

YOUR REF: Caravan Park L45 Capt Cook Hwy
OUR REF: MCUI 2016/1591 D#783703)

19 August 2016

Richard and Fiona Hewitt
C/ Studio Mango
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PARRAMATTA PARK QLD 4870

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Dear Sir/Madam

**INFORMATION REQUEST FOR
MATERIAL CHANGE OF USE - IMPACT (CARAVAN PARK)
CAPTAIN COOK HIGHWAY PORT DOUGLAS**

Concern is held with the extensive nature of the development having regard to physical constraints affecting the land. The following request for information is detailed due to nature of the development and the relative lack of information accompanying the application.

After a preliminary examination of the above application, the following information is required in order to complete an assessment of the proposal:

Staging Plan

1. The report indicates a desire to stage the development. Please provide the proposed staging plan and layout including the intended provision of the various facilities at the different stages. Consideration should be given to the need to provide for disabled persons at each proposed stage.

Planning Scheme Land Use

2. Please provide advice as to whether any area of the site will be utilised for relocatable homes and/or permanent residential use. Where there is an intention for such use, please nominate the number and location of the relocatable homes. Please note that the development of a relocatable home use or permanent residential use would trigger a separate use under the Douglas Shire Planning Scheme and it is recommended you consider the *Sustainable Planning Act 2009* in regards to any such change.

Resident Population

3. Please provide advice on the intended maximum population capacity for the whole of the site, including a breakdown of expected populations in the bush camping, formal van and camping sites and cabins.

4. Where is it intended to make available the facilities will be available to the general public on a daily visitation basis (e.g., swimming pool, playground, reception café, lake), please provide advice on the expected number of daily visitors.

Civil Site Works

5. Please nominate on plan areas of fill and excavation, including and not limited to works associated with where the fill from the lake and swimming pool will be deposited.

State Planning Policy – Part E

6. The land is mapped by the State as affected by storm tide inundation, erosion prone areas and reef vegetation areas. A copy of the vegetation report as generated from the Department of Natural Resources and Mines website is attached for your reference. As the land is not in the Coastal Management District these considerations are matters for the Assessment Manager.

The Douglas Shire Planning Scheme does not incorporate the State Planning Policy or the Far North Queensland Regional Plan. Consideration is required against Part E of the State Planning Policy and also against the Far North Regional Plan. Please provide the relevant assessment of the development against these State and regional considerations.

7. Any intended use of storm tide inundation areas or erosion prone areas needs to be clarified in respect to extent (in area and depth) of fill and associated modelling. Please provide advice on the extent and area of fill on the land. This advice should include a plan showing the location and sections for depth together with details of compaction etc. Where extensive fill is intended consideration should be given to reviewing the application in respect to responding to assessment against the Planning Scheme codes.

Possible Acid Sulfate Soils

The site survey provided included in the application indicates the entire site is elevated below 5m and therefore a potential Acid Sulfate Soils if any significant filling or excavation. Where cut and/or fill is proposed consideration needs to be provided in respect to the impact of fill on the land and surrounding areas in respect to Possible Acid Sulfate Soil (PASS) issues. In particular consideration needs to be given to the impact on adjacent wetlands and mangrove areas.

8. Please provide advice in regards to PASS that the proposed cut and fill will not detrimentally impact on either the land or the surrounding area. Qualified expert advice may need to be sought. The advice should include an acid sulfate soil report assessment.

Flooding and Stormtide and Drainage

The development proposes to change part of the site from pervious to impervious (internal roads, car parks, buildings, pathways etc.) and this will increase stormwater runoff from predevelopment values. The occupation by camper vans, caravans, other vehicles and tents is also likely to change the pattern and velocity of runoff. It is acknowledged that these are local impacts in particular given the proximity to the inlet and in context of the overall catchment. Nevertheless the development appears to include alterations to the existing drainage gully (internal road cross drainage culvert and man made lake) downslope of Lot 43 on SR459 are proposed and could have an adverse impact to the drainage of neighbouring upslope property.

The proposed development also appears to encroach in an existing drainage gully along the southern boundary of Lot 43 on SR459 (indicated by Douglas Shire Council LIDAR) and could have an adverse affect on this neighbouring property. It is noted that the submitted plan does not detail a lawful point of discharge, the determination of the 100 year peak flood and Storm Tide elevation (modelling/assessment) specific to this site. There is no provided assessment of the bund, just beyond the northern extent of the site, will further impact the flood levels.

Concern is raised with the depth of inundation in assessing whether the eastern part of the site should be utilised for development. The expected depths of inundation are shown on the attached annotated plan. This gives an indication of the footprint in the various depth ranges (for the 100 year ARI flood event).

9. Please provide a drainage, flooding and storm tide study that includes a detailed assessment of levels relevant to the development and the impact of the development. The study should detail pre and post development conditions and give comment on the proposed buildings and structures. In particular advice should clearly state whether it is expected all buildings, including exposed stumps, will be impacted in peak events. The study should identify the basis for determining nominated peak levels, include 0.8m sea level rise due to Climate change and impact of any cumulative situations. It is anticipated that the storm tide levels may be critical if food levels are greater than suggested as by the BMT report as site levels show the flood water breaks out across the site at the current nominated levels. The referenced "BMT report" is MBT WBM (November 2012) *Cairns Region Stormtide Inundation Study* (council electronic document D# 352511) that is available from Council upon request.

The submitted study should also include floor levels for permanent buildings (office, kitchens, storage / maintenance, cabins etc.) together with freeboard.

The study should provide detail of the proposed drain through the mangrove area. In particular the form of the drain, whether this is lined by natural materials or lined and how the impact of such drainage will be mitigated to have a nil impact on the mangroves on adjacent land (in respect to velocity and amount of flow). Please also provide details on how the drain is to be maintained clear of sediment.

First Flush to Wetlands

Council notes the importance for the flush of mangrove and wetlands of fresh rainwater into the local catchment and reef systems, the provision of natural filtration through grasslands and the impact of urban development on local wetlands and reef systems. The report states the drainage will generally be through grassed and gravel lined swales.

10. Please provide details as to which drains are grassed and which are gravelled, whether grassed areas will be fertilised, ability to capture nutrients, wastes from campers prior to discharge into wetland areas.

Safety of Persons and Property

The Shire's community usually experiences significant events during the wet season and has limited capacity to deal with major events. It is understood that during a significant event flooding may restrict or inhibit access to the urban area of Port Douglas.

It is important that development of the land does not place unwarranted load on existing emergency services and that to a large extent the occupants of the facility will be limited to a number that can be sufficiently catered for and protected during these situations. In particular the movement of vehicles during periods of extreme inundation on local roads is not desired and there is no support for site evacuation when external access roads are flooded.

11. Please provide advice as to the extent of occupancy during these extreme events and how it is envisaged to ensure safe and early evacuation and secondly security for those persons unable to be evacuated. These details should include the maximum area of flood inundation and storm tide inundation protected area and the number of sites this would achieve.

Sewer Infrastructure

12. Please demonstrate that the capacity at the proposed point of connection to Council's existing reticulation (Hope Street) is sufficient for the proposed demand on the service. Consideration should include provision of self-contained vehicle dump loads into this system. Please provide advice as to the location of the dump site for the emptying of holding tanks (for RVs, campervans and caravans). Please note this is separate for storage and disposal of hard rubbish. Please indicate any recycle stations or points in the Park
13. The application nominates a substantial amount of onsite sewer infrastructure (including ensuites, cabins, bathrooms, amenity buildings, kitchens and associated pipework) to be located in areas mapped areas inundated by storm tide and flood. Please provide advice as to how such infrastructure is to be protected from the inundation so no detrimental impacts occur to Council's sewer infrastructure.
14. Please advise the intended route for the proposed sewer, that is whether it will be placed on the State controlled road or on freehold lots. Please advise of any agreements the Applicant has achieved to date regarding the ability to locate the sewer on the state-controlled road and/or freehold lots.

