached to each set of drawings to be worked from.
2. Engineering drawings shall be read in conjunction with all Architectural and other Consultants' drawings and specifications, and with such other written instructions as may be issued during the course of the construction. Any discrepancies shall be referred to the Engineer before proceeding with the work.
3. All materials and workmanship shall be in accordance with the relevant and current SAA codes, and by-laws and ordinances of the relevant building authorities, except where varied by the project specification.
4. All relevant dimensions shown shall be verified by the builder on site. Engineers' drawings shall not be scaled for dimensions.
5. During construction the structure with it's all structural elements shall not be overstressed, and shall be maintained in a stable condition. Temporary shoring, propping and bracing shall be provided by the builder to keep all excavations and the structure stable at all times.
6. Unless noted otherwise all levels are in metres and all dimensions are in millimetres.
7. The structural components detailed on the drawings have been designed in accordance with the relevant codes and Local Government ordinances for the loadings indicated.
8. UNO stands for 'unless noted otherwise'.

SERVICE LOADS

1. Live Loads to AS 1170, Part 1
Live load 5 kPa
2. Wind Loads to AS 1170, Part 2
60m/s ultimate limit state.

APPENDIX 5



Hon Andrew Cripps MP
Minister for Natural Resources and Mines

Ref CTS 08387/12

14 SEP 2012

Mr Mike Gooley
Chairman
Trailfinders
9 Abingdon Road
LONDON W8 6AH
UNITED KINGDOM

Level 17 QMEC Building
61 Mary Street Brisbane Qld 4000
PO Box 15216 City East
Queensland 4002 Australia
Telephone +61 7 3225 1861
Facsimile +61 7 3224 2491
Email nrm@ministerial.qld.gov.au

Dear Mr Gooley

Thank you for your letter received on 18 June 2012 about your experiences in resolving tenure issues associated with Bloomfield Wilderness Lodge in Far North Queensland.

I appreciate the effort you have made in documenting your experiences of the bureaucracy over the past couple of decades. Your letter has helped me to identify areas of legislation that need to be looked at closely. The new Queensland Government has commenced a review of land tenure allocation and management principles and practices with a view to reducing red tape to help grow a four pillar economy for Queensland based on tourism, agriculture, resources and construction.

While I cannot endorse or defend the actions of previous Governments and the agencies for which they were responsible, I can commit to enhancing the services that are provided to the business community through the Department of Natural Resources and Mines.

The Department of Natural Resources and Mines is the State agency responsible for the *Land Act 1994*. The Act and its associated regulations and policies provide the legislative framework for decision-making on the allocation and management of State land. The principles of the Act reflect the need to ensure sustainable resource use and development of land, and balance commercial, environmental, cultural and community requirements.

I note that Trailfinders' persistence has resulted in the decision of December 2011 allowing Trailfinders to buy areas of public esplanade. From your experiences, you will be aware that legislation and its associated policies change over time to reflect contemporary society's expectations about the use of sensitive environmental areas, community requirements, Native Title, and allocation of public assets. While this may not fully justify the administrative delays Trailfinders has experienced, it may assist in understanding the environment in which administrative decision-making processes were completed.

As requested, I asked senior officers of the department with experience in dealing with complex land matters to review the tenure issues prior to preparing this reply to you.

They have advised me that as Trailfinders now owns the land adjoining the jetty, the infrastructure may be authorised under the *Coastal Protection and Management Act 1995* without Trailfinders needing a term lease under the *Land Act 1994*. I am advised that Trailfinders has been given contact details for officers in the Department of Environment and Heritage Protection who can assist with this authorisation option. Approvals under the *Coastal Protection and Management Act 1995* are required regardless of whether or not Trailfinders continues with its lease application.

In relation to Trailfinders obtaining tenure over the jetty, in March 2012, the former Department of Environment and Resource Management approved Trailfinders' application for a lease over the jetty area and made an offer to Trailfinders, subject to a number of the mandatory conditions.

One issue is that the jetty is an unauthorised improvement in terms of the *Land Act 1994*, and the construction was not approved under the *Coastal Protection and Management Act 1995* or the *Marine Parks Act 2004*. To resolve these issues and to enable a lease and other authorities to be issued in relation to the jetty, the Department of Natural Resources and Mines requires a structural engineer's report to confirm that the jetty is structurally sound. This report should also inform the department how much it would cost to remove the jetty should the lease be surrendered, cancelled or forfeited or the jetty is reported to be in disrepair.

The people of Queensland have experienced significant social and economic costs as a result of extreme weather events over the last decade, and the Queensland and Australian Governments have contributed over a billion dollars in the last few years alone to reinstate public assets and to facilitate business and community recovery. The State, through its tenure arrangements, has the opportunity to ensure all managers of State land use the land appropriately and to take action through compliance with mandatory lease and permit conditions to limit any future costs to the people of Australia that may result from future unforeseen weather or other events.

The conditions and performance guarantee bonds included in the department's offers for leases and permits, are imposed regardless of who the applicant is. The bonds are there to ensure that the State is appropriately indemnified, and has minimised the risks associated with any improvements determined to be in disrepair. If Bloomfield Lodge is sold in the future, the new incoming lessee will have to accept the terms and conditions of the lease which are part of the current offer.

A plan of survey is a mandatory requirement for the issue of any lease. I am advised that a plan of survey for the jetty was prepared in 2008 and has been deposited with the department. The deposited plan is described as DP227846. The department will require the original plan of survey to be lodged as part of the offer to lease requirements. The department is not required to provide public or private access to freehold or State held land, and I am advised that this is the basis on which Trailfinders was successful in freeholding Miners Homestead Perpetual Lease 102 in 2000.

In regard to your thoughts that the jetty is a public amenity, I suggest that you liaise with the local government for the area, Cairns Regional Council, to confirm the public need for the jetty. If there is demonstrable need, Trailfinders may wish to explore with the council and the Department of Transport and Main Roads, opportunities to formalise arrangements that facilitate the public use of the facility along with the current private use.

The rent for the lease over the jetty is calculated by multiplying the valuation of the land for rental purposes by the percentage rate for the category of the lease, as prescribed in the current Land Regulation. The proposed annual rental is \$1,256.00, which is calculated at 6 per cent rent (Category 13 - Commercial/Business) applied to the \$21 000 valuation of the jetty site determined by the State Valuation Service. The first year's rent is to be paid as part of the offer requirements. The jetty is considered a marine facility and category 13 has been determined as the most appropriate rental category for the purpose of the lease. Rental for all State leases in Queensland is determined using similar methodology.

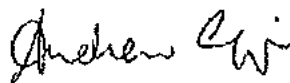
The department made an offer to freehold the back area in 2009 and I understand that the department continues to hold open the offer, which is subject to Native Title being addressed. The department has offered Trailfinders a Permit to Occupy to assist in authorising the continued use of the back area for water tank purposes. Trailfinders is not obliged to accept the Permit to Occupy over what is currently unallocated State land, as the current offer to freehold the back area is still open.

The rental of the back area has been calculated using the same methodology to determine rental over the jetty area. However, I have instructed officers of the department to review the rental category in terms of section 184 of the *Land Act 1994* and to advise you directly of the outcome. As you have suggested, an alternative is for Trailfinders to relocate the tanks and associated infrastructure within the freehold boundary. This option may assist in reducing immediate and annual costs that would be associated with the Permit to Occupy.

