

8 March 2017

Our Ref: 16-147
Your Ref: MCUI2016/1591

Chief Executive Officer

Douglas Shire Council
PO Box 723
MOSSMAN QLD 4873

Attention: Jenny Elphinstone

Dear Jenny,

RE: RESPONSE TO COUNCILS INFORMATION REQUEST UNDER S278 OF THE SUSTAINABLE PLANNING ACT ASSOCIATED WITH A PROPOSED 'CARAVAN PARK' OVER LOT 45 ON SR835 AT LOT 45 CAPTAIN COOK HIGHWAY, PORT DOUGLAS.

We refer to the above-described matter and confirm that Urban Sync Pty Ltd (Urban Sync) continues to provide town planning and development advice to Richard and Fiona Hewitt (the Applicants) in respect of this project. We have now been engaged by the Applicants to co-ordinate a response to the Information Request issued by Douglas Shire Council (Council) on 19 August 2016 (see **Attachment 1**).

INTRODUCTION

In response to Council's Information Request and the outcomes of a meeting held between the Applicants, their representatives and Council on Thursday 22 September 2016 (see **Attachment 2**), a number of amendments to the originally submitted plan of development have been made. These changes have focused on reverting the proposed development back to a configuration that is closer to that given 'in principle' support by Council during pre-lodgement discussions, as well as to remove the parts of the proposed development which were at high risk from natural hazards. The revised plan of development is included as **Attachment 3**, with the main changes to the plan being summarised below and include:

- Delineation of the 'low', 'significant', 'high', and 'extreme' hazard areas associated with a 1% Annual Exceedance Probability (AEP) flood event, as well as the erosion prone area, on the site;
- A reduction in the total number of sites from 150 to 124 and a significantly scaled back development footprint. This in turn, has also resulted in increased setbacks to the adjacent watercourse, remnant vegetation, the existing drainage gully and side and rear boundaries;
- Removal of all 'hard' infrastructure from the lower portions of the site which are subject to a 'significant' (or higher) flood hazard and/or that were previously located in the Erosion Prone Area (EPA);
- A reduction in the number of van sites from 94 to 84, inclusive of minor amendments to the layout to ensure all such sites are generally located clear of the portions of the site which are subject to a 'significant' (or higher) flood hazard and the EPA;
- Relocation of all ensuite sites to higher ground to ensure all associated infrastructure is located clear of the portions of the site which are subject to a 'significant' (or higher) flood hazard and/or the EPA (Note: to ensure full flood immunity, the infrastructure located on sites 7-10 may require further relocation i.e., to sites 15-18. This will however, be determined at Operational Works stage;



- A reduction in the number of bush camping site from 45 to 40 and a significantly reduced camping 'footprint'. Despite what the revised plans show, we note here that the 40 camp sites will be spread out over the rear of the site. We are agreeable to providing Council with an amended plan which delineates this increased extent in accordance with Council's conditions of approval.

The area dedicated for camping will however, not encroach into/near the remnant vegetation at the rear of the site, the existing drainage gully, nor any land north of the existing drainage gully. We are also agreeable to Council conditioning this requirement, as well as compliance with any necessary setbacks to side and rear boundaries. All camp sites will be delineated with a marker to ensure no encroachments into the nominated excluded/setback areas occur;

- Removal of all six (6) drive through van sites;
- Removal of all five (5) cabins. Hence, we request that Council does not approve the proposal plans submitted with the application for the cabins;
- Relocation of the reception area, shed, central rubbish facility and layover bay to ensure they are clear of **all** inundation events, namely to enable the reception area to double as an evacuation area if needed;
- Removal of the proposed pedestrian access between the frontage of the site and reception area;
- Relocation of the camp kitchen to higher ground to avoid all portions of the site which are subject to a 'significant' (or higher) flood hazard and/or the EPA;
- The two (2) original bathroom/laundry/dishwashing areas at the rear of the site have been combined into one (1) central facility and relocated to higher ground to avoid all portions of the site which are subject to a 'significant' (or higher) flood hazard and/or the EPA;
- Removal of all wash bays;
- Removal of the lake;
- Removal of some car parking spaces; and
- Removal of the perimeter, pedestrian walkways/pathways.

INFORMATION REQUEST ITEMS

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".*

Response

At this point in time, the staging of the proposed development is unknown, although it is expected to consist of the following stages (Council can condition a staging plan be prepared if considered necessary):

Stage 1:

- **Sub-Stage 1:** Entrance, external works (access, water and sewer etc.), reception, car park, pool, and central park area, inclusive of bbq's, bathrooms/toilets and laundry area, kitchen and dishwashing area, sites 1-5, 15-18, 23-26, 34-37, 53-56 & 72-75 (25 sites total) and all necessary, associated, internal infrastructure and landscaping;
- **Sub-Stage 2:** Sites 6-10, 19-22, 27-30, 38-41, 57-60 & 76-79 (25 sites total) and all necessary, associated, internal infrastructure and landscaping; and
- **Sub-Stage 3:** Sites 11-12, 31-33, 42-44, 61-63 & 80-82 (14 sites total) and all necessary, associated, internal infrastructure and landscaping.

Stage 2:

- **Sub-Stage 1:** Rear bathrooms/toilets and laundry area and sites 13-14, 45-52, 64-72 & 83-84 (20 sites total), and all necessary, associated, internal infrastructure and landscaping;
- **Sub-Stage 2:** Sites B1-B5, B11-B14, B31-B34 (13 sites total) and all necessary, associated, internal infrastructure and landscaping; and
- **Sub-Stage 3:** Sites B6-B10, B15-B30 & B35-B40 (27 sites total) and all necessary, associated, internal infrastructure and landscaping.

The requirement for suitable disability access for each stage will be addressed as part of the building approval i.e., a building approval will not be forthcoming for the stage if the necessary disability requirements are not met.

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".*

Response

The site/proposed development does not include, nor seek to accommodate, any relocatable homes or permanent residential uses.

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".*

Response

We estimate a maximum average capacity of 2.5 persons per site. Hence, if the park was fully occupied, it may have a maximum capacity of 312 persons (124 sites x 2.5 persons per site + 2 persons in the manager's residence). We note however, that it is very unlikely that this many persons will be on the site at any one time and if it were to occur, it will be for very short periods of time only, with the average occupancy during peak season expected to be at approximately 75% - 80%. A 75% occupancy results in a figure of 234 persons (93 sites x 2.5 persons per site + 2 persons in the manager's residence), which, with the exception of very occasionally, is more likely to be the maximum number of persons on the site.

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

Response

The facilities within the proposed development will not be open to the public.

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".*

Response

Other than general shaping/smoothing/preparation works in the lead to up to the civil construction, it is not expected that there will be, nor does the applicant desire to undertake, any significant form of excavation or filling necessary to facilitate the proposed development.

Any material excavated from the pool is likely to be used elsewhere on site as required for general shaping/smoothing/site preparation requirements. If not, it will be transported off site.

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".

Response

A copy of the single State Planning Policy (SPP) mapping is included in **Attachment 4**. The mapping identifies the following aspects of the single SPP are applicable to the site:

- Water Quality (Climatic Regions – Stormwater Management Design Objectives);
- Biodiversity (MSES – Regulated Vegetation & Regulated Vegetation (Intersecting a Watercourse));
- Natural Hazards, Risk & Resilience (Flood Hazard Area, Coastal Hazard Area (Erosion Prone Area (EPA) & Medium & High Storm Tide Inundation Area) & Bushfire Hazard Area (Medium & High Bushfire Intensity & Potential Impact Buffer)).

We note here that the Water Quality State interest is not applicable, as the proposed development is not for 'Urban Purposes', as defined in the *Sustainable Planning Regulations 2009* (SPR) i.e., the site is not located in a city or town, instead being located in a rural area. Moreover, the proposed development will not result in an impervious area that exceeds 25% of the net developable area, nor does it propose any 'dwellings' (as defined in the *Douglas Shire Planning Scheme 2006* (Planning Scheme)).

The remainder of the State interests have not been appropriately reflected in the Planning Scheme and thus, an assessment has been provided below. We note that due to the age of the Planning Scheme, we do not consider it 'appropriately' reflects the 'Bushfire' State interest:

Table 1: Biodiversity State Interest Assessment

State Interest Requirement	Complies	Comment
<p><i>"Enhances matters of state environmental significance where possible"</i></p>	<p>YES</p>	<p>The Matters of State Environmental Significance (MSES) on the site include:</p> <ul style="list-style-type: none"> i. Relegated Vegetation located in the south-eastern portion of the site and adjacent to the existing watercourse; and ii. Regulated vegetation (intersecting a watercourse), which bisects the southernmost portion of the site. <p>With regards to (i), we note that much of the mapped area on the site has been cleared and hence, does not in fact, include any existing vegetation. Instead, the mapped area appears to be a 'buffer' area to the existing riparian vegetation/watercourse. As the proposed development will not result in the removal of any vegetation in the mapped 'regulated vegetation' area, combined with the fact that the proposed development is providing significant setbacks to the watercourse and the Applicant is agreeable to a reasonable and relevant level of endemic plantings in this setback area, we consider any further enhancements of the MSES on the site are not necessary and would be an unreasonable imposition on the proposed development.</p> <p>With regards to (ii), the proposed development does not encroach within the mapped regulated vegetation (intersecting a watercourse) area. As a result, we do not consider it a reasonable imposition on the development to have to 'enhance' this aspect of MSES.</p>
<p><i>"Identifies any potential significant adverse environmental impacts on matters of state environmental significance"</i></p>	<p>YES</p>	<p>As above, the proposed development is not expected to have any negative impacts on the MSES on the site.</p>
<p><i>"Manages the significant adverse environmental impacts on matters of state environmental significance by protecting the matters of state environmental significance from, or otherwise mitigating, those impacts"</i></p>	<p>YES</p>	<p>As above.</p>

Table 2: Natural Hazards, Risk and Resilience State Interest Assessment

State Interest Requirement	Complies	Comment
Development		
<i>"Avoids natural hazard areas or mitigates the risks of the natural hazard to an acceptable or tolerable level"</i>	YES	Please see the response to point 9 of Council's Information Request below in which it is demonstrated that the proposed development has mitigated the risk associated with flooding and storm tide inundation to within an 'acceptable and tolerable' level.
<i>"Supports, and does not unduly burden, disaster management response or recovery capacity and capabilities"</i>	YES	The reception area will be located above all 1% AEP inundation events (flooding and storm tide). Hence, if for some reason guests of the park cannot be evacuated prior to an extreme event impacting the site, the reception area is able to double as an evacuation centre if needed. In addition, there is an ample amount of room for guests who do remain on site during any extreme events, to leave their vehicles in locations where they will not be at risk of being significantly damaged/inundated i.e., above approximately RL 3.3m AHD (of which could be delineated on site and form part of any disaster management plan for the site). Hence, the proposed development will have the capacity to support its guests if need be and will as a result, not add any additional burden to disaster management responses.
<i>"Directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties"</i>	YES	The proposed development involves little, if any fill. Even if minor amounts of fill were proposed, given the size of the surrounding catchment, any such fill would have little to no tangible impact on downstream flood levels/properties. Likewise, any additional stormwater generated from the site will be insignificant when compared to the size of the catchment. We also note that if necessary, stormwater detention can be provided on the site, although we do not consider this necessary in this instance.
<i>"Avoids risks to public safety and the environment from the location of hazardous materials and the release of these materials as a result of a natural hazard"</i>	YES	The proposed development does not involve the storage of any hazardous materials.
<i>"Maintains or enhances natural processes and the protective function of landforms and vegetation that can mitigate risks associated with the natural hazard"</i>	YES	The proposed development will not result in the removal of any vegetation, and will have very little to no impact on existing landforms that may or may not have any mitigative powers in relation to natural hazards.