15. The proposed route for the sewer extension nominates to traverse creek systems. Please provide advice as to how the proposed sewer will be protected via this route from flood and storm tide inundation.
16. Please indicate on the plan the location of the proposed pump station and detail and noise attenuation infrastructure associated with this intended facility. Please advise of safe guards and procedures the Applicant proposes to ensure that during significant events Council's infrastructure is protected from flood and storm tide inundation.

Water Supply

17. The report notes that the development will utilise both the Council's reticulated water supply and water tanks. Please provide details of the expected capacity sought from Council's reticulated service. Please also nominate the extent of catchment via tanks and whether there is any intention to top up tanks with reticulated water. Capacity at the proposed point of connection to Council's existing reticulation is not demonstrated. Please provide details to clarify the ability to connect and provide the desired level of service. The proposed connection relies on third party approval from the Department of Transport and Main Roads. Please advise of any agreement the Applicant has achieved to date or advice from DTMR that it is willing to enter into such an agreement.

Internal Road

18. Please provide details as to the road hierarchy including a cross-section of the various internal roads. Plans need to detail roadway, drainage swales, materials, street lighting – whether overhead or bollards, maintenance and intended activity for dust suppression in bush camping are, any disabled person accessibility, construction materials, RL for finished levels and capacity and level of protection from storm tide inundation and flood inundation. Please provide swept path movements to the internal layout – for extended large RV/bus with trailer to the drive-through van parks.

Accessibility Between the Land and Urban Area

19. The report comments on access to the Caravan Park to include a pedestrian path. The submitted plan nominates a pedestrian entry. Please provide on the site plan the proposed extent of external works to the land including any pedestrian footpath.
20. The application states, on page 8, under Transportation, "*It is the nature of a Caravan Park that travellers will have a vehicle whether it be an RV, car, motor bike or bicycle. Thus travellers will have access to port Douglas, the shops at Craiglie, Mossman and the wider environs.*" Please provide any statistical data held on which this statement was made and if so, whether this occurrence is increasing or decreasing.

Council is aware that users of Port Douglas based caravan parks arrive by bus and other methods without the ownership or use of a car or motorised vehicle during their stay. These visitors and tourists utilise the pedestrian bicycle pathways in the locality together with local shuttle buses.

21. The application states the development will provide bicycles for hire and a courtesy bus. A pedestrian bicycle pathway has been established at the intersection of the Captain Cook Highway and Port Douglas Road. Please indicate the ability and desire for the Applicant to provide connection to this infrastructure. Consideration needs to be given to connection across waterways between the land and the established pedestrian bicycle path.

22. The application nominates the intended future use of the cane tramway to provide bicycle and pedestrian infrastructure to the Port Douglas township area. Currently this tramway is owned by Mackay Sugar and operates under an easement that connects the Mossman Central Mill to the railway station at the Reef Marina. Part of this line is also utilised by the privately owned Bally Hooley train. Please provide details on any discussions engaged with or agreements reached with Mackay Sugar regarding the future use of cane tramway as indicated in your application.

Natural Areas and Scenic Amenity Code

23. Please provide an assessment of the development against the natural areas and scenic amenity code. The assessment should include detailed mapping, ground-truthed by appropriately qualified professional of the extent and species of remnant vegetation. Please nominate all vegetation that is being removed as a result of the development.

The assessment should include a plan detailing the site and the adjacent creek including any disparity between these boundaries, the top of creek bank and a line of 10m setback from the top of creek bank.

Where land has previously been cleared, and is being maintained as cleared beyond the site boundary notably to the north and east, consideration should be given to including a reinstatement plan for the restoration of these areas.

Please provide detail as to any proposed revegetation of areas within 10m setback from top of bank for waterway systems on the land and adjacent to the land. Consideration should be given to the establishment of a vegetative buffer within 10m setback from the top of bank and as minimum setback for mangrove areas. This buffer area should be free of development including pedestrian walkways. The report should detail how the new plantings in the bushland planting area will be protected for growth to maturity and how existing and new growth will be protected from campers tethering tents and clothes lines to the vegetation.

Boundary Containment

24. Please advise how the boundary of the land will be identifiable and how neighbouring bushland and mangroves will be protected from campers and any day users of the facility. This advice should include details of the extent and species for boundary buffer planting, cross-sections, nomination of any mounding, general species choice and expected growth heights and densities. The plans should nominate where mounding is provided is lieu of setbacks for sound attenuation in association with the state-controlled road. The advice should state how the boundary buffer planting areas will be protected during growth stages prior to maturity.

Please mark on the plans the following distances: 5m line from the side and rear boundary, 3m line from the internal road. Any drainage swale adjacent to the road should be considered as part of the road and not the camping / caravan site.

Excluding the area of land that is to be dedicated to provide separation between van/camping sites please nominate on the plan the respective camping and caravan sites areas. Please nominate which sites fail to achieve as following:

- i. For short term caravans: minimum area of 100m² and / or minimum width of 9m; and
 - ii. For permanent caravan sites and cabin sites: minimum area of 200m² and/or minimum width of 10m
25. Please identify the site property boundaries on the land by markings on the land prior to an inspection by Council officers.

Separation Between Caravan / Camping Sites

26. Provide advice as to the height of initial plantings proposed for the inter-planting (between camp sites) areas. Please advise the number of years growth is required to achieve the expected privacy. During this growth period advise how will these plantings be protected and maintained.

Waste and Refuse Collection

27. The plan nominates only a central rubbish collection point. Please provide details on the proposed location of any other collection points, method of waste and refuse collection from the land and any considerations for recycling of materials/wastes.

Crocodile Control

28. The land has a low lying area that has connectivity to tidal areas and creek waterway systems. The report states that fencing will be provided to the lake to keep out crocodiles. Crocodiles could also access the site via adjacent waterways and through the mangroves. Please provide details on the proposed method of protection for Park occupants against crocodiles from tidal areas and from adjacent waterways.

Proposed Lake and Waterways

A number of waterways are included in or adjacent to the land. Please provide details on proposed methods of addressing vector control, weed growth control and safety for children near waterways and lake. It is noted that the report discusses fencing the lake, however the plans nominate no such fencing and detail jetty like structures over the lake area.

29. Please advise whether there is any need for the lake in regards to drainage detention purposes.
30. Please advise whether there is any intention to release fish or other species into the proposed lake. If so, please advise what species.

Powered Sites and Flood and Storm Tide Inundation Areas

31. Please provide advice nominating all powered sites, by colour, and how this infrastructure is protected from inundation by storm tide and flood.

Onsite Amenity Between Sites

32. Please provide a cross section detailing the intended inter planting between the van sites. This should include indicative width and height of the planting and how the vegetation will be protected from the site occupants and maintained by management.

Separation from Agricultural Activities and Rural Land

Council's consideration of the prelodgement enquiry as providing "in principle" support was based on a different proposal. Any such advice does not negate the need to consider Good Quality Agricultural Land considerations identified by the Planning Scheme.

33. Rural activities and rural lands are located to the north-west, west, south and southeast of the land. These lands are used or have the capacity for rural use, notably cane production which includes harvesting, use of fire, spraying (including aerial spraying) activities. Some of these activities involve excessive noise levels. Please provide a report assessing the development against the "*Planning Guidelines Separating Agricultural and Residential Land Uses, Department of Natural Resources, Qld.*" Please include a detailed plan nominating the detail of whether the development meets the setback criteria by way of distance or where by buffer the specific buffer. Cross-sections should be provided for noise buffers.

The surrounding area is generally developed for cane production. Please provide detail as to how the use of the land will be protected from ongoing cane production, in particular the use of land for camping and caravans close to the northern property boundary. Considerations are sought in regards to the protection of agricultural land from non agricultural activities. Consideration should be given to achieving buffers and meeting the requirement on the land where neighbouring land is occupied as private freehold. Please give comments as to why no buffer is provided between proposed camping sites and bus parking areas and the property boundary.

The setback distances under the scheme are for the consideration of buffering impacts associated with the state-controlled road and the land use. Caravans and camp sites are considered as sensitive uses. Where these are located within the distance of 40m setback from the road boundary there needs to be suitable buffering. Vegetation is not considered to provide sufficient noise attenuation. Please provide detail of suitable buffering to all boundaries.