Trailfinders' contribution in attracting visitors to Australia and its investment in regional Queensland is welcomed, and I trust Trailfinders will continue its long association with Far North Queensland and its multiple world heritage-listed features for many more years to come.

If you have any questions about my advice to you, Mr Kev Allan, Regional Manager, Land Services of the department will be pleased to assist you and can be contacted on telephone 61 7 4222 5588.

Yours sincerely



Andrew Cripps MP
Minister for Natural Resources and Mines

APPENDIX 6

Our Ref: Jenny Humphris:73200
Your Ref: 2007/010585

16 August 2013

Attention: Karen Lodge
State Land Asset Management
Department of Natural Resources and Mines
PO Box 5318
TOWNSVILLE QLD 4810

Email: karen.lodge@dnrm.qld.gov.au

Dear Karen

Letter of Offer for Term Lease over Lot 1 on Drawing CNS08/017 - Jetty - Bloomfield Lodge

I refer to your letter of 15 July 2013 inviting our client to request an extension of time to comply with the requirements of offer in the State's correspondence of 29 March 2012.

Our client has been in correspondence with the Minister's office with respect to certain conditions of the offer and in relation to an application for authorisation of the jetty under the *Sustainable Planning Act 2009* and the *Coastal Management and Protection Act 1995* (CMPA). Our client has instructed us to proceed with an application for authorisation under those Acts.

According to correspondence received by our client from the Minister an authority will obviate the need for a lease over the jetty. Can you please confirm that is the Department's position.

In the meantime, we request on behalf of our client that the offer for lease over the jetty be held open and that the timeframe for compliance with the offer requirements be extended for a further six months.

If you have any queries please do not hesitate to contact Jenny Humphris.

Yours faithfully
MacDonnells Law



Writer: Jenny Humphris Partner
Direct: + 61 7 3031 9720
Email: jhumphris@macdonnells.com.au

Liability limited by a scheme approved under professional standards legislation.

APPENDIX 7

Author: Karen Lodge
File / Ref number 2007/010585
Directorate / Unit: State Land Asset Management
Phone: (07) 40483705
Your Ref number: Jenny Humphris:73200



04 September 2013

Department of
Natural Resources and Mines

MacDonnells Law
GPO Box 79
Brisbane Qld 4001

SENT VIA EMAIL: JHumphris@macdonnells.com.au

Attention: Jenny Humphris

Dear Jenny

Letter of offer for Term Lease over Lot 1 on Drawing CNS08/017 (Jetty)
Applicant: Trailfinders Pty Ltd

Reference is made to your correspondence dated 05 August 2013 and advise in accordance with Section 442 of the *Land Act 1994* that an extension of time has been granted to 31 December 2013 to comply with the requirements of this department's letter of offer dated 29 March 2012.

It would be appreciated if you could advise the outcome of your clients application with Department of Environment and Heritage for authorisation of their Jetty under the *Coastal Management and Protection Act 1994* and confirm that tenure under the *Land Act 1994* is not required if approval is obtained under the *Coastal Management and Protection Act 1994*.

Please be aware if your client requires any further extensions of time, you must advise this office prior to 31 December 2013.

If you have any questions regarding this matter, please do not hesitate to contact me on phone number 4048 3705, quoting reference number 2007/010585. All future correspondence relative to this matter is to be referred to the address below or by email to Townsville.SLAMS@dnrm.qld.gov.au.

Yours sincerely

Karen Lodge
Land Officer
State Land Asset Management
North Region

Office:
Natural Resources & Mines
Canegrowers Building,
88 Rankin Street
Innisfail Qld 4860

Postal:
Natural Resources & Mines
PO Box 5318
Townsville Qld 4810

Telephone: 4048 3703
Facsimile: 4799 7633
Email: Townsville.SLAMS@dnrm.qld.gov.au
Website: www.dnrm.qld.gov.au

APPENDIX 8



Australian Government
Great Barrier Reef
Marine Park Authority



Queensland Government
Environmental Protection Agency
Great Barrier Reef Marine Park Authority

Marine Parks Permit

Great Barrier Reef Marine Park Regulations 1983 (Commonwealth)
Marine Parks Regulation 2006 (Queensland)

This/these permission/s remain/s in force,
unless sooner surrendered or revoked, for the period:

15 JULY 2008 to 15-JUL-2014

Permit No:

G08/27115.1

Permission/s is/are granted to

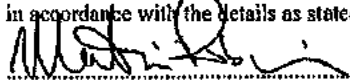
Permittee: TRAILFINDERS PTY LTD (ACN 011 072 996)
T/A Bloomfield Wilderness Lodge

Address: PO Box 966
CAIRNS QLD 4870


For use of and entry to zones in the following Great Barrier Reef Marine Park Sections/Queensland Marine Parks as established
by the Commonwealth *Great Barrier Reef Marine Parks Act 1975* and Queensland *Marine Parks Act 2004* ('the Marine Park'):

AMALGAMATED GREAT BARRIER REEF SECTION
GREAT BARRIER REEF COAST MARINE PARK

in accordance with the details as stated in Part A, and subject to conditions stated in Part B on the reverse side.

 date 11/7/08

Delegate of
the Great Barrier Reef Marine Park Authority

 date 15/7/08

Delegate of
the Chief Executive, Environmental Protection Agency

Part A:

The purpose/s of use and entry may only be undertaken in the zone/s and location/s described below.
Zone/s and location/s to which the permission/s applies:

As specified in Schedules 1, 2 and 3.

Purpose/s of use and entry authorised by permission/s:

As specified in Schedules 1, 2 and 3.

our great barrier reef
let's keep it great



STANDARD CONDITIONS

- 1 All activities must be undertaken in accordance with the provisions of the laws in force from time to time in the State of Queensland.
 - 2 To the extent applicable and unless written endorsement to the contrary appears in this permit, the Permittee must comply with the enforcement provisions contained in Part 2 of the Plans of Management gazetted under Part VB of the *Great Barrier Reef Marine Park Act 1975*.
 - 3 The Permittee must ensure that when operations are conducted in the Marine Parks under this permit, this permit or a certified copy is held at the site or sites of operation and on the vessel during transit to and from that site or sites.
 - 4 The Permittee must inform staff and participants in the program of relevant restrictions applying under any zoning plans, plans of management, Marine Parks regulations and this permit.
 - 5 The Permittee must further comply with the conditions specified in any schedules attached to this permit when entering or using a zone of, or place in the Marine Parks to which the relevant conditions relate.
-

MINI DEED CONDITIONS

- 6 Within 30 days of the date of commencement of this permit, the Permittee must execute, seal and deliver as a Deed to the Authority, a Deed in the form annexed to this permit, identified with the permit number of this permit, and marked 'Deed of Agreement'.
 - 7 The Permittee must observe and perform its obligations under and pursuant to the Deed. Any breach by the Permittee of its obligations under and pursuant to the Deed shall be a breach of this condition.
-

STATE MARINE PARK INDEMNITY & INSURANCE CONDITIONS

- 8 The Permittee
 - (i) indemnifies; and
 - (ii) releases and dischargesthe State from and against all actions, proceedings, claims, demands, costs, losses, damages and expenses which may be brought against or made upon the State, or which the State may pay, sustain or be put to by reason of, or in consequence of, or in connection with the occupation and use of the Marine Park by the Permittee except to the extent of any negligent act of the State, its servants or agents.
- 9 The Permittee must notify the Chief Executive in writing of any death, injury, loss or damage immediately upon the Permittee becoming aware of such death, injury, loss or damage.
- 10 The Permittee must, at its own expense during the term of the permit, comply with all Acts of Parliament, local laws, regulations or rules for the time being in force, which apply to the permitted area and/or the Permittee's use of the Marine Park.
- 11 The Permittee uses the Marine Park entirely at its own risk and acknowledges that it has checked the area to ensure that it is suitable for the Permitted Use.
- 12 For the term of this permit, the Permittee must take out and maintain the following insurances
 - (i) a public liability insurance policy for not less than \$10 million arising from any one event in respect of the death of, or injury to persons, or loss or damage to property; and
 - (ii) insurance under the *Work Cover Queensland Act 1996* to cover workers, eligible persons, self employed contractors, directors, trustees and partners.