For Coastal Hazards – Erosion Prone Area		
<p><i>“Is not located in an erosion prone area within a coastal management district unless:</i></p> <ul style="list-style-type: none"> <i>a) it cannot feasibly be located elsewhere, and</i> <i>b) is coastal-dependent development, or temporary, readily relocatable or able-to-be-abandoned development”</i> 	N/A	The proposed development is not located within an EPA within a coastal management district.
<p><i>That is the redevelopment of existing permanent buildings or structures, is located outside an erosion-prone area or, where this is not feasible, redevelopment:</i></p> <ul style="list-style-type: none"> <i>a) is located:</i> <ul style="list-style-type: none"> <i>i. as far landward from the seaward property boundary as possible, or</i> <i>ii. landward of the seaward alignment of the neighbouring buildings, and</i> <i>b) provides space seaward of the development within the premises to allow for the future construction of erosion control structures, such as a seawall”</i> 	N/A	The proposed development does not include the redevelopment of existing, permanent buildings or structures.
<p><i>“Proposes to undertake coastal protection work (excluding beach nourishment) only as a last resort where coastal erosion presents an imminent threat to public safety or existing buildings and structures, and all of the following apply:</i></p> <ul style="list-style-type: none"> <i>a) the property cannot reasonably be relocated or abandoned, and</i> <i>b) any coastal protection works to protect private property is located as far landward as practicable and on the lot containing the property to the maximum extent reasonable, and</i> <i>c) the coastal protection work mitigates any increase in</i> 	N/A	The proposed development does not involve any coastal protection works.

coastal hazard risk for adjacent areas		
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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".*

Response

Only the camp sites, and a small portion of sites 73-80, 82-84 & 14 will be located in the EPA. No filling will be associated with the areas on the site located in the EPA.

The vast majority of the camp sites, sites 9-14, as well as a small portion of the internal access road adjacent to sites 46-52 will be located below the indicative 2100 1% AEP storm tide level of RL 2.7m AHD (as per the Cairns Region Storm Tide Inundation Study January 2013, the levels including wave effects have not been included as these are generally only present within 200m of the coast). Again, there will be no filling of the portions of the site below RL 2.7m AHD.

As already reiterated, other than general shaping/smoothing/preparation works in the lead to up to the civil construction, it is not expected that there will be, nor does the applicant desire to undertake, any significant form of excavation or filling required to facilitate the proposed development.

POSSIBLE ACID SULFATE SOILS

8. *"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.*

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".

Response

As stated above for the response to point 7 of Council's Information Request, other than general shaping/smoothing/preparation works in the lead to up to the civil construction, it is not expected that there will be, nor does the applicant desire to undertake, any significant form of excavation or filling on the site. None of these works are expected to result in either the removal of 100m³ or more of soil or sediment, or the placement of 500m³ or more of soil or sediment on the site and hence, will not exceed the trigger/thresholds outlined in the Planning Scheme or single SPP for addressing Acid Sulfate Soils (ASS). Council are also able to condition that if any excavation and/or fill should take place over the site in association with the proposed development that exceeds these triggers/thresholds, that an ASS report be prepared and subsequently, submitted to Council for approval.

FLOODING AND STORMTIDE DRAINAGE

9. *"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).

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".

Response

Drainage:

The revised plan of development (see **Attachment 3**) has been amended to remove all access across and/or development within, the existing drainage gully on the site. We also note here that this gully will be the lawful point of discharge for most of the site (see **Attachment 3**).

Council can condition that the proposed development does not have a worsening effect on adjacent or downstream properties. However, as previously outlined in this response, given the size of the site and proposed development in comparison to the size of the catchment, any stormwater generated from the proposed development is not expected to have any significant impacts/increases on the existing flood levels on adjacent or downstream properties, regardless of the bund to the north of the site (which will not increase levels, just direct them in another direction, of which they already travel in). Hence, in this instance, the requirement to undertake a drainage study on pre and post development flows seems like an unreasonable imposition on the proposed development. As also previously mentioned, detention can be incorporated into

the proposed development if necessary, although this level of design is more appropriately addressed at Operational Works stage.

Flooding:

As the Planning Scheme is silent on flooding inundation, any assessment in relation to flooding reverts back to Part E of the single SPP, of which, states that the proposed development only needs to:

"mitigate the risks of the natural hazard to an acceptable or tolerable level".

We also importantly reiterate here that the single SPP does not require development to be located at a certain level, nor achieve a specific level of immunity above what may or may not be considered to be the defined flood event for the site. This fact, combined with the size of the site and proposed development in comparison to the catchment as a whole, the short-term nature of occupants and the lack of infrastructure that is now proposed to be located in areas of the site subject to a significant or higher flood hazard, we again consider it an unreasonable imposition on the proposed development to have to undertake a site-specific flood study.

Hence, in lieu of such a study, we have sought to address the requirements of part E of the single SPP by reducing the risk to the proposed development from all forms of inundation to within 'acceptable and tolerable levels', as is required by the single SPP and was agreed to 'in principle' with Council (see **Attachment 2**). To do this, we have first sought to delineate and determine the areas of the site which are subject to a 'low' risk of inundation during a 1% AEP flood event. To determine this, we draw Council's attention to the AECOM mapping provided in **Attachment 5** which highlights the level of flood (excluding storm tide) risk for the site ('low', 'significant', high' and 'extreme') for both a 2% AEP event (Q50) as well as a 0.2% AEP event (Q500). We note here that no level of hazard was shown for the 1% AEP flood event, rather only indicative levels of inundation, of which was not considered suitable data for the purposes of this exercise as it does not assist in determining an 'acceptable and tolerable' level of risk and is borderline not legible. Hence, to determine and provide a 'low', 'significant', high' and 'extreme' level of flood hazard risk for a 1% AEP flood event, the data from the 2% and 0.2% AEP flood events was used and the results of this extrapolation are provided in **Attachment 6**. We note here that this map also delineates the EPA as it is our view that any land in the EPA is not able to be considered to be of a 'low' risk. The 2100 1% AEP storm tide event, as outlined in the Cairns Region Storm tide Inundation Study, as well as the expected maximum level of inundation during a 1% AEP flood event where also factored into account.

Based on this data, the proposed development has been redesigned from that which was originally submitted, as outlined below:

- No 'hard' infrastructure will be located in the lower portions of the site which are subject to a 'significant' (or higher) flood hazard and/or that were previously located in the EPA. We note here that the camping sites and some parts of sites 73-84 are located within the EPA, although there is no 'hard' infrastructure associated with the bush camping sites, nor the portions of sites 73-84 which are located within the EPA i.e., if these sites were to be eroded over time, there would be no risk to persons as they would simply no longer be used. Additionally, there would be no damage to property, as there is no infrastructure located in the area subject to erosion;
- All other sites i.e., sites 1-71, roads and 'hard' infrastructure are located on the areas of the site which are subject to a 'low' level of flood hazard risk, or located entirely above any potential inundation on the site;
- Relocation of other infrastructure (pool, camp kitchen, bathrooms, laundries etc.) to ensure they are clear/above the expected maximum levels of inundation (see below); and
- The reception area has been located clear of all forms of inundation to allow it to act as an evacuation centre during any extreme events, if required.

Levels of Inundation:

- Based on preliminary engineering advice, we understand that the maximum level of the 1% AEP flood event on the site to be approximately **RL 3.0m AHD** (see original engineering report);
- The Cairns Region Storm Tide Inundation Study lists the 2100 1% AEP storm tide inundation level for Port Douglas and hence, the site, as being **RL 2.7m AHD**;
- The map shown in **Attachment 6** highlights that areas on the site above approximately **RL 2.6m AHD** are able to be defined as being subject to a 'low' risk of flooding inundation during a 1% AEP event.

Hence, we would expect that the maximum inundation level on the site during a 1% AEP flood event will be approximately **RL 3.0m AHD (RL 3.3m AHD including freeboard)**, while the area of 'low' hazard over the site during the same event will generally be, above approximately **RL 2.6m AHD**.

With the above in mind, if the maximum inundation event was experienced on the site, all of the camp sites will be inundated, while a small number of caravan sites will be inundated with between 0mm and 400mm of water (plus freeboard), which, given persons will have been evacuated prior to water reaching this level (as detailed in an evacuation/hazard management plan for the site), we do not consider such a level of inundation to be associated with a significant (or higher) level of risk. In addition, as outlined throughout this response, any vehicles on the affected sites will be able to be relocated in the lead up to flood waters reaching these levels.

The easterly bathroom, toilets and laundry will be located on stilts or the like, with all open fittings to be located above **RL 3.3m AHD** to ensure no flood waters enter Council's reticulated water or sewerage systems. Likewise, the infrastructure in all ensuite sites. This may necessitate that the infrastructure on these sites be relocated for example, to sites 15-18 which are entirely above **RL 3.3m AHD**. We reiterate here that all of the 'hard' centrally located infrastructure (i.e., kitchen, pool, bbq etc. are located above **RL 3.3m AHD**).

We note that there will be infrastructure on the site which is subject to inundation during a 1% AEP event. However, any such infrastructure that is connected to Council owned infrastructure will be suitably protected (see responses to points 12-17 of this response), while any private infrastructure will be the responsibility of the owner to re-establish.

Summary:

We believe that this methodology, accompanied by the redesigned development, now ensures that the level of risk associated with the proposed development is 'low' and within 'acceptable and tolerable levels'. For example, the chance of such an event occurring is low i.e., a 1% chance in any one year, while the risk to persons and property during any such event is also be 'low' i.e., levels of inundation over the site will not be significant/hazardous. here will also be time to excavate and/or relocate form the affected sites with warning times for these events exceeding twelve (12) hours for localised flooding (as stated by the Bureau of Meteorology), with even longer lead times for storm surge.

All of the above is able to be documented in a hazard/excavation management plan to ensure the proposed approach to risk mitigation on the site is implemented at all times as part of the proposed development (see response to point 11 of this response). Hence, we believe that the proposed development has mitigated the risk of natural hazards on the site to within acceptable and tolerable levels and hence, complies with Part E of the single SPP.

FIRST FLUSH TO WETLAND

10. "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.

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”.

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

Further to this response, we note that all swales will be grassed and they will not be fertilised, giving them the ability to treat stormwater if required. Council is able to condition that the necessary plantings/stormwater quality measures are installed to ensure stormwater discharging from the site/proposed development meets Council’s requirements.

We note here however, and as outlined in response to point 6 of this response above, we do not consider that the single SPP and its associated stormwater quality targets are applicable to the site/proposed development and hence, we understand that any requirements in relation to stormwater quality targets are required to be based on the requirements of the Planning Scheme.

SAFETY OF PERSONS AND PROPERTY

11. *“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.

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”.

Response

With any type of extreme event, there is significant lead times during which guests at the park will have time to evacuate. For example, the Bureau of Meteorology states that warnings are generally able to be provided twelve (12) hours in advance of an expected localised flood (lead times with less than twelve (12) hours are likely to be associate with events that are greater than a 1% AEP event), while lead times for potential storm surge inundation events generally exceeds 24 hours. Evacuation procedures and monitoring and notification of extreme events is able to be documented in a hazard/excavation management plan for the site/proposed development and Council can condition this requirement. Should evacuation from the site, for some reason, not be possible, persons will be able to reside in the reception area during the event, where the safety of any persons utilising the site can be ensured.

The safety of property has already been discussed in this response i.e., all ‘hard’ infrastructure will be located above **RL 3.3m AHD**, with sites below this level not comprising of any form of ‘hard’ infrastructure. Any vehicles on sites that are below for example, RL 3m AHD, are simply able to be moved to higher ground during an extreme event to ensure this property is safe.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

Further to this response, we note that a design solution **may** be required to ensure the internal, supporting water and sewer infrastructure for the eastern bathroom/toilet/laundry block that is susceptible to inundation are located clear of flood waters.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

Further to the response provided by PDR Engineers, we expect to have a decision from Council on the acceptability of locating the proposed new sewer main through Lot 1 on SR840 prior to the commencement of the decision-making period (DMP). Should this decision not come back in favour of the Applicant's proposed approach, we will endeavour to provide Council with a revised option/solution, prior to the commencement of the DMP.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

Further to this response, the exact location of the pump station is not known at this point in time, although it is expected to be close to the indicative connection point shown on the sewer main location sketch provided in PDR engineers response (see **Attachment 7**). As a result, it will be located above RL 4m AHD and clear of the erosion prone area and the highest expected level of inundation on the site (RL 3,3m AHD). The pump station infrastructure will be located underground which will ensure no noise attenuation is required. The underground infrastructure will however, be located in a sealed compartment to ensure no risk of inundation and impacts on Council's sewer infrastructure.