Provision of Onsite Amenities

34. Council notes the development proposes an arrangement of amenities that departs from the normal provision of urinals. In lieu of seeking variation to standard requirements please provide advice from a practising Building Certifier that the extent of provision meets the various proposed stages of development against current standards. Considerations should be based on the maximum capacity of population sought by Question 3 above and 100% occupancy. Consideration needs to be given to walking distance along paths, not direct line of site, when measuring distance between ablution facilities and camp sites / caravan sites. Please note that where approval is achieved for staged development prior to the commencement of future stages, each will need to meet current requirements at that time.

Given the commonality of tourists and visitors day tripping in the area it is expected that there will be a high demand for use of the amenity facilities during the early morning and evening times, please provide advice as to these expected capacity for the proposed amenity facilities. If possible provide an example of another similar caravan park facility that operates the unisex amenities rather than traditional amenities.

35. Concern is raised with the proposed pathway circuit. The pathway, which should be of a minimum of 2m wide, appears to compromise and fragment the achievement of dense vegetation buffers. The dense vegetation either side of the pathway also appears to compromise the safety of users in regards to CPTED principles. Please indicate any safety principles utilised in the pathway development and the intended cross-section of the vegetated buffers.

Disability Access

36. Please provide a report by a suitably qualified persons, on the compliance or otherwise of the development against the Premises Standard (disability standards). The report should include a plan detailing by colour any sites or cabins intended for use by persons with disabilities. The report should assess disability access between the amenities and lots/cabins serving disabled persons. The assessment should consider all places utilised by disabled persons on the land, including camp kitchens, café, pedestrian pathways, cabins, ensuites, laundry facilities, lake area and jetties. The report should clarify whether the caretaker's residence requires disability access.

The report should include details of the proposed pedestrian paths, including a cross-section of the pathways, including materials and consideration of disabled persons. Please provide that the provision of sites and cabins and associated facilities for disabled persons meets the current standards for the respective proposed stages.

Bush Camping Fire Use

37. Bush camping is often known to facilitate ability for open fires and cooking over fire. Please nominate the extent of open fires and camp cooking expected to occur in the bush camping areas. Please provide a fire safety plan for the facility. Where open fires occur please provide advice as to how vegetation will be maintained in opposition of campers seeking firewood.

Backup Generator and Fuel Storage

38. Please provide detail of the proposed gas storage (capacity, location and separation distances from other uses). Please provide detail of any other fuel storage facility (location, capacity and bunding /roofing. Please provide detail of any backup generator and intended attenuation.

Wash Bays

39. Council does not support the washing of vehicles at each site and consideration needs to be given to the recently released Biosecurity Act. Please provide detail of any proposed wash down bay for vehicles and/or boats. Please nominate the location of wash down bays. Wash down bays should be roofed, bunded, connected to a silt trap prior to release to Council sewer, utilise recycled water and be covered. The wash bays needs to have consideration of first flush events. Wash bays should be of sufficient length for large RV's / Bus vehicles.

Car Parking

40. The dimensions of the car parking spaces must meet Australian Standards. This includes the number and dimension of car parking spaces for disabled persons. Detail of compliance with the standard is to be undertaken by a suitably qualified person and provided to Council.

Draft 2016 Douglas Shire Planning Scheme

41. Council has commenced public notification of the Draft *Sustainable Planning Act 2009* Planning Scheme. While the application is made under the current Scheme some weight and consideration can be given to the draft Scheme. Please provide an assessment against the draft scheme. The draft Scheme is available online at the following address:

<http://douglas.qld.gov.au/development/schemes-masterplans/draft-douglas-shire-planning-scheme/>

Drawing Scale

Where providing site plans through the above questions please include plans that are for A1 scale. This request is to assist the public in deciphering the detail of the plans when viewing the hard copy documents at Council. .

Other

The extent of the information request is significant and considers matters at macro and detailed levels. However, Council notes that it has through the Sustainable Planning Act 2009 only one point for requesting further information. If required, Council is willing to convene a meeting to discuss the above information request. Given the extent and nature of the information request any initial meeting regarding the request should be conducted at Council's offices and it is recommended that the meeting focus on the technical constraints of the land.

As an Applicant, your responsibilities in regard to the information request are outlined in section 278 of the *Sustainable Planning Act 2009*, which is attached for your information.

Please note that the information response to Council should include two (2) complete copies of the response and if plans form part of the response then two (2) sets of such plans at scale should also be provided.

Should you require further information in regards to this matter please contact Mrs Jenny Elphinstone of Council's Development Assessment and Coordination branch, Sustainable Communities on direct telephone, (07) 4099 9482 or by email jenny.elphinstone@douglas.qld.gov.au .

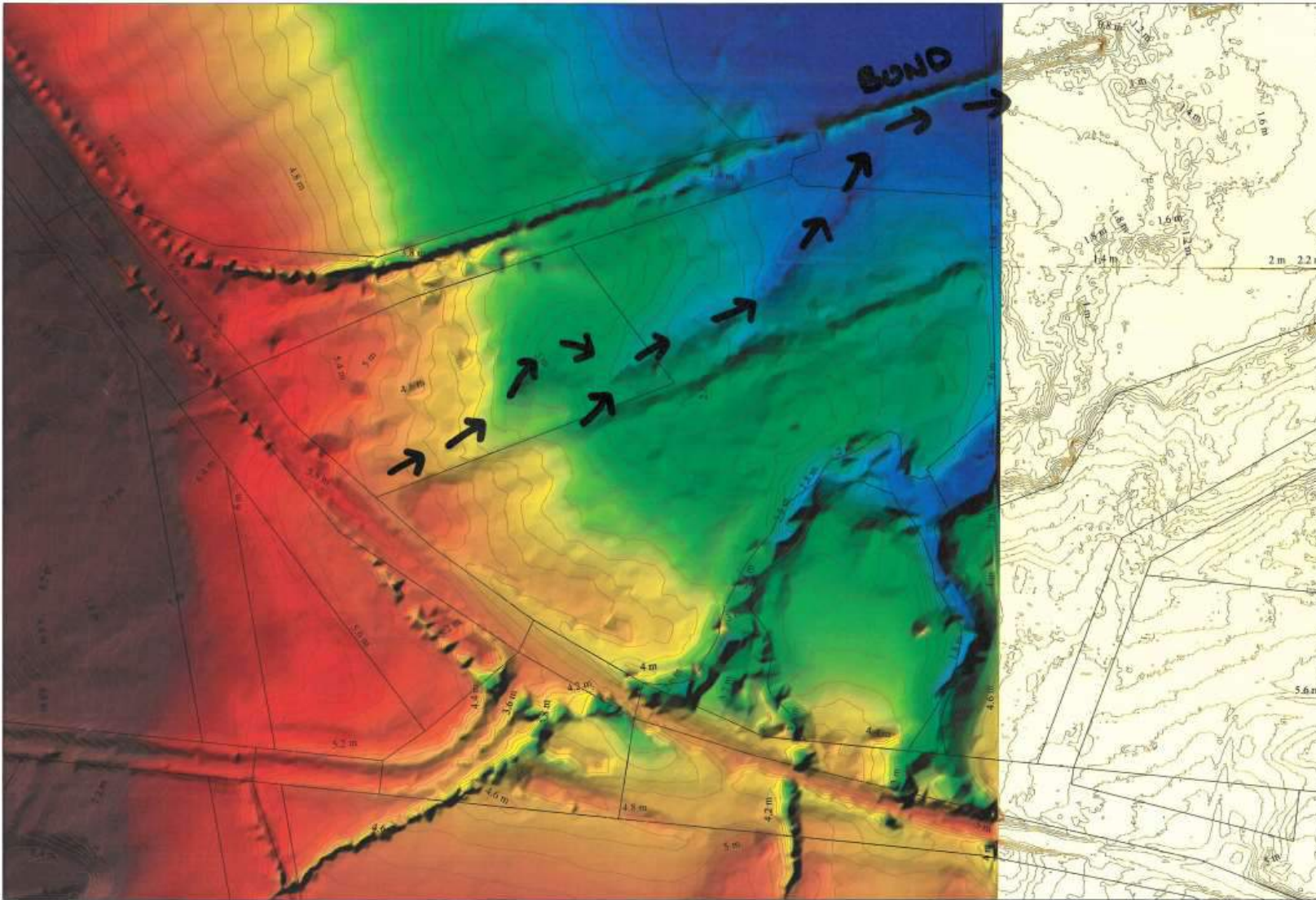
Yours faithfully

Paul Hoyer
General Manager Operations

Att

- Lidar Map
- Local Plan Sketch of expected inundation levels
- Vegetation report as extracted at time of application lodgement and prior to recent State Government changes.
- *Sustainable Planning Act 2009* requirements for response to information request