- 13 The Permittee must ensure that the insurance policies required under condition 12 are with an appropriate insurer.
- 14 The Permittee must ensure that the insurance policies that it has effected to cover the insurable interests pursuant to condition 12 cover all invitees, employees, contractors, agents, members or clients of the Permittee and names the State of Queensland as an interested party.
- 15 Before undertaking any activities on the Marine Park the Permittee must have in place all insurances required by condition 12.
- 16 In any circumstance where the insurances required under this permit are cancelled, altered or expire before the expiry date of this permit, the Permittee must cease all activities in the Marine Park until such time as alternative insurance policies that comply with the requirements of condition 12 have been obtained.
- 17 The Permittee must provide copies of certificates of currency or the insurance policy documents required under condition 12 when requested by the Chief Executive.

GENERAL CONDITION

- 18 The Permittee must ensure that no more than 50 participants undertake activities under this permit in the Marine Parks at any one time.

VESSEL PROGRAM CONDITIONS

- 19 When providing transport in the Marine Parks to another tourist program operation permitted under a different Marine Parks permit, the Permittee must ensure that the total number of persons (including crew) on the vessel does not exceed relevant setting or permit limits.
- 20 The Permittee must ensure that any mooring used is:
 - (i) permitted under a current Marine Parks permit;
 - (ii) safe to use; and
 - (iii) of a type and design suitable for the vessel used under this permit.
- 21 Prior to any vessel being operated under this permit, the Permittee must:
 - (i) have given written notification to the Great Barrier Reef Marine Park Authority of the vessel name, registration number, passenger capacity and length of the specific vessel to be operated under this permit; and
 - (ii) have received written approval for use of that vessel from the Great Barrier Reef Marine Park Authority and the Queensland Parks and Wildlife.
- 22 The Permittee must ensure that the written approval for use of that vessel under this permit is held with this permit at all times.
- 23 An approval under condition 21 above ceases to have effect for a specific vessel when a subsequent approval for any other vessel or the same vessel is given under that condition.
- 24 Vessel interchange with another vessel of similar size and passenger capacity is permitted for a period of less than 72 hours, if such interchange is of an unexpected nature resulting from maintenance or repairs of the permitted vessel, or for a period exceeding 72 hours, subject to written approval from the Great Barrier Reef Marine Park Authority or the Queensland Parks and Wildlife.
- 25 The Permittee must not offer or conduct fishing in Scientific Research Zones or Marine National Park Zones and may only offer or conduct fishing activities in Buffer Zones and Conservation Park Zones in accordance with the provisions of the relevant Zoning Plans notwithstanding the purposes of use and entry specified in this permit.

- 26 The Permittee must not conduct, or allow to be conducted, fish feeding except in accordance with the following conditions:
- (i) no more than one fish-feeding station may be operated at each location;
 - (ii) a legible copy of the Marine Parks 'Guidelines for Fish Feeding on the Great Barrier Reef' must be displayed at the fish-feeding station;
 - (iii) food used must consist of fresh, raw marine products and/or manufactured aquaculture fish food pellets if those manufactured pellets are approved in writing by the Great Barrier Reef Marine Park Authority;
 - (iv) the total food used must not exceed 1 kg per day or, where fish feeding is carried out at more than one feeding station each day, 2 kg per day;
 - (v) fish must only be fed by the tour operation staff and must not be fed directly by hand; and
 - (vi) participants in the program must be given practical and adequate warning of the potential dangers of fish feeding.

GENERAL STATE MARINE PARK CONDITION

- 27 The Permittee must brief participants in the tourist program about the potential presence of, and dangers posed by, estuarine crocodiles prior to participants conducting activities in the Marine Parks.
- NU

SCHEDULE 1- GENERAL ACCESS

Zone/s and Location/s to which the permission/s applies:

All zones and locations EXCEPT Preservation Zones and Designated Areas (where provision is not made for use and entry authorised under this permit) and those locations during the periods specified which are listed as exclusions in the Conditions of Permission.

Purpose/s of use and entry authorised by permission/s:

CONDUCT OF A TOURIST PROGRAM - Activities being swimming, snorkelling, SCUBA diving, fish feeding, non-motorised watersports, passenger transport and fishing, and

CONDUCT OF A VESSEL CHARTER PROGRAM - Activities being the provision of transport and services to persons other than tourists,

using: Vessel 1 (maximum overall vessel length 35 metres; maximum passenger capacity 24 passengers); Vessel 2 (maximum overall vessel length 35 metres; maximum passenger capacity 24 passengers); and Vessel 3 (maximum overall vessel length 35 metres; maximum passenger capacity 24 passengers).

FAR NORTHERN MANAGEMENT AREAS

- 28 The Permittee must not visit a permitted location in the Far Northern Management Areas on more than 2 visits in any 7-day period with each vessel.
- 29 The Permittee must not access the following areas during the periods specified, unless otherwise endorsed on this permit.

<u>Reef No.</u>	<u>Area</u>	<u>Period</u>
14-063	Intertidal areas adjacent to Combe Island (Howick Island Group)	All Year
14-054	Intertidal areas adjacent to Stapleton Island (Howick Island Group)	All Year
13-107	Intertidal areas adjacent to Pelican Island (Claremont Isles Group)	All Year
13-081	Intertidal areas adjacent to Fife Island (Claremont Isles Group)	All Year
13-061c	Intertidal areas adjacent to Sandbank No 7	All Year
13-056	Intertidal areas adjacent to Sandbank No 8	All Year
12-027	Intertidal areas adjacent to Quoin Island	All Year
11-174	Intertidal areas adjacent to Magra Islet (Saunders Islands)	1 Sep - 31 Mar
11-165	Intertidal areas adjacent to Saunders Islet (Saunders Islands)	1 Sep - 31 Mar
11-138	Intertidal areas adjacent to Macarthur Islands (Saunders Islands)	1 Sep - 31 Mar
11-138	Intertidal areas adjacent to Bushy Islets (2 islands) (Saunders Islands)	1 Sep - 31 Mar
11-055	Intertidal areas adjacent to Wallace Islet (Denham Island Group)	All Year
11-052	Intertidal areas adjacent to Cholmondeley Islet (Denham Island Group)	All Year
11-035	Intertidal areas adjacent to Milman Island (Denham Island Group)	All Year
11-010	Intertidal areas adjacent to Cairncross Islet (Denham Island Group)	1 Sep - 31 Mar

CAIRNS/COOKTOWN MANAGEMENT AREAS

- 30 The Permittee must not visit a permitted location in the Cairns/Cooktown Management Areas outside the Cairns Area and the Fitzroy Marine Management Area on more than 2 visits in any 7-day period with each vessel except when operating:
- (i) to a permitted mooring or pontoon; or
 - (ii) as specified in condition 31.