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".*

Response

Please refer to **Attachment 7** for a response to this point from PDR Engineers.

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".*

Response

The road hierarchy of the internal roads are not a Council concern. They are also not Council infrastructure. The internal roads will comply with, and are able to be conditioned to comply with, Acceptable Solutions A9.1 – A9.5 of the Caravan Park Code (see the plans of development in **Attachment 3** which highlight this compliance, this was also shown in the plans submitted with the original application). The other information being requested by Council is more appropriately addressed as part of the Operational Works application.

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".*

Response

No external works to facilitate pedestrian access are proposed, nor are they considered a reasonable or relevant imposition on the development, in particular given the lack of pedestrians who would use any such footpath i.e., very few person form the park would utilise such a footpath as they will utilise the courtesy bus, while it is not expected that many, if any, surrounding residents would utilise such a path.

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".

Response

This is a general statement, that most reasonable persons would agree with i.e., in most instances, persons at a caravan park will have access to a vehicle. It was not intended to suggest that every person utilising the park will have access to a vehicle. Guests at the park who do not have access to a vehicle, will utilise the courtesy bus to access town or other areas, as required.

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".*

Response

See the response above to point 19.

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".*

Response

There is no intention to use the adjacent cane tramway for pedestrian or bicycle infrastructure or connectivity.

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”.

Response

Please see **Attachment 8** for a full assessment against the Scenic Amenity Code.

Further to this response, the proposed development does not involve the removal of any vegetation, nor is it proposed to be located within, nor near the mapped remnant vegetation at the rear of the site (see **Attachment 9**). Hence, no response will be provided in relation to the points raised in relation to remnant vegetation. Please see the response to the Scenic Amenity Code in **Attachment 8** for comment on the requested ten (10) metre setback to the top of the high bank of the adjacent watercourse and associated revegetation (this has generally been provided/is able to be conditioned).

We do not believe it is a reasonable or relevant condition to require the Applicant to re-establish the cleared areas of land to the north or east of the site. If this land is in fact being maintained, it was done so by the previous owner and likely simply by mistake, as the Applicant has undertaken no such maintenance works of the areas in question. These areas will also be fenced as part of the proposed development and allowed to re-vegetate naturally. Moreover, the areas in question, are also not the Applicants land, nor do they form any part of this application, Accordingly, any proposed condition to reinstate this area would be seeking to apply a condition to a parcel of land not included in the application, and a condition which would require an approval from a third party to undertake, of which may not be forthcoming. We also note here that it is also not the function of Council to fix issues that existed before the proposed development and which will not be affected or worsened by the proposed development (see *Sumvista Pty Ltd v Redland Shire Council* [2005]).

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"*

Response

The boundaries of the land will be identifiable by some form of fencing, of which is to be confirmed as part of detailed design. The detailed information pertaining to landscape screening is not necessary for the assessment of a development application. A concept landscape design has been provided of the areas on site which are proposed to be landscaped, with further details to be provided as part of the Operational Works application or as required/conditioned by Council.

No mounding will be provided for noise attenuation, nor do we understand there are any requirements in the Planning Scheme for noise attention to be provided to the site as such requirements are now addressed by the Department of Transport and Main Roads (DTMR) via Module 1 of the State Development Assessment Provisions (SDAP). Hence, if any noise attenuation was considered necessary, it would have been conditioned by the DTMR in their response and hence, we would question whether Council can legally impose such a condition.

The areas of all sites have been provided on the revised plans (see **Attachment 3**, noting also that these areas were also provided on the plans submitted with the original application) and all sites exceed 100m² and have a minimum dimension of nine (9) metres. A2.1 of the Caravan Park Code does not require any areas of land dedicated for separation/landscaping to be removed from the area calculations of the proposed sites and hence, this has not been considered as part of the nominated calculations.

25. *"Please identify the site property boundaries on the land by markings on the land prior to an inspection by Council officers".*

Response

The boundaries of the allotment are pegged.

SEPARATION BETWEEN CARAVAN AND 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".*

Response

Neither the Caravan Park Code nor the Camping Ground Code requires plantings between sites. This was only provided by the Applicant as Council suggested during preliminary discussions that they desired such plantings. The Applicant would prefer not to include any such plantings and we request Council considers whether this is a necessary/relevant/lawful requirement to impose. Regardless however, a concept master plan which shows these plantings has been provided. The type of detail being requested does not add to the assessment process as, if Council desires a certain level of landscape screening in these areas, it can be conditioned, with details to be more appropriately provided as part of the Operational Works application.

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".*

Response

Only the one (1) central rubbish collection point is proposed. The Applicant operates numerous other, similar operations throughout Australia and understands what is, and what is not required, for the successful operation and running of such developments. It is also logical that the Applicant will ensure sufficient refuse storage is available to suit the demands of the proposed development.

A contract with a local waste contractor will be entered into for the disposal of the waste from the site.

If there is a local law/requirement to recycle that Council wishes to impose, it can be conditioned accordingly.

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".*

Response

A mixture of fencing and signage will be provided to ensure park occupants are aware that crocodiles may inhabit the area. Council can also condition a reasonable and relevant mitigation measure to this point.

PROPOSED LAKE AND WATERWAYS

29. *"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.*

Please advise whether there is any need for the lake in regards to drainage detention purposes".

Response

The proposed lake has been removed from the revised plan of development (see **Attachment 3**).

Vector control and weed growth will be addressed via routine maintenance of the park.

The pool will be fenced in accordance with the relevant legislation. Other areas of the site adjacent to the waterways will include some form of fencing to assist in the protection and safety of children. Council can also condition a reasonable and relevant mitigation measure to this point.

30. "Please advise whether there is any intention to release fish or other species into the proposed lake. If so, please advise what species".

Response

The proposed lake has been removed from the revised plan of development (see **Attachment 3**).

POWERED SITES AND FLOOD AND STORM TIDE INUNDATION AREA

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

Response

Each site has been nominated by colour on the revised plan (see **Attachment 3**). We note that this was also provided on the originally submitted plans.

We are of the opinion that how electrical infrastructure is protected from inundation is not a Council concern i.e., there is no requirements in the Planning Scheme, nor in the single SPP, that necessitates electricity infrastructure to be located clear of inundation. This is a matter for Ergon and the Applicant to address.

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".

Response

See the response to point 26 above.

SEPARATION FROM AGRICULTURAL ACTIVITIES AND RURAL LAND

33. "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.

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”.

Response

Setbacks to Agricultural Land:

The proposed development has setbacks from all agriculturally productive land of in excess of 40 meters and hence, no buffering for separation of agricultural and residential uses is considered necessary.

Noise Attenuation:

Performance Outcome P4 of the Rural Planning Area Code does not talk about noise attenuation, it instead refers to maintaining the rural character of the area and achieving separation between buildings and road frontages, of which, we believe the proposed ten (10) metre setback achieves. Accordingly, we are unsure where the requirement for noise attenuation is coming from, as we cannot find any such requirements within the Planning Scheme and generally, such requirements are now addressed by the DTMR via Module 1 of the DAP. Hence, if any noise attenuation was considered necessary, it would have been conditioned by the DTMR. As a result, we do not consider the provision of mounding or any other noise attention to be a relevant condition, nor a reasonable imposition on the proposed development. We note that the manager’s residence will be built in accordance with the Queensland Development Code MP 4.4.

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”.

Response

As outlined in the originally submitted planning report, as no urinals will be provided, the same calculation rate for the provision of pedestals will be provided for both males and females. We consider this a reasonable methodology. Using the calculation rates in the Planning Scheme (i.e., 1 pedestal for every 7 sites for both males and females up to 40 sites, and a further 1 pedestal for both males and females for every 15 sites thereafter), a park with 124 sites generates the need for 23 pedestals ($40/7 = 5.7 \times 2$ (males and females) = 11.4 + $(84/15) \times 2 = 11.2 =$ total of 22.6, rounded up to 23). The park currently proposes a total of 16 pedestals.

We note here however, P4 of the Caravan Park Code states that “sufficient services and ablution facilities are provided to satisfy the requirements of travellers”. As already outlined, the Applicant is an experienced caravan park owner who currently operates a number of parks throughout Australia and logic would hint to the fact that the Applicant would not operate a park with insufficient toilet facilities. Hence, despite the short fall in facilities form that outlined as an acceptable solution in the Planning Scheme, we believe that the current rate of pedestals is sufficient for the parks intended use and hence, complies with the Performance Outcome P4 of the Caravan Park Code and Performance Outcome P2 of the Camping Ground Code.

In addition, as outlined in the originally submitted planning report, additional pedestals are easily able to be added to the proposed facilities if demand generates a need for it and/or a certifier deems it necessary at time of building approval. Council can also condition, if deemed reasonable and relevant, that additional pedestals are provided to ensure the park complies with the relevant Acceptable Outcomes.

Staging has been done so to ensure there are sufficient ablution facilities for each stage and this can also be conditioned by Council (and is also a building requirement which will be checked prior to a Development Permit for building works being issued).

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”.*

Response

The pathway circuit has been removed from the revised plan.

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, cafe, 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”.

Response

Disability access is a building matter, not a planning matter. The proposed development will need to ensure compliance with all relevant disability standards, otherwise a Building Approval will not be issued. As a result, such information is irrelevant to the assessment of this application and will not be provided. Council can condition compliance if considered necessary.

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”.

Response

Any fires associated with the bush camping sites, as well as the provision and access to firewood, will be addressed via on-site management practises and Council can condition this if necessary.

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”.*

Response

Gas will be stored at the reception building and done so in accordance with all relevant Australian standards and requirements. Council can also condition this requirement.

There will be no fuel storage, nor any backup generators as part of the proposed development.

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 I Bus vehicles”.*

Response

No washing of vehicles is to occur on the site and as a result, all wash bays originally proposed have been removed (see **Attachment 3**).

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”.*

Response

We ask that Council condition this requirement with details to be provided as part of the Operational Works application.

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”.*

Response

Under the Draft Douglas Shire Council Planning Scheme (draft Planning Scheme), the site remains in the rural zone and is affected by the following overlays:

- Acid Sulfate Soils Overlay;
- Medium and High Bushfire Hazard;
- Coastal Processes Overlay;
- Flood and Storm Tide Inundation Overlay;
- Landscape Values Overlay;
- Natural Areas Overlay;
- Transport Network Overlay.

As the zoning of the site is not proposed to be changed, we do not consider any further assessment against the rural zone code of the draft Planning Scheme necessary. In addition, we are of the view that any requirements associated with the Acid Sulfate Soils, Coastal Processes, Flood and Storm Tide Inundation, Natural Areas and Transport Network Overlays have been suitably addressed as part of this response and the revised development layout (see the responses to points 6-9 and 19-23 of this response).

In relation to the Bushfire Hazard Overlay, as the site will be connected to reticulated water, we consider this sufficient to ensure suitable protection against any potential bushfire risk. In relation to the Landscape Values Overlay, the proposed development will not exceed the nominated maximum heights outlined within the code, while landscape screening will ensure the proposed development is screened from view. Finally, we are of the view that the proposed development is compliant with and/or able to be conditioned to be generally compliant with the Relocatable Home Park and Tourist Park Code of the draft planning scheme.

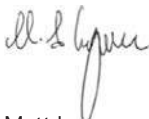
Hence, in summary, given the amount of weight that can be given to the draft Planning Scheme at this point in time, we do not consider there are any aspects of the proposed development that are in conflict with the draft Planning Scheme.

CONCLUSION

We note here that in accordance with s278(a) of the SPA, the above outlines a response to all of the information requested by Council.

We trust this information is sufficient for your purposes. Should you require any additional information or wish to discuss this request in further detail, please contact me on 0488 200 229.