Lidar Map



200mm Conts
OSC LIDAR

LEGEND

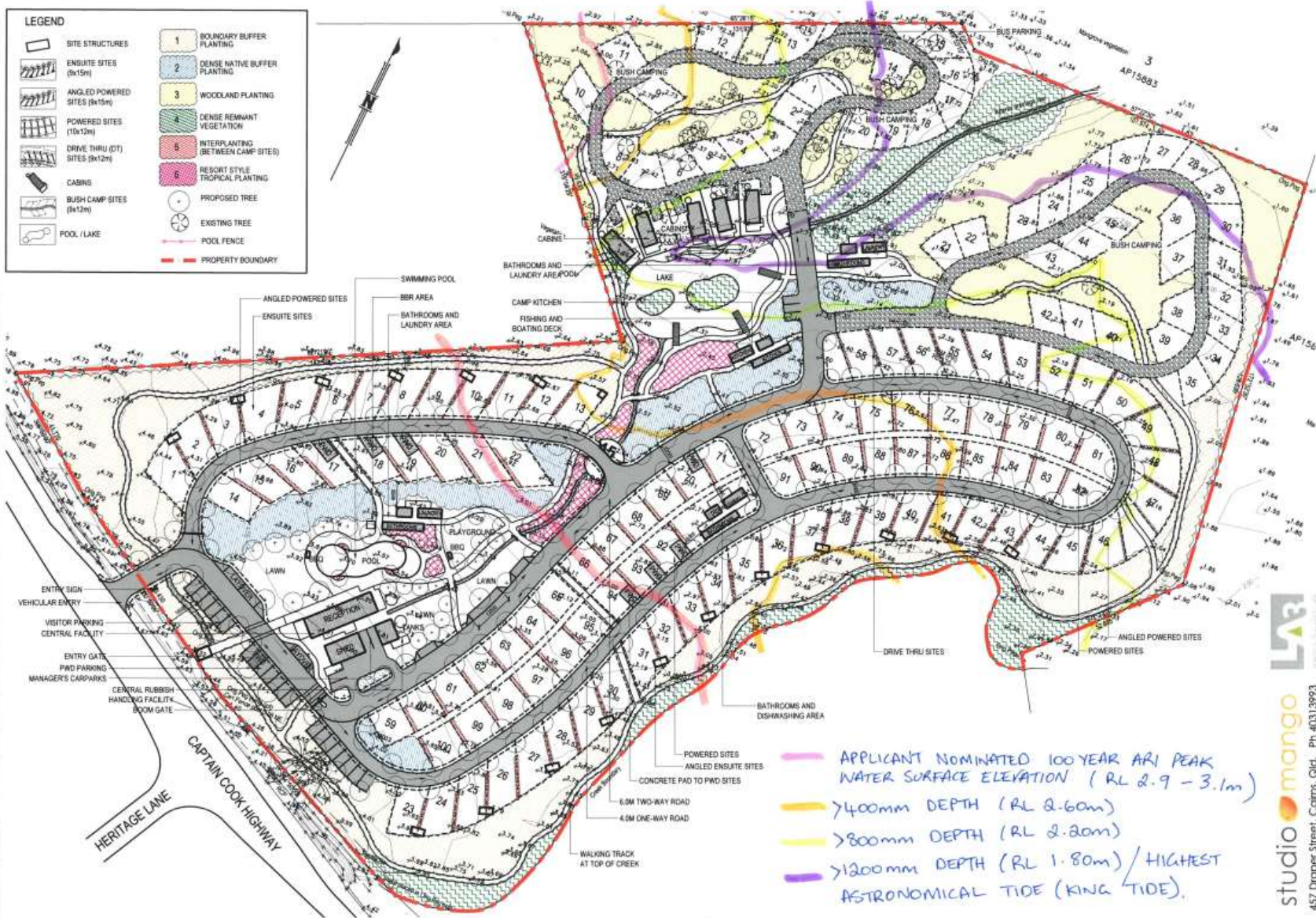
	1 BOUNDARY BUFFER PLANTING
	2 DENSE NATIVE BUFFER PLANTING
	3 WOODLAND PLANTING
	4 DENSE REMNANT VEGETATION
	5 INTERPLANTING (BETWEEN CAMP SITES)
	6 RESORT STYLE TROPICAL PLANTING

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A3 Original

100mm

For Planning Approval Issue	25/07/2016	- Chk	J.C. Appr	Job Proposed Port Douglas Caravan Park	Client Richard Hewitt	Address Captain Cook Highway, Port Douglas	Drawing Title Landscape Masterplan Concept	Scale 1:1000@A3	Job No. 57-	Dwg. No. L-03	Rev. 2
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— APPLICANT NOMINATED 100 YEAR ARI PEAK WATER SURFACE ELEVATION (RL 2.9 - 3.1m)
— >400mm DEPTH (RL 2.60m)
— >800mm DEPTH (RL 2.80m)
— >1200mm DEPTH (RL 1.80m) / HIGHEST ASTRONOMICAL TIDE (KING TIDE).

studio mango LAR
 457 Draper Street, Cairns, Qld. Ph 40313993

Vegetation report as extracted at time of application lodgement and prior to recent State Government changes

Department of Natural Resources and Mines



Vegetation management report

For Lot: 45 Plan: SR835

Current as at 02/08/2016



This publication has been compiled by Operations Support, Department of Natural Resources and Mines.

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Overview

The management and clearing of native vegetation in Queensland is regulated by the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2009*, the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009* in conjunction with associated policies and codes. These legislation, policies and codes are referred to as the *Vegetation Management Framework*.

Many routine vegetation management activities can be carried out under exemptions or self-assessable codes under the *Vegetation Management Act 1999*. Other activities may require you to apply for a development approval under the *Sustainable Planning Act 2009*. The requirements for a permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing. In urban areas, vegetation may be regulated by local government provisions even if it is not regulated vegetation under the VMA.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan you have supplied, this report provides the following detailed information:

1. *Property region* - the local government area, bioregion(s), subregion(s), catchment(s) and any applicable area management plans associated with your property.
2. *Vegetation management framework* - an explanation of the options that may be available to manage vegetation on your property.
3. *Property details for the specified Lot on Plan* - specific information about your property including land tenure, vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
4. *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property including:
 - regulated vegetation management map
 - vegetation management map
 - proposed regulated vegetation management map
 - proposed vegetation management map
 - land suitability map
 - protected plants map.

Please note, the Government has proposed changes to the Category C and Category R areas which are shown on the proposed regulated vegetation management map. For more information on these changes, please refer to the Department's [website](#).

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1. Property regions

Table 1 provides a summary of the regions that property Lot: 45 Plan: SR835 is located within.

Table 1: Property regions

Local Government(s)
Douglas Shire

Bioregion(s)	Subregion(s)
Wet Tropics	Daintree - Bloomfield

Catchment(s)
Mossman

Area Management Plan(s): Nil

2. Vegetation management framework

Vegetation clearing is regulated under the *Vegetation Management Act 1999* (VMA) and the *Sustainable Planning Act 2009* (SPA). A development approval is required to clear where the clearing is not exempt under the SPA, or where it cannot be carried out under a self-assessable clearing code or an area management plan under the VMA.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing vegetation not regulated under the VMA may require permits under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- a) grass or non-woody herbage;
- b) a plant within a grassland regional ecosystem; and
- c) a mangrove.

The regulated vegetation management map, the vegetation management map, the land suitability map and the protected plants map provided in section 4 and the information provided in section 2 and 3 of this report will assist you in identifying clearing suitability and enable you to determine whether your proposed clearing is:

- exempt;
- requires notification and compliance with a self-assessable code or area management plan; or
- requires a development approval.