- 31 The Permittee may operate to the permitted locations in the Cairns/Cooktown Seasonal Gamefishing Area for up to 30 days in any 60-day period with each vessel during the period from 1 September to 31 December each year, if operating primarily for the purposes of gamefishing.
- 32 The Permittee must not access the intertidal area adjacent to Cedar Bay National Park except for the purposes of dropping off and picking up persons who are the holders of a National Parks camping permit valid for camping in the Cedar Bay National Park on the given dates.
- 33 The Permittee must not access the following areas during the periods specified, unless otherwise endorsed on this permit.


Reef No.	Area	Period
N/A	All State Marine Park rivers, streams and inlets	All Year
17-051	Waters adjacent to Beaver Reef	All Year
N/A	Intertidal areas adjacent to Cape Tribulation Bay	All Year
14-118	Intertidal areas adjacent to Eagle Islet	1 Sep - 31 Mar
14-132	Intertidal areas adjacent to Rocky Islets	1 Sep - 31 Mar
14-116d	Intertidal areas adjacent to Seabird Islet (Lizard Island Group)	All Year
17-046	Intertidal areas adjacent to Sisters Island (South Barnards Islands)	1 Sep - 31 Mar
17-046	Intertidal areas adjacent to Stephens Island (South Barnards Islands)	1 Sep - 31 Mar
15-005	Intertidal areas adjacent to Three Islands	All Year
15-064	Intertidal areas adjacent to West Hope Island	1 Sep - 31 Mar

CAIRNS AREA CONDITIONS

- 34 When conducting a tourist program, the Permittee must not operate in the Cairns Area on more than 50 days in a year with each vessel and without a prior booking with the Queensland Parks and Wildlife, unless:
- (i) operating to a permitted mooring or pontoon, except when those facilities are located in a Sensitive Location as defined in the Cairns Area Plan of Management; or
 - (ii) in the period from 1 September to 31 December each year if operating primarily for the purposes of gamefishing; or
 - (iii) operating a non-motorised craft with a guide.
- Note: A "permitted mooring" referred to in (i) does not include public moorings.
- 35 Condition 34(i) does not apply when operating to a permitted mooring or pontoon at the Sensitive Locations of Cod Hole Locality and Lizard Island Locality 1.
- 36 When operating in accordance with condition 34(ii), the Permittee must not visit any one location for more than 50 days each year.
- 37 The Permittee must not operate to any intertidal area adjacent to Sensitive Locations as defined in the Cairns Area Plan of Management, without a booking, except those intertidal areas adjacent to the Sensitive Locations of Cod Hole Locality and Lizard Island Locality 1 or except where otherwise endorsed.

FITZROY ISLAND STATE MARINE PARK CONDITIONS

- 38 When conducting a tourist program, the Permittee must not access the Fitzroy Marine Management Area on more than 50 days in a year with each vessel and without a prior booking with the Queensland Parks and Wildlife, unless sourcing clients only from within the Fitzroy Marine Management Area.
- 39 The Permittee must not access the Fitzroy Marine Management Area Locality 1 and the Fitzroy Marine Management Area Locality 2 with a group size of more than 60 people.
- 40 The Permittee must not access the Fitzroy Marine Management Area Locality 3 with a group size of more than 15 people, unless operating to a permitted mooring where a maximum group size of 60 people is permitted.

- 41 The Permittee must not access the Fitzroy Marine Management Area Locality 4 with a group size of more than 15 people.
 - 42 The Permittee must not access the intertidal area of the Fitzroy Marine Management Area Locality 4 (Nudey Beach) between 9:30am and 3:30pm.
 - 43 The Permittee must not store any equipment or vessels associated with the permitted activities within the Fitzroy Marine Management Area, unless moored on a permitted mooring.
- 

SCHEDULE 2 – ACCESS TO RIVERS, STREAMS AND INLETS IN THE CAIRNS/COOKTOWN MANAGEMENT AREA, GREAT BARRIER REEF COAST MARINE PARK

Zone/s and Location/s to which the permission/s applies:

CONSERVATION PARK ZONE: Bloomfield River

Purpose/s of use and entry authorised by permission/s:

CONDUCT OF A TOURIST PROGRAM - Activities being guided interpretive tours, fish feeding, non-motorised watersports, fishing and passenger transport, and

using: Vessel 1 (maximum overall vessel length (eight) 8 metres; maximum passenger capacity 24 passengers); Vessel 2 (maximum overall vessel length eight (8) metres; maximum passenger capacity 24 passengers); and Vessel 3 (maximum overall vessel length 10 metres; maximum passenger capacity 24 passengers).

STATE RIVERS, STREAMS AND INLETS CONDITIONS

44 The Permittee is required to keep monthly records of data as follows:

- (i) a list of rivers visited each day
- (ii) a list of the types of activities carried out at each of those destinations;
- (iii) the number of persons per vessel per day utilising the Permittee's tourist program,

The Permittee must forward these records on the form supplied every three (3) months or upon request by an officer of the Managing Agency to the Regional Director, Environmental Protection Agency (EPA), PO Box 2066, Cairns Qld 4870. The return must be submitted not later than 30 days after the last day of the three month period. A NIL return must still be forwarded when no operations have been undertaken.

45 The Permittee may visit Bloomfield River on a daily basis.

46 The Permittee must only conduct activities between 0600 and 2100.

47 The Permittee must conduct any spotlighting activities in accordance with the QPWS Best Practice Code for Conducting Spotlighting.

48 The Permittee must ensure that when permitted activities in all permitted locations are being conducted, all reasonable steps are taken to minimise disturbance to the river banks and river beds and damage to shoreline vegetation.

SCHEDULE 3 - MOORING PROGRAM

Zone/s and Location/s to which the permission/s applies:

CONSERVATION PARK ZONE - Unnamed Reef (15-067)

Purpose/s of use and entry authorised by permission/s:

CONSTRUCTION AND OPERATION OF ONE (1) MOORING FACILITY - GM0820.