Yours faithfully,



Matt Ingram.
Senior Planner.

E matt@urbansync.com.au | T 07 4051 6946 | M 0488 200 229

**ATTACHMENT 1:
COUNCIL INFORMATION REQUEST**

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
457 Draper St
PARRAMATTA PARK QLD 4870

joseph@studiomango.com.au

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 area, 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

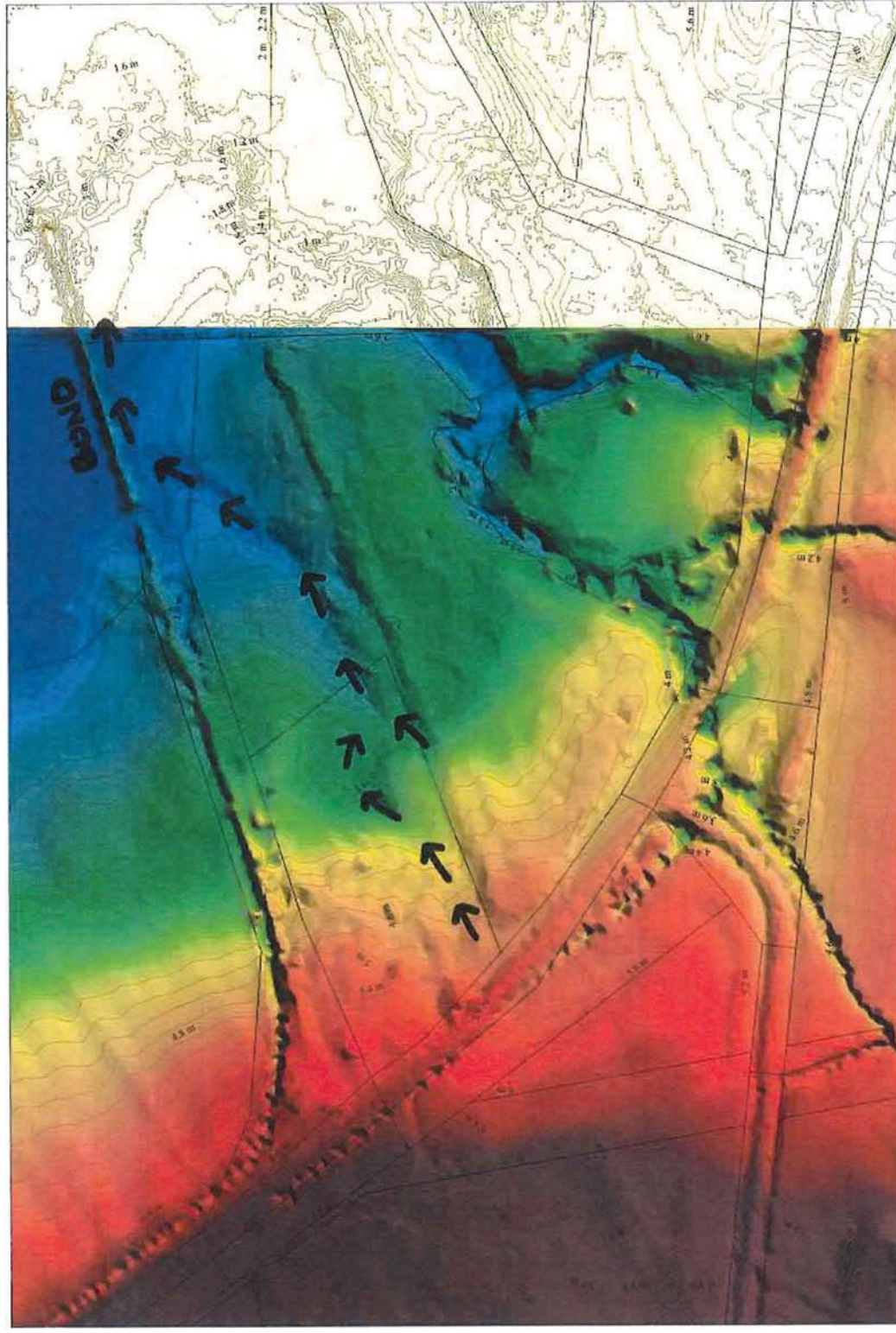


Paul Hoya
General Manager Operations

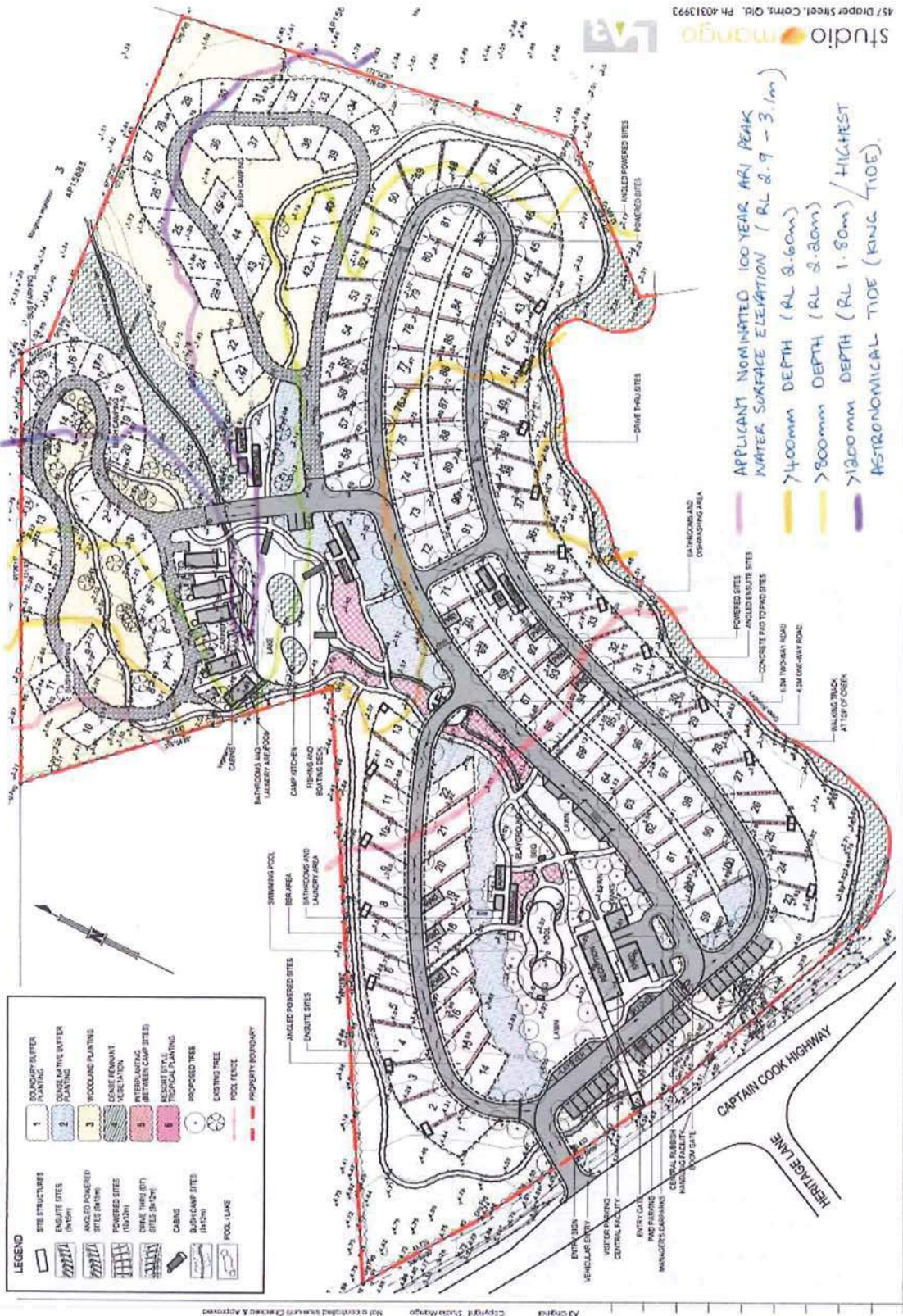
Att

- 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



800mm Contours
D&C LIDAR



LEGEND

	1 DECKING/BUTTER (HATCHED)
	2 CONCRETE/BUTTER (DOTTED)
	3 WOODLAND PLANTING (DIAGONAL LINES)
	4 GRASS/FERNANT (STIPPLED)
	5 WETLAND/PLANTING (CROSS-HATCHED)
	6 ROAD/PLANTING (HORIZONTAL LINES)
	7 PROPOSED TREE (CIRCLE WITH X)
	8 EXISTING TREE (CIRCLE WITH DOT)
	9 POOL/LAKE (BLUE)
	10 PROPERTY BOUNDARY (RED LINE)

APPLICANT NOMINATED 100 YEAR ARI PEAK WATER SURFACE ELEVATION (RL 2.9 - 3.1m)

- >400mm DEPTH (RL 2.60m)
- >800mm DEPTH (RL 2.30m)
- >1200mm DEPTH (RL 1.80m) / HIGHEST ASTRONOMICAL TIDE (KING TIDE)

Scale	1:1000 @ A3	Drawn By	Richard Hewitt
Client	Proposed Port Douglas Caravan Park	Checked By	J.C. Arp
Date	25/07/2016	Drawn By	Captain Cook Highway, Landscape Maintenance Concept
Drawn No.	1.03	Drawn No.	57
Rev.	2	Rev.	2

13 / 31
MCUI 1591/2016 (D#783703)

**ATTACHMENT 2:
MEETING MINUTES**

MEETING MINUTES

Lot 45 Captain Cook Highway, Port Douglas – Lot 45 on SR835



Date & Time:

Thursday 22 September 2016, 11am

Location:

Douglas Shire Council Chambers,
Mossman

Facilitator:

Matt Ingram

Type of Meeting:

Development Meeting r.e. Information Request

Attendees:

- Richard & Fiona Hewitt (Applicants)
- Joseph Corbin (Studio Mango)
- Matt Ingram (Urban Sync)
- Simon Clarke (Douglas Shire Council)
- Jenny Elphinstone (Douglas Shire Council)

Absentees: Nil

MEETING SUMMARY

Council generally supportive of the proposed development subject to:

- A suitable response to the Information Request (as summarised by the below minutes) being provided;
- A localised flood study being undertaken to determine the extent of a q100 flood event on the site;
- The scale of the proposed development being brought back in line closer to that envisioned in the pre-lodgement enquiry;
- Scale of the proposed development also dependant on the outcome of the flood study; and
- Revised concept should ensure that all hard infrastructure, inclusive of that associated with the sites, be located outside of hazard areas, while lower areas generally suitable for tent/bush camping, with no infrastructure.