2.1 Exemptions

The vegetation management framework allows clearing for certain purposes without approval, known as an exemption.

Areas that are mapped as Category X (white in colour) on the regulated vegetation management map (section 5.1) on most State land tenures are exempt and therefore do not require a development approval or notification.

There are other exemptions that apply to a range of routine property management activities. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing under an exemption, there may be other state, local or Commonwealth laws that apply. Exemptions may not apply if the vegetation is subject to permit conditions, a covenant, an

offset or restrictions as a result of unlawful clearing.

2.2 Self-assessable codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify the department before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Table 1 of this report.

To clear under an existing AMP, you must notify the DNRM before clearing starts and follow the conditions listed in the AMP. You can download the area management clearing notification form and obtain a copy of the relevant AMP at

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

2.4 Development approvals

If your proposed clearing is not exempt, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/vegetation/applying/>

3. Property details for Lot: 45 Plan: SR835

3.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 45 Plan: SR835, including links to relevant Smart Maps, are listed in Table 2. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 2: Lot, plan and tenure information for the property

Tenure	Lot	Plan	Link to property on SmartMap
Freehold	45	SR835	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=45\SR835

The tenure of the land determines whether certain exemptions are applicable.

Some self-assessable codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

3.2 Vegetation categories

Please note, the Government has proposed changes to the Category C and Category R areas which are shown on the proposed regulated vegetation management map. For more information on these changes, please refer to the Department's [website](#).

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. Descriptions for these categories are shown in Table 3.

Table 3

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
B	dark blue	Remnant vegetation areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
C	light blue	High-value regrowth areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
R	yellow	Regrowth within 50m of a watercourse in the priority reef catchment areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
X	white	Areas not regulated under the <i>Vegetation Management Act 1999</i>	No permit or notification required on all but certain state land tenures.

The vegetation categories on this property are listed in Table 4.

Table 4: Vegetation categories for subject property

Vegetation category
Category B
Category X
Category R

3.3 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regulated vegetation description	Regional ecosystem patch
rem_leastc	7.1.1

rem_leastc	is vegetation category A or B with a VMA status of least concern
rem_oc	is vegetation category A or B with a VMA status of concern
rem_end	is vegetation category A or B with a VMA status of endangered
hvr_leastc	is vegetation category C or R with a VMA status of least concern
hvr_oc	is vegetation category C or R with a VMA status of concern
hvr_end	is vegetation category C or R with a VMA status of endangered

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exemptions
- performance outcomes in State Development Assessment Provisions (SDAP)
- self-assessable codes.

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable codes allow clearing only in certain regional ecosystems.

3.4 Watercourses

Vegetation management watercourses for this property are shown on the vegetation management supporting map in section 5.2.

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

Any essential habitat on this property will be shown on the vegetation management supporting map in section 5.2.

Essential habitat identifies areas in which species of wildlife that are endangered, vulnerable, rare or near threatened under the *Nature Conservation Act 1992* have been known to occur. These important habitat areas are protected under the VMA.

If essential habitat is identified on this property, the information about the protected wildlife species is provided in Table 6 below (if no table is displayed below, there has not been any essential habitat identified on this property). The species label is shown on the vegetation management supporting map in section 5.2. The essential habitat factors are stated in the columns marked with an asterisk.

Table 6: Endangered, vulnerable, rare or near threatened wildlife species identified within the property (if no table is shown below, there is no essential habitat identified on the property)

Label	Scientific Name	Common Name	NCA Status	*Vegetation Community	*Altitude
1087	<i>Casuarium casuarium johnsonii</i> (southern population)	Southern Cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves: often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.

Additional essential habitat information

Label	*Regional Ecosystem (mandatory)
1087	7.1.3, 7.2.1, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.11, 7.3.1, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.10, 7.3.12, 7.3.17, 7.3.23, 7.3.25, 7.3.36, 7.3.37, 7.3.38, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.14, 7.11.1, 7.11.2, 7.11.5, 7.11.6, 7.11.7, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.18, 7.11.23, 7.11.24, 7.11.25, 7.11.28, 7.11.29, 7.11.30, 7.11.34, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.7, 7.12.9, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.39, 7.12.40, 7.12.44, 7.12.47, 7.12.50, 7.12.68. Also includes secondary habitat within identified priority corridors, and secondary habitat surrounded by primary habitat. Secondary regional ecosystems are 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.2.2, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.3.2, 7.3.9, 7.3.13, 7.3.14, 7.3.16, 7.3.19, 7.3.20, 7.3.21, 7.3.26, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.39, 7.3.40, 7.3.43, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.11, 7.8.12, 7.8.13, 7.8.15, 7.8.16, 7.11.16, 7.11.19, 7.11.21, 7.11.26, 7.11.27, 7.11.31, 7.11.32, 7.11.36, 7.11.39, 7.11.40, 7.11.42, 7.11.43, 7.11.44, 7.11.46, 7.11.49, 7.12.10, 7.12.11, 7.12.12, 7.12.21, 7.12.22, 7.12.32, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.34, 7.12.35, 7.12.37, 7.12.41, 7.12.45, 7.12.48, 7.12.49, 7.12.53, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.67

3.7 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high value or irrigated high value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

Table 7: Land suitability project details for this property

Project name	Project code	Start date	Scale
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	MJA	1989-01-01 00:00:00	50000

Table 8: Available land suitability project reports for this property

Vegetation management report, Department of Natural Resources and Mines, 2016

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Project name	Availability of report
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	Available at www.publications.qld.gov.au

3.8 Protected plants

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992*. The Act endeavours to ensure that protected plants (whole plants or protected plant parts) are not illegally removed from the wild or illegally traded.

Prior to clearing, you must check the flora survey trigger map to determine if the clearing is within a high risk area. The trigger map for this property is provided in section 5.4.

If your property is in a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (EVNT plants) and their supporting habitat.

If a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit. An exempt clearing notification form is required. This form can be downloaded at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present.

Clearing of least concern plants is exempt from requiring a clearing permit within a low risk area.

To be eligible for certain clearing exemptions you need to keep a copy of the map for the area subject to clearing. Protected plants flora survey trigger maps are valid for a period of 12 months from the date of request. After 12 months you will need to obtain a new protected plants flora survey trigger map to determine clearing requirements for your area of interest. This can be accessed online at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

For further information or assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Heritage Protection at palm@ehp.qld.gov.au

3.9 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>

4. Contacts for further information

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrm.qld.gov.au

Visit www.dnrm.qld.gov.au/our-department/contact-us/vegetation-contacts to submit an online enquiry.

5. Maps

The maps included in this report may also be requested individually at:

<https://www.dnrm.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

and

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation](#)