MOORING CONDITIONS

- 49 The Permittee must prior to installation of the permitted mooring/s submit in writing to the Managing Agency a copy of an approved drawing for that mooring
- 50 The Permittee must install the permitted mooring/s in accordance with the approved drawing/s specified in the Mooring Notification Approval.
- 51 The Permittee must inform the District Manager, Queensland Parks and Wildlife (Cairns) in writing of the nature and timing of the installation of the permitted mooring/s at least 28 days prior to the proposed installation date.
- 52 The Permittee must install and operate to the permitted mooring/s within six (6) calendar months of the date of commencement of this permit, unless otherwise advised in writing by the Managing Agency.
- 53 The Permittee must provide to the Managing Agency the Global Positioning System (GPS) location and confirm that the permitted mooring/s has been installed in accordance with the approved drawing, within 21 days of installation of any permitted mooring/s.
- 54 The Permittee must install, relocate or remove permitted mooring/s only in the presence of an officer of the Managing Agency, unless the Permittee has received written advice from the Managing Agency of alternative arrangements.
- 55 Where installation, relocation or removal of a permitted mooring/s occurs in the presence of an officer of the Managing Agency, the Permittee and its agents must comply with any directions of that officer in relation to the siting and manner of installation and placement of the permitted mooring/s as are reasonably necessary for the conservation, protection and preservation of the Marine Park and property and things in the Marine Park.
- 56 The Permittee must relocate or remove from the Marine Parks any mooring/s permitted therein if instructed to do so in writing by the Managing Agency.
- 57 The Permittee must obtain an approved compliance certificate annually on the anniversary of the date of installation of each mooring/s permitted herein that verifies that the mooring/s is installed and maintained in accordance with the approved drawing, and provide those certificates to the Managing Agency within 21 days of being called upon to do so.
- 58 The Permittee must only conduct the permitted mooring in accordance with a Mooring Notification Approval.

MM

INTERPRETATION AND DEFINITIONS

INTERPRETATION

This permit extends to all employees of the Permittee, or other persons, who are acting on behalf of, or at the direction of, the Permittee for the purposes specified in this permit.

This permit is not intended to extinguish any native title.

A law shall be taken to be a law in force in the State of Queensland notwithstanding that it applies to only part of the State.

A word or phrase in this permit has the same meaning as the word or phrase has in the *Great Barrier Reef Marine Park Act 1975*, the *Great Barrier Reef Marine Park Regulations*, the *Marine Parks Act (Qld) 1982*, the *Marine Parks Regulations (Qld)*, *Zoning Plans* or *Plans of Management*, unless the contrary intention appears.

A reference to the Cairns Area Plan of Management is a reference to the Cairns Area Plan of Management as amended from time to time.

A note or heading may be used to give assistance in interpreting conditions in case of ambiguity.

A reference to a date includes that date.

A reference to the Far Northern Management Areas is a reference to the geographical area defined by the Far Northern Management Area of the Amalgamated Great Barrier Reef Section, the Far Northern Management Area of the Great Barrier Reef Coast Marine Park and those areas of the Outer Islands Management Area of the Great Barrier Reef Coast Marine Park enclosed within the Far Northern Management Area of the Amalgamated Great Barrier Reef Section.

A reference to the Cairns/Cooktown Management Areas is a reference to the geographical area defined by the Cairns/Cooktown Management Area of the Amalgamated Great Barrier Reef Section, the Cairns/Cooktown Management Area of the Great Barrier Reef Coast Marine Park and those areas of the Outer Islands Management Area of the Great Barrier Reef Coast Marine Park enclosed within the Cairns/Cooktown Management Area of the Amalgamated Great Barrier Reef Section.

A reference to the Fitzroy Marine Management Area means all areas of the Great Barrier Reef Coast Marine Park (State) within the boundaries of:

- (a) the 500m coastal line around Fitzroy Island and Little Fitzroy Island; and
- (b) the landward boundary of the marine park surrounding Fitzroy Island and Little Fitzroy Island (refer Attachment B).

DEFINITIONS

'Ancillary mooring' means a mooring that:
is associated with, and supports, the operation of a resort or tourist facility, the operation of which is authorised by a relevant permission;
is not intended to be used by the primary vessel associated with the operation; and
is primarily associated with the use of small vessels such as dive tenders, glass bottom boats and hire craft.

'ancillary vessel' means a small tender which:
(a) is not the primary vessel of the operation;
(b) is only operated to provide services to the participants of the Permittee's operation; and
(c) is only operated within three (3) nautical miles of the primary vessel.

'Appropriate Insurer' means an insurer that is registered with the Australian Prudential Regulation Authority and has an S&P rating of no less than A-

'Approved compliance certificate' means a certificate of compliance for a mooring system, approved by an appropriately qualified person.

'Approved drawing' means a technical drawing of a mooring system, approved by a marine engineer or naval architect.

'Cairns Area' for the Great Barrier Reef Marine Park has the same meaning as the 'Planning Area' defined in the Cairns Area Plan of Management and for the Great Barrier Reef Coast Marine Park means those areas enclosed within the outer boundaries of the aforementioned 'Planning Area' and those intertidal areas of the Great Barrier Reef Coast Marine Park contiguous with the 'Planning Area'.

'Cairns/Cooktown Management Area of the Amalgamated Great Barrier Section' is that part of the Amalgamated Great Barrier Reef Section that lies:

- South of a line commencing at 14° 18.181' South, 144° 39.064' East, then running south-westerly along the geodesic to its intersection with the mainland coastline at 14° 39.909' South, 144° 56.564' East; and
North of a line commencing at 17° 40.409' South 147° 17.013' East then running progressively:
1. south-westerly along the geodesic to 17° 52.809' South 146° 30.064' East
2. west along the parallel to its intersection with the mainland coastline at 17° 52.810' South 146° 06.269' East.

'Cairns/Cooktown Seasonal Gamefishing Area' is described at Attachment A.

'Far Northern Management Area of the Amalgamated Great Barrier Reef Section' is that part of the Amalgamated Great Barrier Reef Section that lies north of a line commencing at 14° 18.181' South, 144° 39.064' East, then running south-westerly along the geodesic to its intersection with the mainland coastline at 14° 39.909' South, 144° 56.564' East.

'fish feeding' means the deliberate attraction of fish (other than sharks) to allow them to be viewed.

'Hinchinbrook Area' for the Great Barrier Reef Marine Park has the same meaning as the 'Planning Area' defined in the Hinchinbrook Plan of Management 2004 and for the Great Barrier Reef Coast Marine Park means the Family Islands Segment and the Hinchinbrook Segment, described in Marine Parks (Great Barrier Reef Coast) Zoning Plan 2004 under the Marine Parks Act 1982 of Queensland.

'Intertidal area' means that area of the Great Barrier Reef Coast Marine Park between mean low water and the landward boundaries of the Great Barrier Reef Coast Marine Park.

'island' includes islands, islets, cays, rocks and sandbanks.

'Localities (Fitzroy Marine Management Area)'

The Fitzroy Marine Management Area is subdivided into four (4) localities by the following lines (refer Attachment B):

- Boundary of Localities 1 and 2 — a straight line north west/south east through the points 16.922323° South, 145.98735° East and 16.92478314° South, 145.99013460° East.
Boundary of Localities 2 and 3 — a straight line south from the 500m coastal line to Mean High Water Springs tide line (MHWs) on Little Fitzroy Island at about 16.9215166° South, 146.0074° East then following the MHWs line to a point at about 16.9233° South, 146.0065° East, then south westerly to a point on Fitzroy Island at MHWs at about 16.92425° South, 146.0058666° East.
Boundary of Localities 3 and 4 — a straight line east/west through the points 16.93749371° South, 145.98265191° East and 16.9374931° South, 145.97799886° East.
Boundary of Localities 4 and 1 — a straight line north west/south east through the points 16.92064569° South, 145.98046909° East and 16.93381900° South, 145.98376578° East.