MEETING MINUTES

Information Request Item	Minutes	Actions
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.	<p>Matt & Richard advised that yes, the development will be staged, but exact stage boundaries unknown at this time.</p> <p>Jenny advised that this is important for Council to understand.</p>	Indicative staging boundaries and expected timing for each stage to be shown on revised plan to be submitted as part of the IR response. Council to condition where considered appropriate.
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	<p>Matt & Richard advised that there will be no locatable homes or permanents.</p>	Nil

<p>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.</p>		
<p>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.</p>	<p>Richard advised that maximum population would be calculated on 2.5 persons per site.</p>	<p>Once amended plans are finalised and expected number of sites etc., maximum population numbers will be provided as part of the IR response.</p>
<p>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 cafe, lake), please provide advice on the expected number of daily visitors.</p>	<p>Richard advised that there will be no use by the general public.</p>	<p>Nil</p>
<p>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.</p>	<p>Richard advised he wishes to keep the fill on the site to a minimum. Matt advised details r.e. cut and fill etc. are more appropriately addressed at OW Stage.</p> <p>Jenny suggested some details are necessary to undertake assessment of DA.</p>	<p>Once amended plans and localised flood study are finalised, indicative levels of cut and fill will be provided as part of the IR response, with detailed estimates to be outlined in the OW. Council to condition details to be provided at OW Stage.</p>
<p>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.</p> <p>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.</p>	<p>Matt advised assessment against these requirements is acknowledged and should have been included in the DA.</p>	<p>This point is to be addressed as part of the IR response.</p>
<p>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.</p>	<p>Richard advised he wishes to keep the fill on the site to a minimum. Matt advised details r.e. cut and fill etc. are more appropriately addressed at OW Stage.</p> <p>Jenny suggested some details are necessary to undertake assessment of DA.</p>	<p>Once amended plans and localised flood study are finalised, indicative levels of cut and fill will be provided as part of the IR response, with detailed estimates to be outlined in the OW. Council to condition details to be provided at OW Stage.</p>
<p>The site survey provided included in the application indicates the entire site is elevated below Sm 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</p>	<p>Matt acknowledge that the site is low and that ASS may exist and that it is generally standard practise to address ASS at OW Stage. Simon</p>	<p>Council are to condition the requirement for ASS to be addressed as part of the OW Stage.</p>

<p>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.</p> <p>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.</p>	<p>was generally agreeable with this approach.</p>	
<p>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.</p> <p>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.</p> <p>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).</p>	<p>Matt advised that the drainage plans and comments in the engineering report submitted as part of the application appeared sufficient and that Drawing No. L-05 shows the lawful point of discharge, being into the adjacent waterway</p> <p>Jenny clarified that Council's main concern was the flooding from the local catchment i.e., the creek to the south of the site and Simon confirmed this was more pressing than the inundation from storm tide/erosion prone area etc.</p> <p>Jenny advised that a flood study focusing on in particular, the local catchment was required.</p> <p>Matt questioned why van sites which have very little in the way of hard infrastructure, should not be permitted to be located in lower lying area.</p> <p>Simon advised that it would be unlikely that Council would be able to support the current layout and that it would be unlikely to support a layout which has sites/cabins in flood prone/erosion prone areas (i.e., below approx. RL 2.6m AHD – levels to be confirmed), with all infrastructure to be above this level. Simon advised that camping was likely ok below RL 2.6m AHD, so long as infrastructure was keep to an absolute minimum.</p> <p>Simon advised the van sites etc. on the western portion of the site may be able to have the density increased, although this would need to still ensure that the rural</p>	<p>Localised flood study to be provided and the results from this study used to determine the development footprint.</p> <p>Additional comments r.e. drainage design can be made to reflect the revised layout, although detailed design is to be conditioned to be provided at OW Stage.</p>

	nature/amenity of the site was maintained.	
<p>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.</p> <p>The submitted study should also include floor levels for permanent buildings (office, kitchens, storage maintenance, cabins etc.,) together with freeboard.</p> <p>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.</p>	As above.	As above.
<p>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.</p> <p>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.</p>	<p>Matt requested clarification that this point sought details r.e. stormwater quality.</p>	<p>Additional comment to be provided on stormwater quality measures being proposed, although detailed design is to be conditioned to be provided at OW Stage.</p>
<p>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.</p> <p>It is important that development of the land does not place unwarranted load on existing emergency</p>	<p>Simon advised Council not overly concerned with this requirement.</p> <p>Matt and Richard advised issues such as this are to be managed via on-site methods.</p>	Nil

<p>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.</p> <p>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.</p>		
<p>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</p>	<p>Matt and Richard advised that sewerage would likely now be dealt with via on-site methods.</p>	<p>A report advising the on-site effluent requirements will be provided as part of the response to the IR.</p>
<p>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.</p>	<p>As above.</p>	<p>As above.</p>
<p>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.</p>	<p>As above.</p>	<p>As above.</p>
<p>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.</p>	<p>As above.</p>	<p>As above.</p>
<p>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.</p>	<p>As above.</p>	<p>As above.</p>

<p>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.</p>	<p>Matt acknowledged that this is a reasonable request.</p>	<p>Information requested to be provided as part of the response to the IR.</p>
<p>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.</p>	<p>Matt questioned why this was a Council concern, they are internal roads and this should be up to the applicant and hence cross sections etc. are unreasonable.</p>	<p>Details on the road type surfaces will be provided in the response to the IR. Drainage etc. will be provided under separate items.</p>
<p>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.</p>	<p>Matt advised Richard has no intention of constructing any external footpaths. This is also considered an unreasonable request. Guests staying at the park who do not have vehicles will be able to utilise a shuttle bus.</p> <p>Simon was generally agreeable with this point.</p>	<p>Nil.</p>
<p>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.</p> <p>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.</p>	<p>As above.</p>	<p>As above.</p>
<p>The application states the development will provide bicycles for hire and a courtesy bus. A pedestrian bicycle pathway has been established at the</p>	<p>As above.</p>	<p>As above.</p>

<p>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.</p>		
<p>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.</p>	<p>Matt advised it is not the intention to utilise the adjacent cane tram way for pedestrian activities.</p>	<p>Nil</p>
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Matt advised an assessment against the Scenic amenity code is a reasonable request and acknowledged that it should have been included within the application. Matts view was that the detailed mapping etc. is not reasonable and is not needed to undertake an assessment against the Code.</p>	<p>An assessment against this code is to be provided as part of the response to the Information Request.</p>
<p>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</p>	<p>Matt and Richard advised that the boundaries of the site will be delineated by simple fencing and</p>	<p>Comments to be made in the response to the IR.</p>

<p>planting, cross-sections, nomination of any mounding, general species choice and expected growth heights and densities. The plans should nominate where mounding is provided in 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.</p> <p>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 or caravan site.</p> <p>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:</p> <ul style="list-style-type: none"> 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 <p>Please identify the site property boundaries on the land by markings on the land prior to an inspection by Council officers.</p>	<p>signage. Simon was generally agreeable with this approach.</p> <p>Matt advised landscaping of the site will be as per the requirements of the Planning Scheme/as shown on the landscaping plans submitted with the application.</p> <p>Matt suggested that noise attention buffers are considered unreasonable for a use which is occupied on a short term basis. Simon also advised he did not want to see mounding at the front of the site.</p> <p>Matt advised that the plans currently show the site dimensions.</p> <p>Richard advised that there are pegs currently in the boundaries of the site.</p>	
<p>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.</p>	<p>Matt advised that this level of detail seemed excessive in particular as the scheme does not require planting between sites.</p> <p>Joseph advised that this landscaping was only included as Neil Beck advised it was required in pre-lodgement and it is accordingly, delineated on the landscaping plan submitted as part of the DA.</p>	<p>Nil</p>
<p>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.</p>	<p>Matt advised that this is not a Council concern and waste management on the site will be addressed via on-site management.</p>	<p>Nil</p>
<p>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.</p>	<p>Matt advised that this will be addressed via on-site management i.e., fencing/signage etc.</p>	<p>Council to condition where appropriate.</p>

<p>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.</p> <p>Please advise whether there is any need for the lake in regards to drainage detention purposes.</p>	<p>As above.</p>	<p>As above.</p>
<p>Please advise whether there is any intention to release fish or other species into the proposed lake. If so, please advise what species.</p>	<p>Matt & Richard advised that there will be no fish released into the lake.</p>	<p>Nil (plans to be amended to remove reference to 'fishing and boating deck'.</p>
<p>Please provide advice nominating all powered sites, by colour, and how this infrastructure is protected from inundation by storm tide and flood.</p>	<p>Matt advised that this is shown on the plans submitted as part of the DA, but was able to be made 'clearer' on the revised plans.</p>	<p>Powered sites to be shown on revised plans.</p>
<p>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.</p>	<p>Matt advised that this level of detail seemed excessive in particular as the scheme does not require planting between sites.</p>	<p>Nil</p>
<p>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.</p> <p>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."</p> <p>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.</p> <p>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</p>	<p>Matt advised that the referenced "Planning Guidelines Separating Agricultural and Residential Land Uses, Department of Natural Resources, Qld" relates to a SPP which has been superseded and hence, questioned why this was being referenced. Matt also advised that massive setbacks are available in all directions and hence, buffer plantings etc. should not be required.</p> <p>Jenny advised the main area of concern was the northern portion of the proposed development adjacent to the cane tram way.</p>	<p>Jenny's comments are noted and will be taken into consideration in the preparation of the amended plans.</p>

<p>camping sites and bus parking areas and the property boundary.</p> <p>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.</p>		
<p>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</p> <p>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.</p> <p>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.</p>	<p>Matt advised that this is not a Council concern and the Planning Scheme states that "sufficient amenities be provided". It does not require specific types/set-ups' must be used. Richard should be able to operate any type of amenities he wishes, if it does not function, the site will suffer, so it is logical he will ensure they work. Richard also advised that other parks have similar setups to that being proposed. Jenny suggested to provide examples.</p>	<p>Examples of other, similar setups to be provided in the response to the IR.</p>
<p>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.</p>	<p>Jenny advised that the pathway along the northern boundary was the pathway of concern.</p> <p>Richard suggested that it may be easier to remove altogether.</p>	<p>Jenny's comments to be considered in the response to the IR.</p>
<p>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</p>	<p>Matt advised this is a building requirement and not a DA/planning requirement. A Building certifier will not sign off on the building approval unless the development</p>	<p>Council to condition if considered necessary.</p>

<p>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, cafe, pedestrian pathways, cabins, ensuites, laundry facilities, lake area and jetties. The report should clarify whether the caretaker's residence requires disability access.</p> <p>The report should include details of the proposed pedestrian paths, including a cross- section of the pathways, including materials and consideration of disabled persons.</p> <p>Please provide that the provision of sites and cabins and associated facilities for disabled persons meets the current standards for the respective proposed stages.</p>	<p>meets these standards. Hence, providing this detail now is excessive.</p>	
<p>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.</p>	<p>Matt and Richard advised that the bush camping may be removed and/or fires can be addressed via on-site management etc.</p>	<p>Nil</p>
<p>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.</p>	<p>Matt and Richard advised that gas storage for filling campers cylinders will be held in reception. There will be no back-up generator.</p>	<p>Council can condition setbacks etc. if considered necessary.</p>
<p>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 I Bus vehicles.</p>	<p>Richard advised that there will be no wash down bays.</p>	<p>Nil</p>
<p>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.</p>	<p>Matt advised that this can be conditioned.</p>	<p>Council to condition.</p>
<p>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</p>	<p>Matt suggested that this seemed onerous. Simon advised that only a 'statement' against the scheme was required.</p>	<p>A statement addressing the proposed developments compliance with the new scheme is to be provided as part of the response to the Information Request.</p>

assessment against the draft scheme . The draft Scheme is available online at the following address:

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DRAFT

From: [Simon Clarke](#)
To: [Matt Ingram](#)
Subject: RE: Port Douglas Caravan Park - Lot 45 Captain Cook Highway
Date: Monday, January 9, 2017 2:14:57 PM
Attachments: [image001.jpg](#)
[image007.jpg](#)
[image008.jpg](#)
[image009.jpg](#)
[image003.jpg](#)

Matt

I have looked at this - just have not replied yet.

I am much happier with the layout confining the infrastructure and powered sites to the Low Flood Hazard Land. Note: I am not sure what Low Hazard actually is. However the plans are getting much closer to the prelodgement enquiry advice.

I was expecting the bush camping to be a bit more informally scattered rather than lined up (but that is just my thoughts only).

Has the access to the site been discussed with DTMR? Looks like this could be very awkward, given the acceleration lane and the passing bay opposite Heritage Lane?

I spoke to my General Manager about the application as well to provide background and we are comfortable with the risk/tolerant balanced approach adopted. He suggest taking the plans to a Council workshop (Feb). However given that Council has already given positive prelodgement advice, I don't think this is necessary and will only hold you up.

I hope this helps you.

Regards
Simon

From: Matt Ingram [mailto:matt@urbansync.com.au]
Sent: Monday, 9 January 2017 2:02 PM
To: Simon Clarke
Subject: FW: Port Douglas Caravan Park - Lot 45 Captain Cook Highway

Hi Simon

Hope you had an enjoyable festive season.

Just chasing an update on the below if I may please, Richard is eager to keep things moving.