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

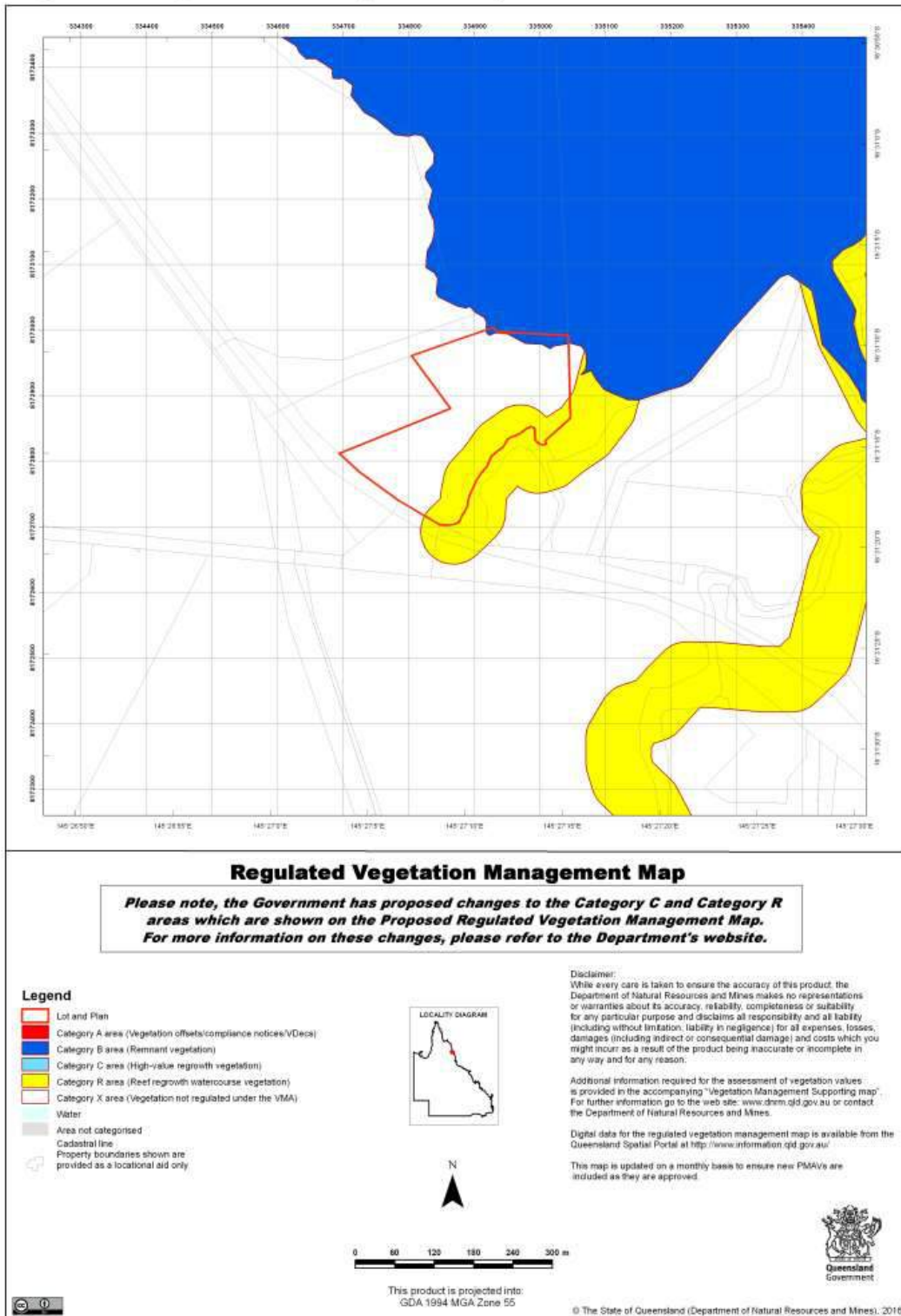
Land suitability map

The land suitability map assists with identifying the land suitability category under the high value and irrigated high value agriculture vegetation clearing purpose.

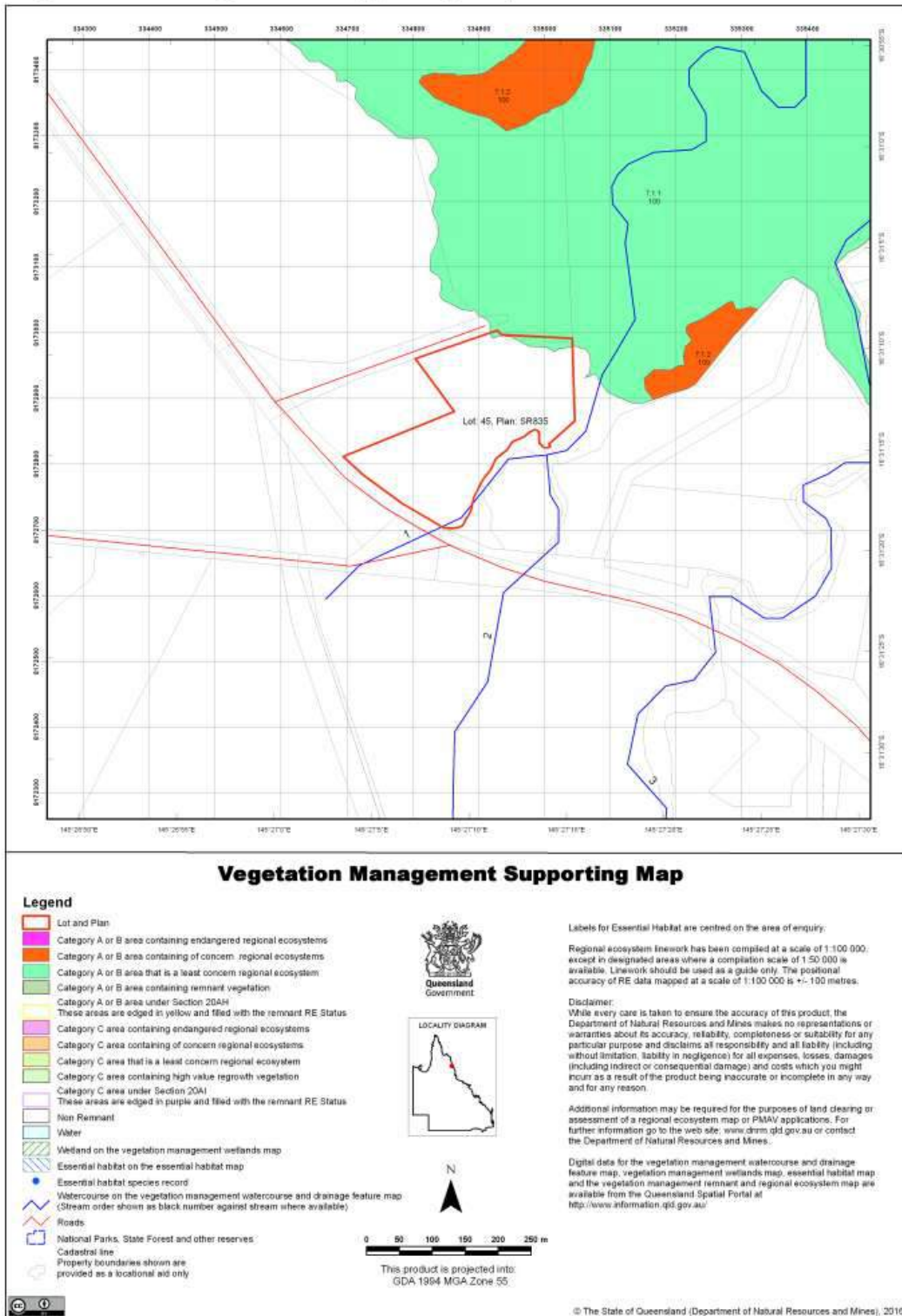
Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

