

Jenny Elphinstone

From: Dominic Hammersley | wildPLAN <dominic@wildplan.com.au>
Sent: Friday, 11 April 2025 3:41 PM
To: Jenny Elphinstone
Subject: MCUI 2024_5698 200 Upper Daintree River Upper Daintree - Further Advices
Attachments: Stat Dec for Jabilbina April 2025.pdf

Hi Jenny,

Further to our Further Issues response dated 28 March 2025 I attach the following statement from Dean Anderson regarding the existing lawful access to the site which identifies that the access has functioned as the primary means of access for the transportation of goods, materials, animals and persons for the known history of the site.

We advise the following which may be considered as common material to the development application:

- The proposed development intends to utilise the existing, lawful access to the site.
- The proposed Educational Establishment will not result in an intensification of use of the access to the site.
- Students of the proposed Educational Establishment also constitute rural workers; rural workers have accessed the site, daily, via the Daintree River for the known history of the site.
- Students will be under supervision during access to / from the site and are anticipated to undertake a return trip across the Daintree River once per week on average i.e. with relative infrequency.
- The Educational Establishment built form is located outside of the mapped flood hazard area.
- Jabilbina will make an operational decision during wet season (annually) whether to temporarily cease activities where extended wet weather results in an inability to perform rural activities.
- In respect to any perceived flood risk associated with the Educational Establishment and access to the site via the Daintree River, the Applicant proposes to operate under a Flood Emergency Management Plan (FEMP) such that access to the site will not be undertaken during designated flood events (to be determined by a flood expert) and students will either **not be on site during designated flood events** i.e. students will be evacuated prior to designated flood events.

The proposed development can be conditioned so as not to present a risk to life or property in the context of flood and managed to a tolerable level; accordingly, we recommend the following condition of approval:

Flood Emergency Management Plan

A Flood Emergency Management Plan (FEMP) is prepared by suitably qualified persons that includes the following:

- 1. a plan that identifies evacuation routes and assembly areas (where relevant);*
- 2. a description of the triggers to activate evacuation plans and other emergency flood management measures;*
- 3. a description of relevant signage and proposed locations on the site;*
- 4. a list of any procedures required to manage evacuation;*
- 5. contact numbers of relevant local emergency services;*
- 6. a quantitative assessment of risk and risk-reduction factors associated with flood.*

The proposed development is consistent with the purpose of the Flood and storm tide hazard overlay code, subject to reasonable and relevant conditions.

Regards,
Dom



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To Whom It May Concern:

I am one of the owners and in the interest of full and open transparency, I would like to make executive bodies aware of the ongoing uses and methodology of access of the property we know as Daintree River Station.

Uses, access and logistics of Daintree River Station.

During the time we have owned the property access to the property have been via landing sites on the East and Western sides of the Daintree River and via an access track (Forest Creek Road) that utilises the Ferry service, we have maintained access via a road and multiple barge ramps within the property on the Western side of the Daintree River. We have then used these barges, one of which moves up to a 25-tonne load - 11 metres in length and a 5-metre barge that we use to move personnel and motor bikes, supplies and groceries etc., as well as a small aluminium tinny with a 5 HP motor.

The Previous Owner,

The previous owner and his manager Mr. Ian Hill used this access in the exact same fashion during his ownership to move family members, friends, contractors, livestock, produce, machinery, staff, and equipment, and building supplies all during his tenure. We have had up to 6 staff per day when processing Taro and Ginger and have on those days traversed the river anything up to 10 times a day. All of the tractors and machinery service both sides of the property and are moved again backwards and forwards up to 10 times a day.

Weekly we have moved 3 tonnes of Taro across the river on a light truck and trailer to market. Up to 6 staff have been accommodated on the property during peak period. All fuel to service the property has been brought in in the same manner. As to have fencing supplies, chemical, basically anything to run the property.

In addition to the previously mentioned activities, any livestock accessing the property are placed on a truck and transported across the river via our own barge, so effective, efficient and safe is the system that 180 head of cattle can be moved on a tide change.

We have also used the same system to move earthmoving plant and 10 metre tip truckloads of gravel, used to make pads and improve roads.

All watercrafts comply with legislative requirements. We have also used the same system to enable Ergon Energy to move Power Poles, equipment and machinery to restore power to a neighbour on the eastern side of the river, some 5 kilometres upriver. Our large barge is on standby to help local earthmovers when required.



Dean Anderson

Jan Anderson JP Qual.