Cheers

Matt Ingram
Senior Planner
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From: Matt Ingram
Sent: Wednesday, December 14, 2016 3:41 PM
To: Simon Clarke <Simon.Clarke@douglas.qld.gov.au>
Subject: Re: Port Douglas Caravan Park - Lot 45 Captain Cook Highway

Simon

That is all good from oyr end. This time of year is always tuff. Have an enjoyable chrissy new year period and tume off. see you in 2017.

Matt

Sent from my SAMSUNG Galaxy S6 on the Telstra Mobile Network

----- Original message -----
From: Simon Clarke <Simon.Clarke@douglas.qld.gov.au>

Date: 14/12/2016 3:35 PM (GMT+10:00)
To: Matt Ingram <matt@urbansync.com.au>
Subject: RE: Port Douglas Caravan Park - Lot 45 Captain Cook Highway

Matt

I am actually finishing up for the year today, so have really only just looked briefly at this. I would prefer to hold on to it until the new year rather than send it to Jenny). I am back on the 5 January which is Thursday and I will make this my immediate priority upon return.

I thank you for in advance for your patience with me on this.

Regards
Simon

From: Matt Ingram [<mailto:matt@urbansync.com.au>]
Sent: Monday, 12 December 2016 1:22 PM
To: Simon Clarke
Subject: Port Douglas Caravan Park - Lot 45 Captain Cook Highway

Hi Simon

Hope your well.

As per the attached email and my proposed method for reducing the risk of natural hazards on the site to within an acceptable or tolerable level, as is required by the single SPP, we have undertaken some revisions to the plan to address this and of which I attach for Council's preliminary feedback before we progress to much further.

As proposed, we have had RPS mapped the indicative Q100 level and erosion prone area (EPA) based on the available AECOM mapping of the Q50 and Q500 events to determine the 'low risk' area associated with a Q100. This was undertaken as the Q100 AECOM mapping only showed potential inundation depths, not risk areas. Hence, the low risk area on the plan is likely to receive some form of inundation during an extreme event, although the risk with this is expected to be low and hence, considered to be acceptable and compliant with the single SPP in our view.

Major changes include:

- Relocation of reception etc. out of all hazard zones and to be able to double as an evacuation centre if needed;
- Relocation of all other infrastructure and van sites to within the area of low hazard only (we note that sites 70-80 are located within the erosion prone area, although there will be no infrastructure associated with these sites within the EPA and hence, if they eroded away over time, there will be no loss of infrastructure or risk to persons etc., they are just no longer available;
- Removal of all infrastructure associated with the bush camping and hence, its location within the area of higher hazard is considered acceptable as this will simply be persons in tents etc. with evacuation procedures and awareness to be undertaken via on-site management (note that BOM provides significant notice for flood events and in times of exceptionally heavy rainfall, a precautionary approach is able to be taken). Bush camping will be accessed via informal, unformed roads; and
- Reduction of sites from 150 to 110 (80 van sites and 30 bush camping so as to be closer to that contained within the pre-lodgment request)

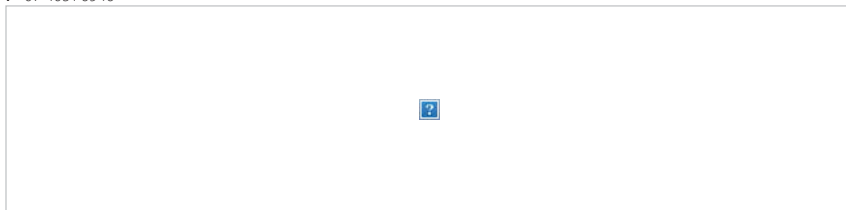
Note that Richard is still playing with feasibility and hence, the reason for my mark ups on the attached plan. We have made so many revisions which is adding the \$\$ up, would prefer your comments first before amending again. As is outlined on the plan, we see there may be an opportunity to include another 5 van sites and some cabins/additional van sites. We are not sure how these will fit amenity wise, but believe we can, with a slight rigging, fit them in within the confines of the risk area, perhaps save the site next to site 81 which has a small area within the higher risk areas, although it is a very minor encroachment and as mentioned, a few extra sites would be handy feaso wise. Happy to discuss. We also think there is an opportunity for another 10 or so bush camping sites, Richard can't see them ever needing more than 40, but I thought better to include them now rather than have to come back and ask for them later.

I note that all the van sites bar sites 9-10 and 29-31 are above the RL 2.7m AHD storm tide inundation level. We do not intend to fill these sites, due to the low number of sites and fact they are less than 200mm under the Q100 storm tide, combined with the lead up time, if a storm tide even is expected, these sites can be evacuated.

As mentioned, we would appreciate Council's comments on this plan before we proceed towards responding to the rest of the IR items.

Regards

Matt Ingram
Senior Planner
P 07 4051 6946



E matt@urbansync.com.au W www.urbansync.com.au

M 0488 200 229



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TABLE OF CAMP SITE QUANTITY

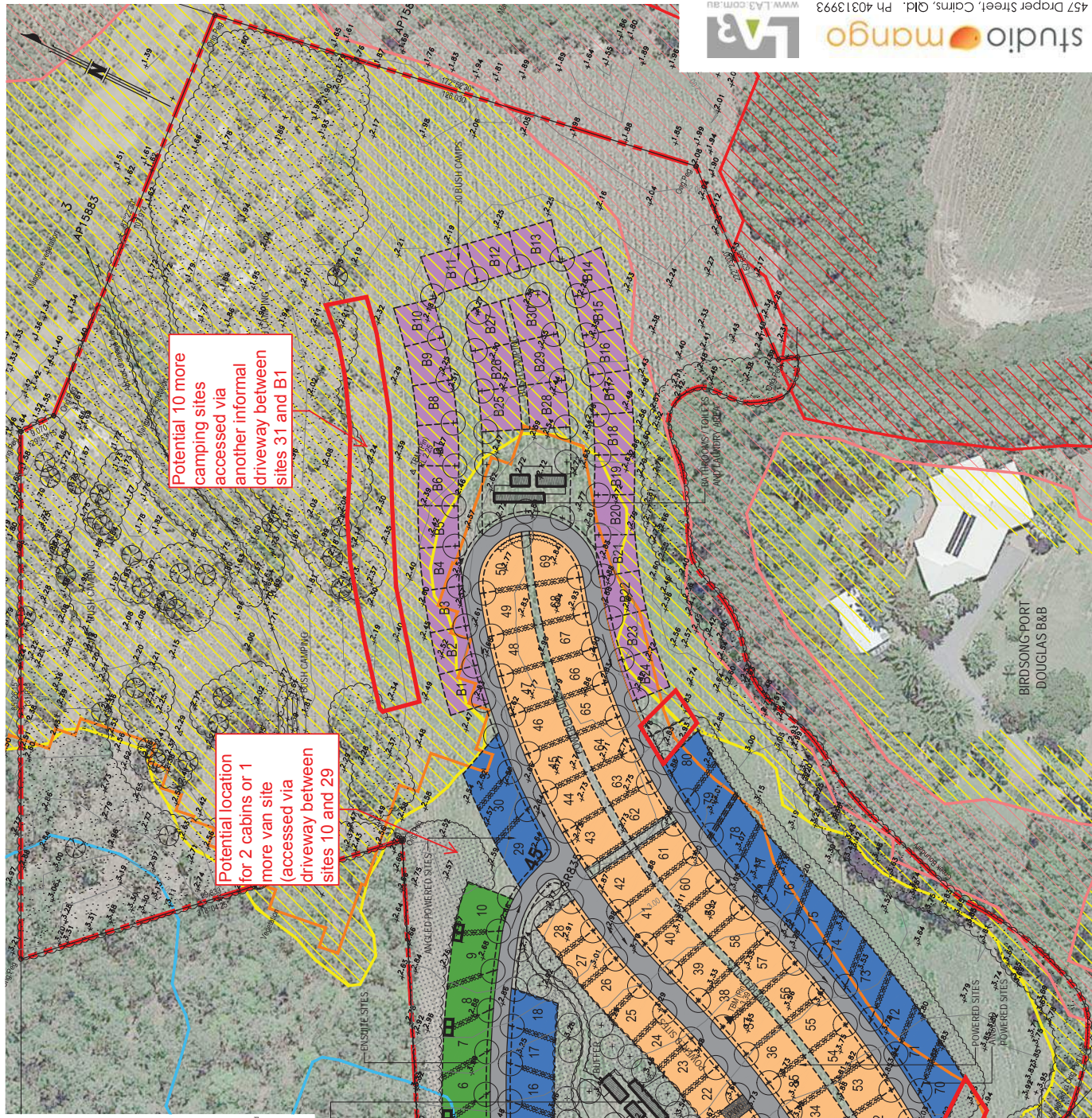
LEGEND	TYPE	QUANTITY
	ANGLED ENSUITE SITES (9x12m)	10
	ANGLED POWERED SITES (9x12m)	22
	POWERED SITES (9x12m)	48
	BUSH CAMPS (10x10m)	30

Coastal Hazard

Coastal Hazard	Erosion Prone Area
Lo	Digitised from MLGP mapping
Significant	Size of Overland
High	
Extreme	

LEGEND

	SITE STRUCTURES
	FOOTPATH
	POOL / LAKE
	POOL FENCE
	PROPERTY BOUNDARY
	VEGETATION
	SEALED ONE-WAY ROAD
	SEALED TWO-WAY ROAD



Potential 10 more camping sites accessed via another informal driveway between sites 31 and B1

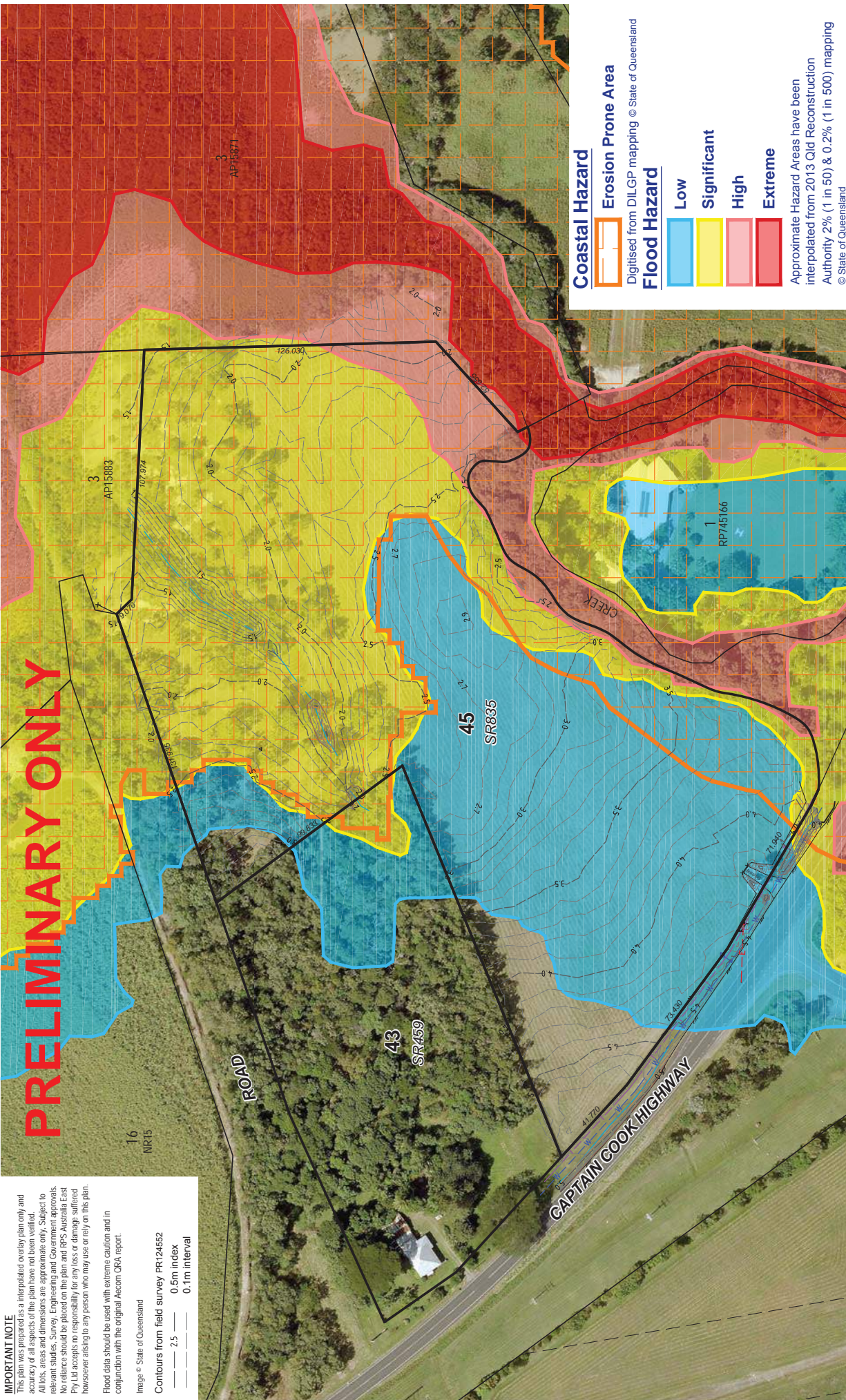
Potential location for 2 cabins or 1 more van site (accessed via driveway between sites 10 and 29)

Potential location for 2 cabins or 1 more van site (loss of some car parking)

IMPORTANT NOTE
 This plan was prepared as a interpolated overlay plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

Flood data should be used with extreme caution and in conjunction with the original Accrom QRA report.