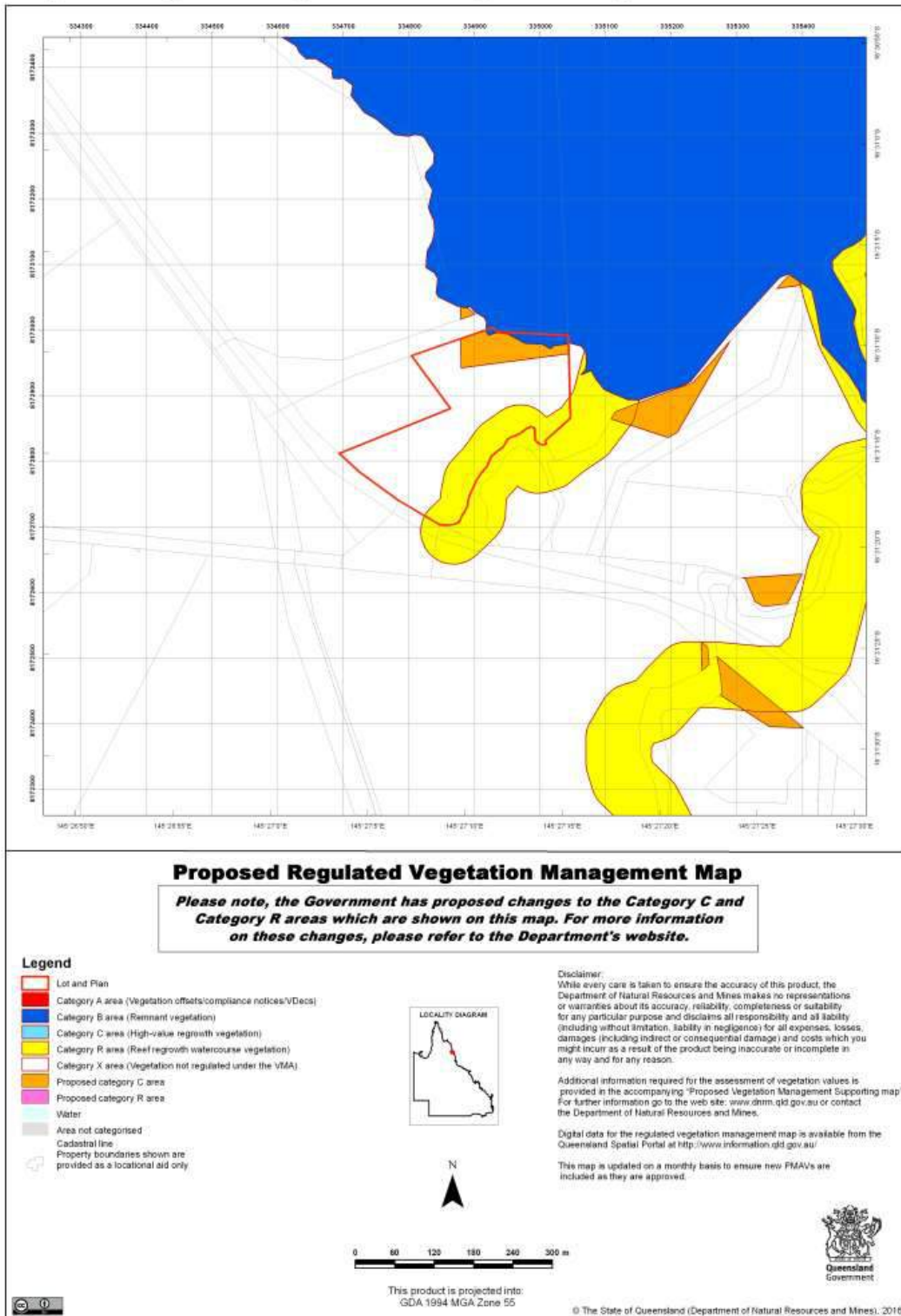
5.1 Regulated vegetation management map



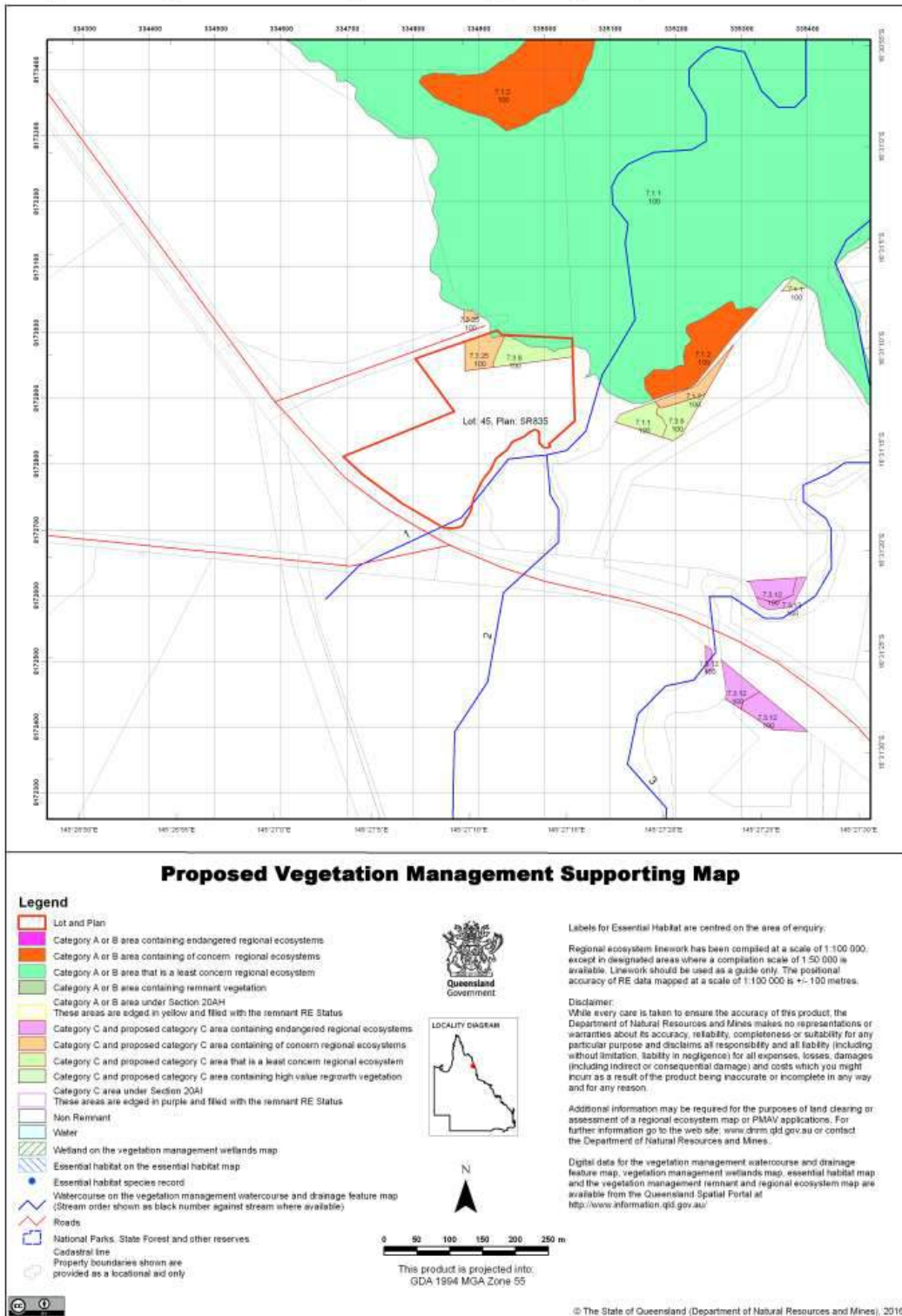
5.2 Vegetation management supporting map