'Managing Agency' (a) in relation to the Great Barrier Reef Marine Park, means the Great Barrier Reef Marine Park Authority, a member of the staff of that Authority or a person

INTERPRETATION AND DEFINITIONS

referred to in Section 42 of the Great Barrier Reef Marine Park Act performing functions or exercising powers under that Act in accordance with an agreement referred to in that section, and (b), in relation to the Great Barrier Reef Coast Marine Park means the Chief Executive Officer of the Queensland Parks and Wildlife, his/her Delegate, an officer of the Queensland Parks and Wildlife, or a person referred to in Regulation 36 of the Marine Parks Regulations, appointed as an inspector.

'Mooring' means a permanently located facility that is designed solely for mooring a vessel or aircraft, and includes the mooring buoy, tackle and the point of attachment to the seabed.

'Mooring Notification Approval' is a written approval from the Great Barrier Reef Marine Park Authority and the Queensland Parks and Wildlife that contains mooring details including: the mooring reference number; the Differential Global Positioning System location and datum; the design; the type; the status; and particulars of the approved drawing.

'non-motorised watersports' means activities requiring non-motorised craft (e.g. paddleboats, waterbikes, windsurfers) which are not for separate hire.

'passenger transport' means the transport of persons who are tourists into, out of or within the Marine Park, in order that those persons may engage in tourism activities in the Marine Park.

'permit' means the permissions the subject of Permit G08/27115.1 granted by the Authority to the Permittee pursuant to the Great Barrier Reef Marine Park Regulations 1988.

'Primary mooring' means a mooring that:

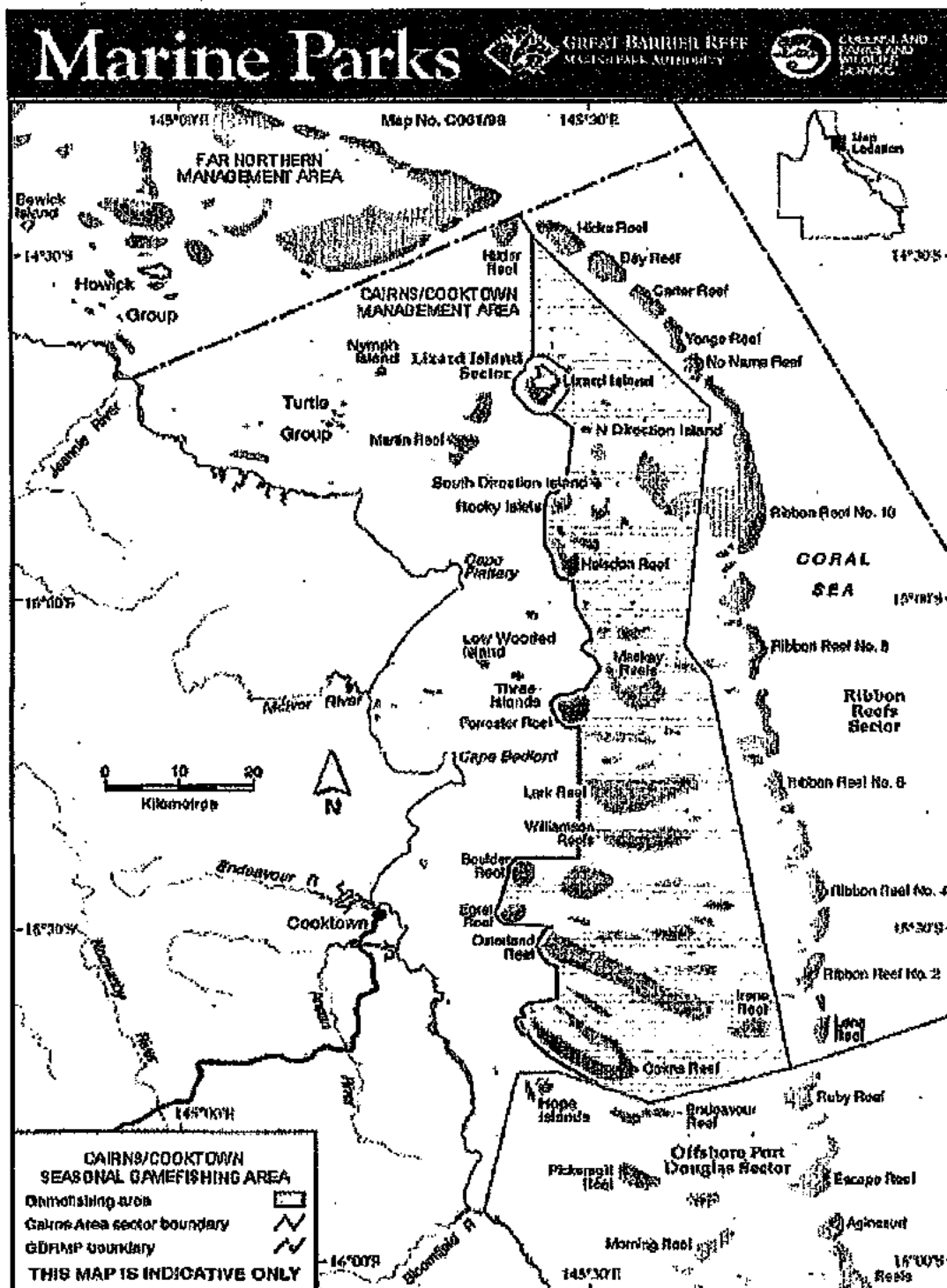
- (a) is associated with, and supports, the operation of a resort or tourist facility, the operation of which is authorised by a relevant permission; and
- (b) is primarily used by the main vessel associated with the operation, rather than ancillary vessels.

'transiting' means in transit, by the most direct reasonable route, to a place outside the area concerned.