Image © State of Queensland
 Contours from field survey PR124552
 ——— 2.5 0.5m index
 ——— 0.1m interval



PRELIMINARY ONLY

Coastal Hazard
 Erosion Prone Area
 Digitised from DILGP mapping © State of Queensland

Flood Hazard

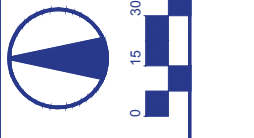
Blue	Low
Yellow	Significant
Orange	High
Red	Extreme

Approximate Hazard Areas have been interpolated from 2013 Old Reconstruction Authority 2% (1 in 50) & 0.2% (1 in 500) mapping © State of Queensland

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Scale 1:150 @ A3 | Date 30-11-2016 | Drawing PR128305-4 A

Approximate Flood Hazard Mapping. Interpolated 1% AEP event (Q100)
 Lot 45 on SR835 & Lot 43 on SR459. Port Douglas



PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

From: [Simon Clarke](#)
To: [Matt Ingram](#)
Subject: RE: Lot 45 Captain Cook Highway - Proposed Caravan Park
Date: Wednesday, November 2, 2016 10:38:50 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Matt

Sorry for the delay in replying. I am happy for you to move forward on the basis of the second last paragraph of your email.

This will bring the proposed development into better conformity with the preliminary approval that was issued for the site.

Regards
Simon

From: Matt Ingram [mailto:matt@urbansync.com.au]
Sent: Saturday, 22 October 2016 5:00 PM
To: Simon Clarke
Subject: FW: Lot 45 Captain Cook Highway - Proposed Caravan Park

Hi Simon

Hope your well

Are you able to please provide an update on the below.

Thank you in advance.

Regards

Matt Ingram

Senior Planner

P 07 4051 6946

M 0488 200 229

E matt@urbansync.com.au **W** www.urbansync.com.au

1/192 Mulgrave Road CAIRNS QLD 4870
PO Box 2970 CAIRNS QLD 4870



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From: Matt Ingram

Sent: Wednesday, October 12, 2016 11:42 AM

To: 'Simon Clarke' <Simon.Clarke@douglas.qld.gov.au>

Subject: Lot 45 Captain Cook Highway - Proposed Caravan Park

Hi Simon

As briefly discussed yesterday, we have obtained some quotes for the flood study on the site (see attached) which exceed \$30k when factoring into account GST. Given the cost of the necessary study, it is our view that in its current form, that it is an unreasonable imposition on the proposed development, in particular the type of development being proposed (if we were doing a ressy subdivision, we could understand this) and fulfilling this requirement would likely cripple the project.

We acknowledge the significant risk associated with flooding, and hence, have proposed below some additional information for your consideration, using the available data to try and determine a suitable extent of development, before we begin a re-design. As a re-design is not a cheap or quick process, we are seeking some in principle support from Council on their acceptance of the below before proceeding to much further down this path.

As I understand it, the current Douglas Shire Council Planning Scheme is silent on flooding and hence our assessment reverts back to Part E of the SPP. I provide the below relevant extracts for ease of reference:

1. *“Development is not located in an erosion prone area within a coastal management district*
2. *avoids natural hazard areas **or mitigates the risks of the natural hazard to an acceptable or tolerable level** (emphasis added);*
3. *directly, indirectly and cumulatively avoids an increase in the severity of the natural hazard and the potential for damage on the site or to other properties”*

In relation to point 1, we would propose that all hard infrastructure be located clear of the erosion prone area on the site (i.e., only tents etc. in the erosion prone area – see attached mapping for extent).

In relation to dot point 2, we draw your attention to the emphasized section. If we can't avoid the hazard area, we should be able to design/locate in areas, which, whilst still susceptible, in certain circumstances, are in general, at a low risk. With regards to this, I draw your attention to the 2% AEP and 0.2% AEP flood maps attached, prepared by AECOM for the reconstruction authority (I use these as they appear to be the best q100 flood data available without having to sell a limb). I'm not ignoring the 1% AEP map, but the other two break the hazard down into low, high etc., rather than just provide indicative depth levels, which is not really much use for the purposes of this exercise.

Hence, in terms of mitigating the risk to within acceptable levels (i.e., low levels of risk), the 2% AEP (1 in 50 year event) shows most of the site as being of only a low hazard. What is more important as I see it is that the 0.2% AEP event (1 in 200 year event) shows the top half approx., of the site as being subject to only a low hazard. This is a much more significant event than the 1%/1 in 100 year and while the top half of the site may experience some inundation during such an event, the

hazard is low and in turn, we would expect the risk to also be generally low. Hence, we would expect that an indicative level between the 0.2% AEP and 2% AEP 'low' hazard areas, as shown on the attached AECOM mapping, should provide a relatively accurate 'low' hazard area for the 1% AEP event which in turn, could form a basis for the proposed development extent and would, as I see it, be sufficient to comply with the requirements of the SPP.

We also note here that the q100 flood event appears to originate from the mountains/creek to the west of Craiglie, not the creek adjacent to the site, which in our view, further reduces the risk. Moreover, we reiterate that the type of use is not for permanent residential development and that on-site mitigation/management measures can be implemented to ensure risk during a flood event is avoided (i.e., the reception area which could double as an evacuation area, can be located on the western most portion of the site which is not mapped as being inundated during any events. Also, the park can register to the Bureau of Meteorology's 'flood watch' which provides between 12 and 48 hours' notice of potential floods. This provides suitable time for evacuation, of which can be documented in an appropriate on-site management plan and form a condition of approval.

In relation to dot point 3, as little if any fill will be used, combined with the fact that there will be very little additional slab on ground structures within the hazard area (i.e., the cabins, kitchen etc., all of which could be located in the low risk area will be on stumps and can be engineered to withstand flood waters, although given the site is not located in a high hazard area and not in the direct path of the flood waters (i.e., such as is the case at Craiglie), we would not expect velocities to be significant), we do not expect that the proposed development will have any significant cumulative effects on the remainder of the catchment.

Hence, based on this data, we propose to, in lieu of undertaking a cost prohibited flood study, map the above and determine the maximum developable area of the site for hard infrastructure (i.e., tents etc., could be located below this line) to exclude all land included in the erosion prone area and that land which is below the low risk Q100 hazard area, as defined above. We would envision to locate all slab on ground structures (and effluent if possible) on the western most portion of the site, clear of flood waters, with above ground structure such as cabins in the area of low risk, with tents etc. in the areas of higher risk.

We are open to further discussions with Council on this matter in order to try and determine a 'developable area' that suits all parties.

Regards

Matt Ingram

Senior Planner

P 07 4051 6946

M 0488 200 229

E matt@urbansync.com.au **W** www.urbansync.com.au

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10 October 2016

Ferntree Rainforest Resort Pty Ltd
Camelot Close
Cape Tribulation QLD 4873

Attention: Richard Hewitt

Dear Sir

Drainage Investigation Lot 45 Captain Cook Highway

In response to your request to prepare a flooding report for the proposed development of a caravan park at lot 45 Captain Cook Highway, please find below our methodology and fee estimate for the project.

This proposal has been prepared based on the Information Request issued by Douglas Shire Council, specifically item 9.

The information request requires a drainage, flooding and storm tide study to be undertaken to assess inundation levels across the site and identify treatments to address the post development site conditions. To respond to this Information Request we propose to construct a site flood model to investigate the issues and provide a suitable response to Council.

We note that site survey has been undertaken across the proposed development site. We will utilise this survey, coupled with latest available LiDAR information to develop a Tuflow hydraulic model of the site, plus upstream and downstream boundary conditions. It is noted in the conditions that the form of the downstream drain is to be detailed along with a proposed maintenance strategy.

If we believe additional survey information is required to form a complete model we will advise of the extent as soon as possible. The most likely area requiring additional survey is the downstream drain.

Prior to modelling commencing we propose to undertake a site investigation and meet with Council's drainage engineer to discuss our approach to the response.

It is proposed that a rain on grid model be constructed to model different rainfall events over the site and determine the various runoff flowpath scenarios as these may change depending on the event.

Tasks associated with developing the rainfall model are described as follows:

- Collect and review available data including field survey, LiDAR and existing drainage structures and drainage reports.
- GIS processing of the survey and LiDAR to produce a digital terrain model to be used for development of the model bathymetry.
- Develop a Tuflow model to cover the development area.
- Extract design rainfall data and process to produce gridded rainfall for input to the hydraulic model.
- Determine the critical storm by running the rain-on-grid model for a range of storm durations. Peak water surface elevations and flow discharges will be compared.
- Run the rain-on-grid model for a range of design events up to 100 Year ARI design event (2, 5, 10, 50 and 100 Year ARI design events) for the critical storm duration.
- Produce map showing water depth and flow velocities for the baseline design events.
- Review the outputs and maps to obtain an understanding of the current site drainage (both internal and external) and identify risks and opportunities.
- Undertake sensitivity analysis of the model for climate change impacts.

From this initial run we will enhance the model to reflect the developed scenario. We understand that the final layout may differ from that shown in the Information Request and will require advice in relation to this prior to constructing the final development model.

We will prepare the model based on the developed site scenarios and examine outputs from the model. From there we will identify potential treatments to manage flows and flooding on the site and provide initial advice to the client in relation to these treatments.

Following feedback from the client in relation to the treatments the model will be updated and a report prepared for submission to Council in response to the Information Request.

Fee estimate

The estimated fee for the above detailed works is summarised in the table below.

Activity	Costs (excl. GST)
Ongoing liaison and project management	\$3,102.00
Development Base Model	\$9,305.50
Modelling of Developed Scenarios	\$13,332.00
Total	\$25,739.50

We have allowed for travel to the site and council once through the project. Travel costs (mileage) are included in the fee.

Expected timing is as follows:

1. Development of Rain on Grid Model – 1.5 - 2 weeks
2. Development of Options and modelling of same – 1.5 – 2 weeks
3. Finalisation of model and preparation of report – 1.5 – 2 weeks

We propose that the works be undertaken using AECOM's standard terms and conditions. A copy is attached for your information.

If you have any queries please contact James Jentz on 4222 6000.