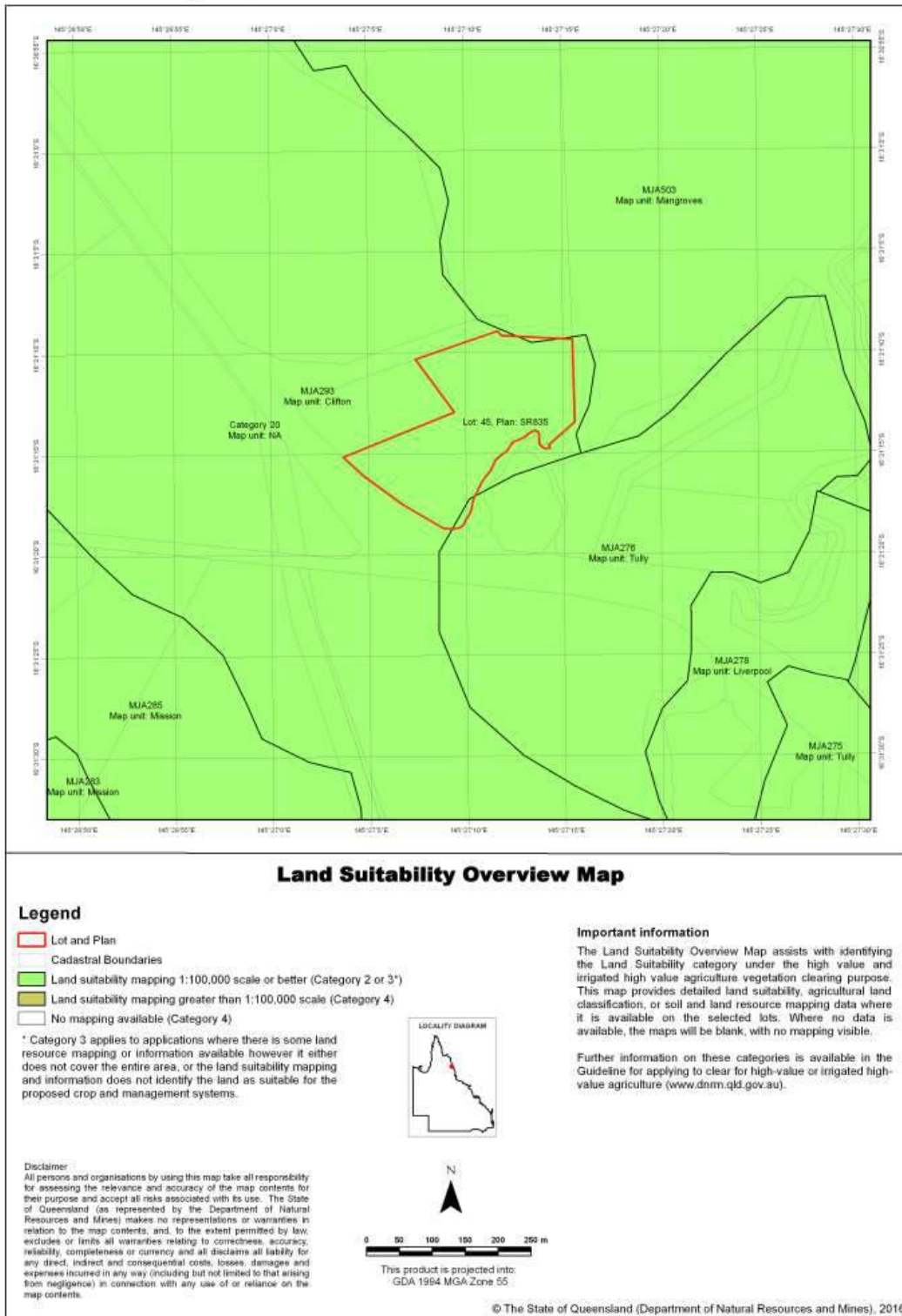
5.3 Proposed regulated vegetation management map



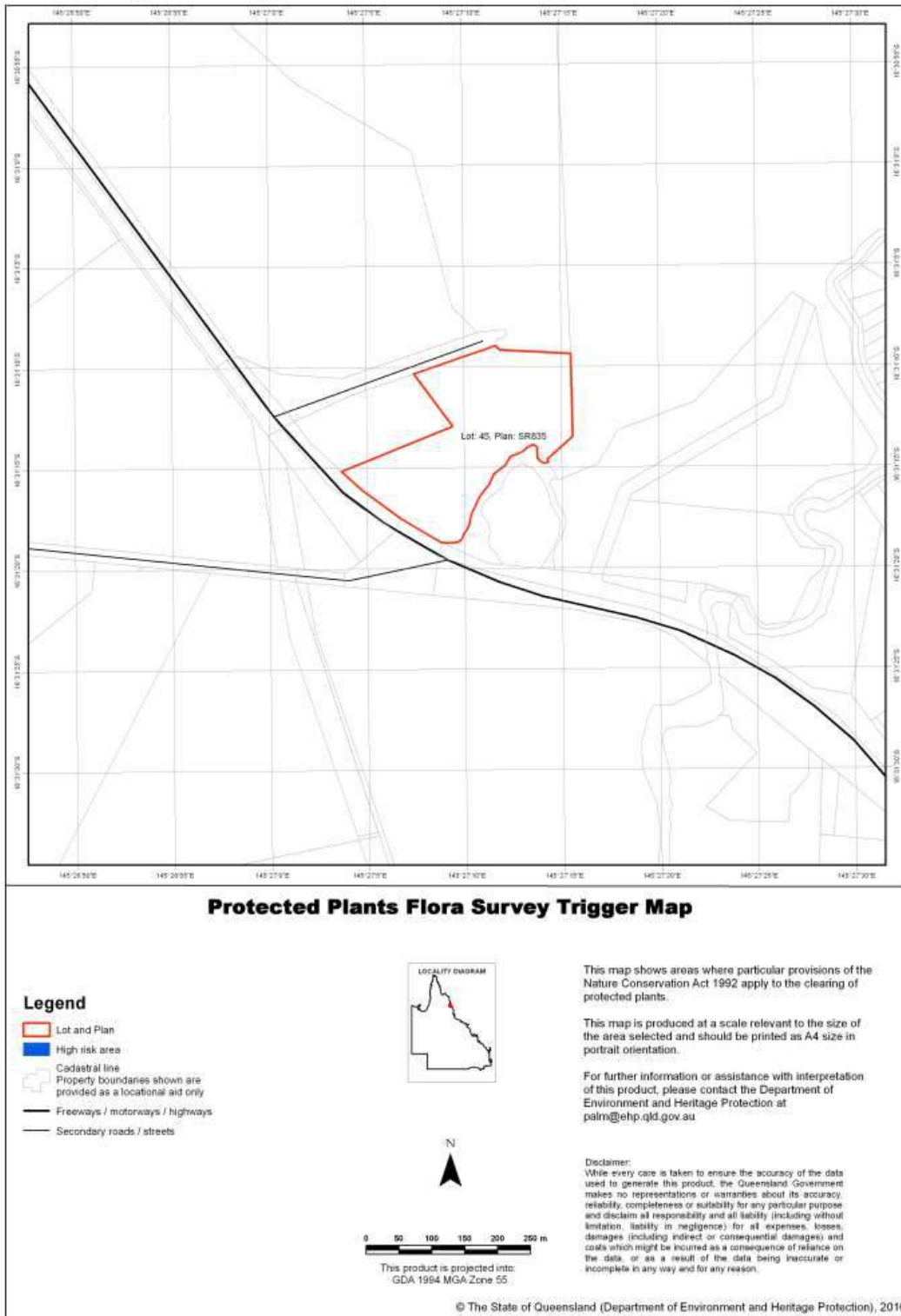
5.4 Proposed vegetation management supporting map



5.5 Land suitability map



5.6 Protected plants map



Sustainable Planning Act 2009

Current as at 24 March 2016

278 Applicant responds to any information request

- (1) If the applicant receives an information request from the assessment manager or a concurrence agency (the requesting authority), the applicant must respond by giving the requesting authority—
 - (a) all of the information requested; or
 - (b) part of the information requested together with a written notice asking the requesting authority to proceed with the assessment of the application; or
 - (c) a written notice—
 - (i) stating that the applicant does not intend to supply any of the information requested; and
 - (ii) asking the requesting authority to proceed with the assessment of the application.
- (2) If the requesting authority is a concurrence agency, the applicant must also give a copy of the applicant's response to the assessment manager.

279 Lapsing of application if no response to information request

- (1) The application lapses if the applicant does not comply with section 278 within—
 - (a) for an application required by an enforcement notice or in response to a show cause notice—3 months after receiving the information request (the response period) or the further period agreed between the applicant and the entity making the information request; or
 - (b) for any other application—6 months after receiving the information request (also the response period) or the further period agreed between the applicant and the entity making the information request.
- (2) However, if the application is revived under section 280(1), the application lapses if the applicant does not comply with section 280(2).
- (3) Subsection (4) applies if—
 - (a) the applicant asks the entity making the information request to agree to extend the response period; and
 - (b) the entity does not respond to the request until 5 business days before the response period ends, or later; and
 - (c) the entity does not agree to the extension.
- (4) The response period does not end until 10 business days after the response, advising that the entity does not agree to the extension, is received.
- (5) The entity making the information request must not unreasonably refuse to extend the response period.

280 When application taken not to have lapsed

- (1) An application that, other than for this section, would lapse under section 279(1) is revived if, within 5 business days after the application would otherwise have lapsed, the applicant gives the assessment manager and the concurrence agency that made the information request written notice that the applicant seeks to revive the application.
- (2) If an application is revived under subsection (1), the applicant must comply with section 278 before the end of—
 - (a) 5 business days after giving the notice mentioned in subsection (1); or
 - (b) the further period agreed between the assessment manager and the applicant.[s 281]
- (3) If the application is revived under subsection (1), for the purpose of the IDAS process the application is taken not to have lapsed under section 279(1).