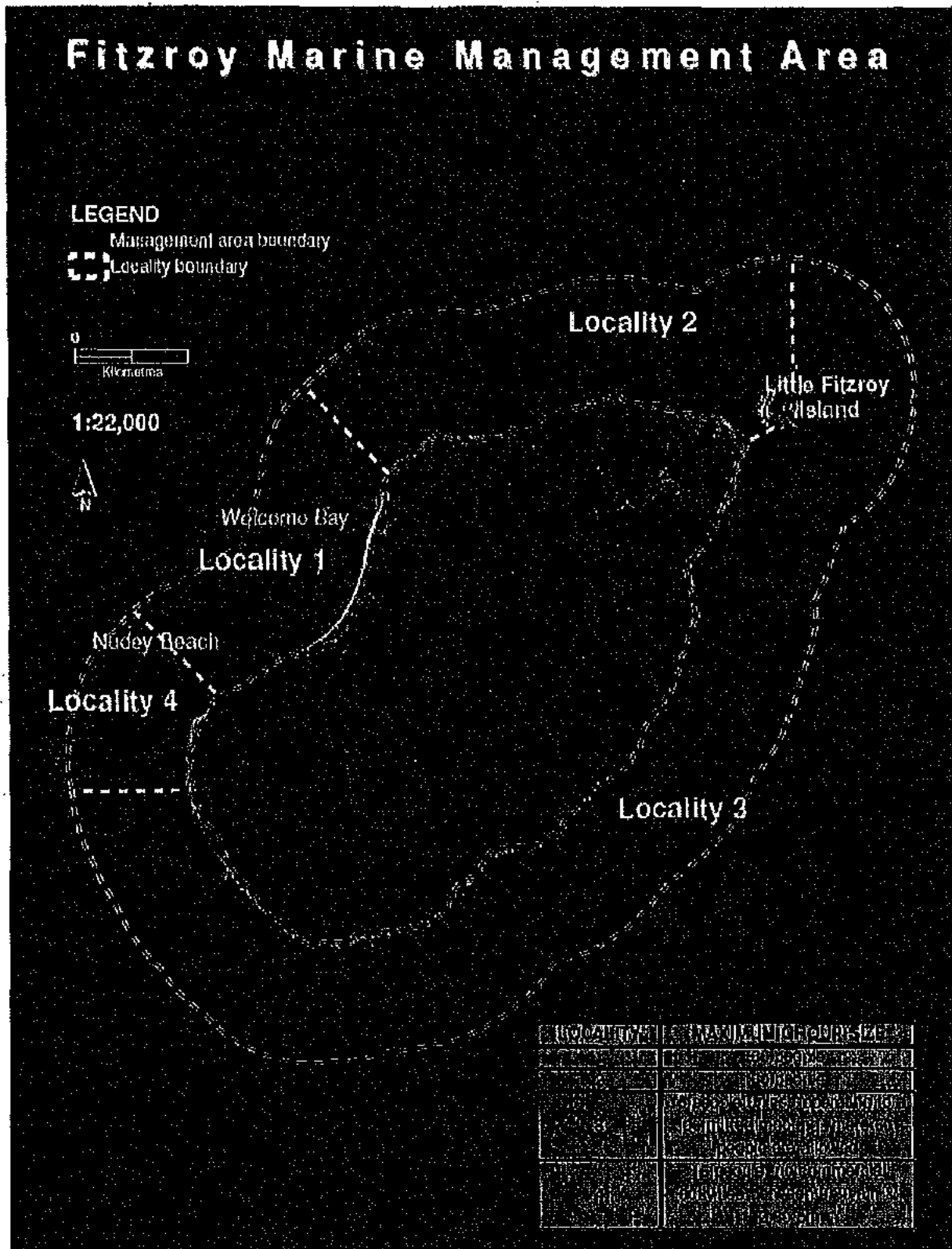
'visit' in relation to a vessel (including the use of an ancillary vessel) means accessing a permitted location, without departure, for a period not exceeding 24 hours.

'waters adjacent to' means in relation to a reef, the waters enclosed by 'the 500 metre line' and in relation to an island or the mainland, the waters enclosed by 'the coastal 500 metre line' (as defined by the zoning plan or regulations that applies to those waters).

ATTACHMENT A - CAIRNS/COOKTOWN SEASONAL GAMEFISHING AREA



ATTACHMENT B-STATE MARINE PARK(Fitzroy Marine Management Area) SETTINGS AND LOCATIONS



While reasonable care and attention have been taken in collecting processing and compiling data shown in this map, the accuracy and reliability of information presented is not guaranteed in any way by the Environmental Protection Agency. The data presented are subject to variations due to limitations of equipment and programs used.



Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

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Elizabeth Taylor
Town Planner
4/9 Kamerunga Road
STRATFORD QLD 4870

Permits and Licencing Management
Department of Environment and Heritage Protection
GPO Box 2454
BRISBANE QLD 4001

8 November, 2013

Dear Sir/Madam,

RE: APPLICATION FOR PRESCRIBED TIDAL WORKS AND AN APPLICATION FOR OPERATIONAL WORK ASSESSABLE AGAINST A PLANNING SCHEME – ENGINEERING WORKS NOT ASSOCIATED WITH A MATERIAL CHANGE OF USE – BLOOMFIELD WILDERNESS LODGE JETTY- LOCATED ADJACENT TO LOT 102 SP 250034.

An Application for Prescribed Tidal Works and an Application for Operational Work Assessable against a Planning Scheme – Engineering Works Not Associated with a Material Change of Use – are being made to Cairns Regional Council for the Bloomfield Lodge Jetty. The jetty structure exists but does not have development approval.

Prior to lodging the Applications with Council (and in order for the Applications to be “properly made”) it is necessary to obtain Land Owners Consent from DEHP on the basis that the Jetty structure is constructed on unallocated State land and involves tidal works for a structure for residential use adjoining private land, refer attached Email string- DNRM and DEHP.

To assist you in providing Land Owners Consent, please find attached:

1. IDAS Form 1;
2. IDAS Form 6;
3. IDAS Form 23;
4. Code – Prescribed Tidal Works;
5. Code – SDAP Module 10 – Coastal Management District;
6. Marine Parks Permit Application;
7. Overview Report addressing the relevant provisions of the Planning Scheme;
8. Appendix 1 – Plans showing the Site and Location of the Jetty;
9. Appendix 2 – Photographs of the Jetty;
10. Appendix 3- Bloomfield Wilderness Lodge Eco Tourism Certificate;
11. Appendix 4 – Rodgers Consulting Engineers Jetty Plans and Documentation;
12. Appendix 5 -Minister's Letter ,dated 14 September 2012, to Trailfinders Pty Ltd; and
13. Appendix 6 - MacDonnells Law letter, dated 16 August 2013, to Department of Natural Resources and Mines;
14. Appendix 7 – DNRM Letter dated 04 September 2013;
15. Appendix 8 – GBRMPA Permits.

(Please note that the Appendices listed above are the same Appendices referred to in all documentation submitted with the Applications).

The Jetty is used for recreational purposes, for fishing and evening drinks for guests and to provide the only safe access for staff travelling to work. The Jetty is not used for freight delivery or delivery of guests to the resort. Freight and guests are delivered to the resort by a ferryman boat/punt that has wheels attached and is pulled onto the beach by a tractor to enable freight and guest to be transferred out of the water. The only improvements on the Jetty are shade sail and the 17 down lights that provide soft (mood) lighting in the evening for guests of the resort enjoying a drink on the Jetty.

The process to formalize the Jetty requires:

- A Development Permit for Prescribed Tidal Works under the Sustainable Planning Act 2009 (SPA);
- A Development Permit for Operational Work Assessable Against a Planning Scheme – Engineering Works Not Associated with a Material Change Of Use; and
- An Approval issued by the Great Barrier Reef Marine Park Authority, under the Marine Parks Act 1975 (Commonwealth) and Marine Parks Act 2004 (Qld) Marine Parks Act.

All Applications are being submitted concurrently to provide full transparency to the Council, the State Government and the Great Barrier Reef Marine Park Authority.

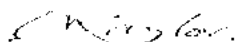
To facilitate the lodgement of the Applications with the Cairns Regional Council and in accordance with the Queensland Government Land Owners Consent Fact Sheet, the DEHP is requested to provide written confirmation of Land Owners Consent. Once Land Owners Consent is forthcoming the Applications can be lodged with Council and deemed to be "properly made at which time an Acknowledgement Notice will be issued and the Applications will be referred to State Assessment and Referral Agency (SARA) and to the Great Barrier Reef Marine Park Authority (GBRMPA).

Should you need to contact me my contact details are, as follows:

Telephone: 07 40551551
Mobile: 0407584966
Email Address: liz@elizabethtaylor.net.au

I have been advised that there is no applicable fee for seeking Land Owners Consent from DEHP and so on that basis I look forward to an expedient response to this request.

Yours faithfully



Elizabeth Taylor
Town Planner

Notice

Coastal Protection and Management Act 1995

Provision of owner's consent

This notice provides advice from the Department of Environment and Heritage Protection (EHP) regarding the provision of owner's consent for the use of unallocated State land for tidal works, including prescribed tidal work, under section 260 of the Sustainable Planning Act 2009.

Our reference: NOR/120344

Project Reference: 408985

Trailfinders Pty Ltd
C/- Elizabeth Taylor, Town Planner
4/9 Kamerunga Road
Stratford, Qld 4870

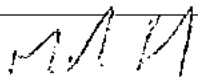
Dear Elizabeth

Re: Owner's consent for existing prescribed tidal works constructed on unallocated State Land. A jetty located on the Bloomfield River Esplanade at Cape Tribulation, Qld 4873 adjacent to Lot 102 on plan SP250034, submitted by Trailfinders Pty Ltd.


Please be advised that the Department of Environment and Heritage Protection supports the provision of owners consent as a prerequisite for the issue of authorisation for an existing structure on unallocated State Land.

Further queries regarding the provision of owner's consent advice for this application should be forwarded to Richard Clews, Environmental Officer of EHP in the Cairns Office on (07) 4222 5318.

Yours sincerely



Mark Cavicchiolo
Delegate
Department of Environment and Heritage
Protection



Enquiries:
Richard Clews
Phone: (07) 4222 5318
Fax: (07) 4222 5070
Email: richard.clews@ehp.qld.gov.au



DEVELOPMENT ASSESSMENT – RECEIPT SHEET

APPLICATION NO: _____ DATE: 16/12/13 RECEIPT NO: 7053988
 APPLICANT: Tranfilders CONTACT NAME: _____
 ADDRESS OF APPLICANT: c/- Elizabeth Taylor, 4/9 Kameneng Rd
 PHONE: 0407 584 966 EMAIL: liz@elizabethtaylor.com.au
 SITE LOCATION: Bloomfield Lodge
 LOT & PLAN: L102 SP250034

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID	
1894	• Planning and Development Certificates		
1811	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development		
1852	• 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)		
1806	• 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	• Vegetation Protection • Permit to Damage Protected Vegetation		
1816	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	3744 -	
NA	Applications for Engineering Work on the Road Reserve - CAIRNS ONLY		
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 CairnsPlan / Douglas Shire Planning Scheme)		
1809	• CDs of Cairns Plan / 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		

DEVELOPMENT ASSESSMENT SPA RECEIPT SHEET

Development Assessment Date Recd: 16/12/13	Application Officer JE	PAYMENT AMOUNT 3744.00		FILE NO 8/36/82
	Officer Ext	SEDA REF NO		
	Reviewed By GW	RECEIPT NO 70539.80		DM5 NO
LOT: RP/SP/PLN/BUP 102 2500SU		PARCEL NO 156233		ASSESSMENT NO 888 685
SITE ADDRESS Esplanade Cape Trib		APPLICANT Travis Hinder of E. Taylor		POSTAL DETAILS 4/9 Yarragood Stretford 4870
PLANNING SCHEME		Receipt Letter <input type="checkbox"/> Acknowledgement Notice <input type="checkbox"/>		
Cairns Plan 2005 Cairns Plan 2009 Douglas Planning Scheme 2008 ✓ Douglas Planning Scheme 2005				
PLANNING DISTRICT / LOCALITY		PLANNING AREA		
Cairns Beaches Barron-Smithfield Redlynch Valley Freshwater-Stratford-Aeroglen CBD North-Cairns Portsmith, Woree Industrial Inner Suburbs White Rock-Edmonton Gordonvale-Goldsbrough Babinda Island Districts Rural Lands World Heritage Areas Settlement Areas North of Daintree Mossman & Environs Port Douglas & Environs Coastal Suburbs Villages & Townships Rural Areas & Rural Settlements		PROPOSAL Prescribed Tidal Works of Works Notes by Manager/Team Leader Properly Made Application Yes <input type="checkbox"/> No <input type="checkbox"/>		
INTERNAL REFERRALS		Type of Development		
Water & Waste (incl Plumbing & Trade Waste)		(Preliminary Approval or Development Permit)		
Development Engineering		Material Change of Use (PA or DP) ✓		
Infrastructure Management		Reconfiguring a Lot (PA or DP)		
Building Services		Operational Work (PA or DP)		
EPU Internal comment or ERA's		Building Work Assessable against the Planning Scheme		
Planning Strategies		Permissible Change - s369 Change of Development Approval		
Environmental Officer (Natural Environment)		Permissible Change - s383 - Change Relevant Period		
Public Health (Restaurant, Short Term Accom)		Permissible Change - s378 Change of Conditions		
Sport & Recreation/ Parks & Leisure		Assessment Details		
Cultural Services		Development Applic (Superseded Planning Sch)		
Planning Officer (Op Works Referrals)		Yes <input type="checkbox"/> No <input type="checkbox"/> WEB		
VIA EMAIL - Depot - Ashley Cooper - Martyn St		IMPACT ASSESSMENT		
AUTHORITY NUMBER		CODE ASSESSMENT		
#3679946		Division 1 Cr Steve Brain Division 2 Cr John Schilling Division 3 Cr Pyne Division 4 Cr Terry James Division 5 Cr Richie Bates Division 6 Cr Cooper Division 7 Cr Max O'Halloran Div 8 Cr Jesse Richardson Division 9 Cr Gregory Fennell Division 10 Cr Leu ✓		

- *Facilitate any future land use aspirations of the local indigenous communities which are compatible with achieving the other planning outcomes for the locality; and*
- *Ensure that roads within the WTWHA are retained as scenic drives.*

The Jetty structure has existed since the late 1970's. The Jetty is used for recreational purposes, for fishing and evening drinks for guests and for staff arriving safely at the resort for work. The Jetty is not used for freight delivery or delivery of guests to the resort. Freight and guests are delivered to the resort by a ferryman boat/punt that has wheels attached and is pulled onto the beach by a tractor to enable freight and guest to be transferred out of the water. The only improvements on the Jetty are the shade sail and the 17 down lights that provide soft (mood) lighting in the evening for guests of the resort enjoying a drink on the Jetty.

The only vessel moored at the Jetty is a 4.2 metre dinghy owned by the Lodge and used by staff. The jetty is primarily used by guests during the day and early evening, for fishing and relaxing.

It is considered that the Lodge and the Jetty are totally compliant with the values that are sought to be protected in the WTWHA by virtue of the scale of the development and the character of the development, which is in keeping with the outcomes sought in the Locality Code.



Not all elements of the Code are relevant to the assessment of the Application and on that basis a summary overview of compliance with the relevant provisions is outlined below.



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PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMMENT
Development does not adversely impact on the natural environment, natural vegetation or watercourses.	No acceptable solution	Complies with the Performance Criteria, refer photographs at above.
Development is complementary to the surrounding environment.	<p>Development harmonises with the surrounding environment, for example, through suspended, lightweight construction on sloping sites, which requires minimal excavation and fill.</p> <p>Development is subservient to the natural landscape in scale and in the use of exterior colours and finishes.</p>	Complies with the Performance Criteria and part of the Acceptable Solution, refer photographs above.

The existing Jetty structure is considered to comply with the relevant provisions of the Conservation Planning Area Code and the function of the Jetty, primarily as a recreational asset and also for staff access to Bloomfield Wilderness Lodge, contributes to the tourism experience in this remote location.