Yours faithfully



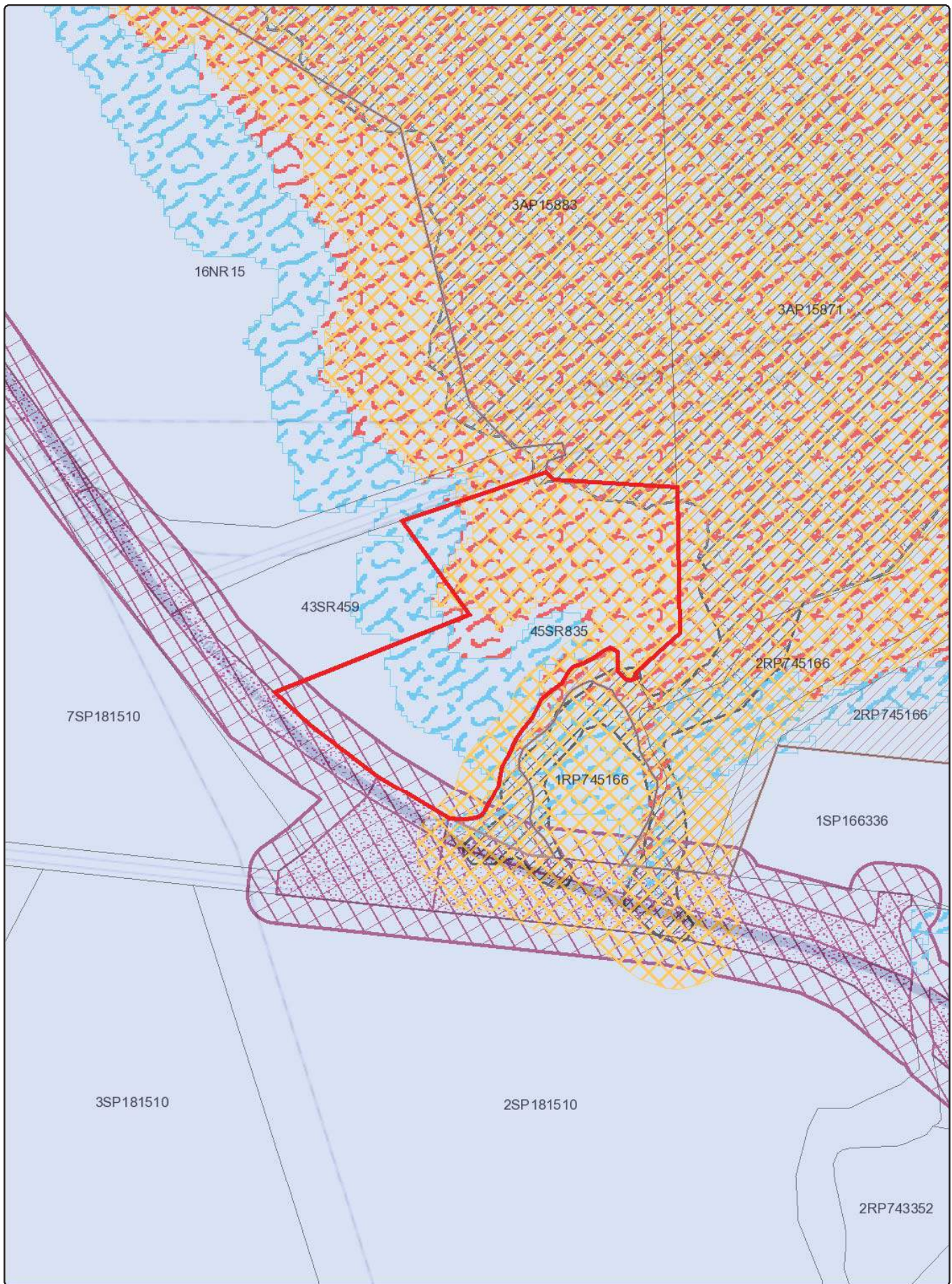
James Jentz
Water & Urban Development Leader, Cairns
james.jentz@aecom.com

Mobile: +61 409 665 088
Direct Dial: +61 7 4222 6000
Direct Fax: +61 7 4222 6001

encl: AECOM Terms & Conditions

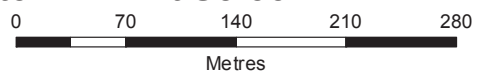
Conditions of Engagement

- 1 AECOM shall perform the Services in accordance with these conditions and the attached Letter of Engagement, which, when read together, form the contract (Contract) between you (the Client) and AECOM. If you elect to confirm our engagement other than by signing a duplicate of this letter, by sending a purchase order or other document containing alternative terms and conditions, those terms and conditions will be of no effect.
- 2 AECOM must commence the Services as soon as practicable after this Contract is executed by both parties, and complete the Services by the Completion Date or during the Period as stated in the Letter of Engagement or, if no time is stated, within a reasonable period of time. If AECOM is delayed in performing its obligations by an act or event beyond its reasonable control, time for performing the obligations shall be extended by a time equal to the delay.
- 3 AECOM must perform the Services to the standard of skill, care and diligence as is reasonably expected of a consultant performing the same or similar services.
- 4 The Client and AECOM may agree in writing to vary the Services. The value for each variation shall be calculated based on the Fee or as agreed between AECOM and the Client. Time for performing the Services shall be extended by a time equal to the variation.
- 5 The Client must pay to AECOM the Fee, the Reimbursable Expenses, the value of any variation in accordance with clause 4, and any reasonable costs incurred by AECOM in performing its obligations under this Contract and agreed to by the Client.
- 6 AECOM may claim payment progressively throughout the Project, corresponding with the value of work undertaken during the period for the payment claim.
- 7 The Client must pay AECOM the amount payable under this Contract within thirty days of the date of a payment claim. Overdue payments will be subject to compound interest charged at the bank bill standard yield rate as displayed by Reuters for the unpaid period plus two per cent per annum calculated daily. AECOM may immediately stop performing the Services if the Client fails to pay any fees that are due and payable to AECOM under this Agreement ("Outstanding Fees"). AECOM must recommence the Services as soon as the Client has paid all Outstanding Fees.
- 8 The Client must provide to AECOM all relevant, up-to-date and accurate information and documents relevant to the Services at the commencement, and during the term of, this Contract. AECOM may rely on information and documents provided by the Client, but is under no duty to verify their accuracy or completeness.
- 9 AECOM's Liability to the Client is limited to the Fee or the cost of re-performing the Services, whichever is the lesser. Liability arising under this clause is reduced to the extent it arises out of in connection with any negligent act or omission or breach of contract by the Client. Neither party is liable to the other for loss of actual or anticipated revenue or profits, increased capital or financing costs, increased operational or borrowing costs, pure economic loss, exemplary or punitive damages or indirect or consequential damages.
- 10 Twelve months from the date of AECOM's final invoice, each party releases the other from all current and future Liability, save for the Client's obligation to pay the Fee and any claim or dispute that has been notified in writing before that date.
- 11 AECOM must effect and maintain insurance policies that it deems necessary for the Services (in its absolute discretion).
- 12 Intellectual property rights in any drawings, reports, specifications, bills of quantity, calculations and other documents provided, or created by AECOM in connection with the performance of the Services remain the property of AECOM. Subject to each party complying with its obligations under the Contract, each party provides to the other a royalty-free, non-exclusive, non-transferable licence to use intellectual property either belonging to that party or able to be provided by it whether under sub-licence or otherwise, for the sole purpose of performing the Services and completing the Project.
- 13 Unless AECOM expressly agrees otherwise:
 - a. the Services are solely for the use and benefit of the Client; and
 - b. AECOM does not accept any liability, whether directly or indirectly, for any Liability or loss suffered or incurred by any person or third party placing any reliance on the performance of the Services or any documents, materials or advice arising from or in connection with the Services.
- 14 The Client indemnifies AECOM from any claim by, or liability to, a third party regarding third party use of, or reliance on, the Services.
- 15 Any dispute between the Client and AECOM may be notified in writing by a party to the other party. If a dispute is to be notified, it must be delivered by hand or registered post, and adequately detail the dispute. Within seven days of service of a notice, senior representatives from each party with authority to settle the dispute must meet and use best endeavours to resolve the dispute. If the dispute is not resolved within seven days (or other period as agreed between the parties), either party may by written notice refer the dispute to a mediator appointed by both parties, or failing such agreement, appointed by the President of the Institute of Arbitrators and Mediators Australia. If the dispute is not resolved by mediation, either party may commence legal proceedings or such alternative dispute resolution proceedings as agreed in writing by the parties. A party cannot commence legal proceedings unless it has issued a notice under this clause and the requirements of this clause have been complied with.
- 16 Clause 15 does not prevent a party from instituting proceedings in a competent court of law to seek injunctive or urgent declaratory relief or AECOM instituting proceedings at any time to recover money owing by the Client.
- 17 A party may terminate this Contract if the other party commits a material breach of the Contract and does not rectify the breach within fourteen days of being notified in writing of the breach. If the material breach is the Client's failure to pay the Fee, AECOM may suspend the Services or terminate the Contract. The parties may terminate the Contract at any time by mutual written agreement. Termination shall be without prejudice to any claim that either party may have against the other in respect of any breach of the terms of the Contract that occurred prior to the date of the termination.
- 18 A party may only assign, novate or otherwise transfer any or all of its rights or obligations under the Contract with the prior written consent of the other party, which must not be unreasonably withheld. AECOM may appoint a suitably qualified and competent sub-consultant to assist AECOM at any time and without the Client's consent.
- 19 The parties must keep confidential all information marked "confidential" or which by its nature is confidential. This does not apply where the information is (a) in the public domain (other than through a breach of this Contract); (b) required by law to be disclosed; (c) disclosed to a party's financial or legal advisors; or (d) used by AECOM for marketing purposes, but then only to the extent that AECOM makes non-specific statements.
- 20 AECOM complies with the National Code of Practice for the Construction Industry and the Australian Government Implementation Guidelines for the National Code of Practice for the Construction Industry (Codes) as they apply to the Services. AECOM must require its sub-consultants to comply with the Codes as they apply to the sub-consultancy services.
- 21 Unless the Services specifically include a requirement to give advice on pollution and/or contamination, the obligations of AECOM do not include a duty to advise as to the actual or possible presence of pollution or contamination or as to the risks of such matters having occurred, being present or occurring in the future, nor shall AECOM have a duty to consider such matters as influencing any aspect of the Services.
- 22 This Contract will be governed by the laws of the State, Territory or Country shown in the AECOM letterhead in the attached Letter of Engagement. The parties submit to the exclusive jurisdiction of the courts of the applicable State, Territory or Country.
- 23 The Contract constitutes the entire contract for the performance of the Services and supersedes all previous arrangements, correspondence, tenders, representations, proposals, understandings and communications whether written or oral.
- 24 If any provision of the Contract is deemed to be void, invalid or unenforceable, all other provisions which are self-sustaining and capable of separate enforcement, shall, to the maximum extent permitted by law, continue to be valid and enforceable.
- 25 A notice shall be deemed to have been properly delivered and served if it is sent by a party's nominated representative to the address of the other party's nominated representative. AECOM's nominated representative is detailed in the attached Letter of Engagement. The Client must notify AECOM of the Client's nominated representative at the commencement of this Contract.
- 26 Words appearing as capitalised text in the Conditions of Engagement are defined by reference to the information appearing below the corresponding heading in the Letter of Engagement. For the purpose of clauses 9 and 10, Liability is any claim or liability arising out of or in connection with the Contract, whether arising in contract, tort (including negligence) or otherwise.



DA Mapping System – Print Screen

Date: 12/10/2016



Department of
Infrastructure, Local
Government and Planning

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Legend


Drawn Polygon Layer


Override 1

Cadastral (5k)


 Cadastral (5k)

Regulated vegetation management map (Category A and B extract)


 Category A on the regulated vegetation management map

 Category B on the regulated vegetation management map


Coastal management district

 Coastal management district


Coastal hazard area - erosion prone area

 Coastal hazard area - erosion prone area


Coastal hazard area - medium storm tide inundation area

 Coastal hazard area - medium storm tide inundation area


Coastal hazard area - high storm tide inundation area

 Coastal hazard area - high storm tide inundation area

Area within 25m of State controlled roads

 Area within 25m of State controlled roads

Tidal waterways

 Tidal waterways

State-controlled roads

 State-controlled roads

Coastal zone

 Coastal zone

DA Mapping System – Print Screen

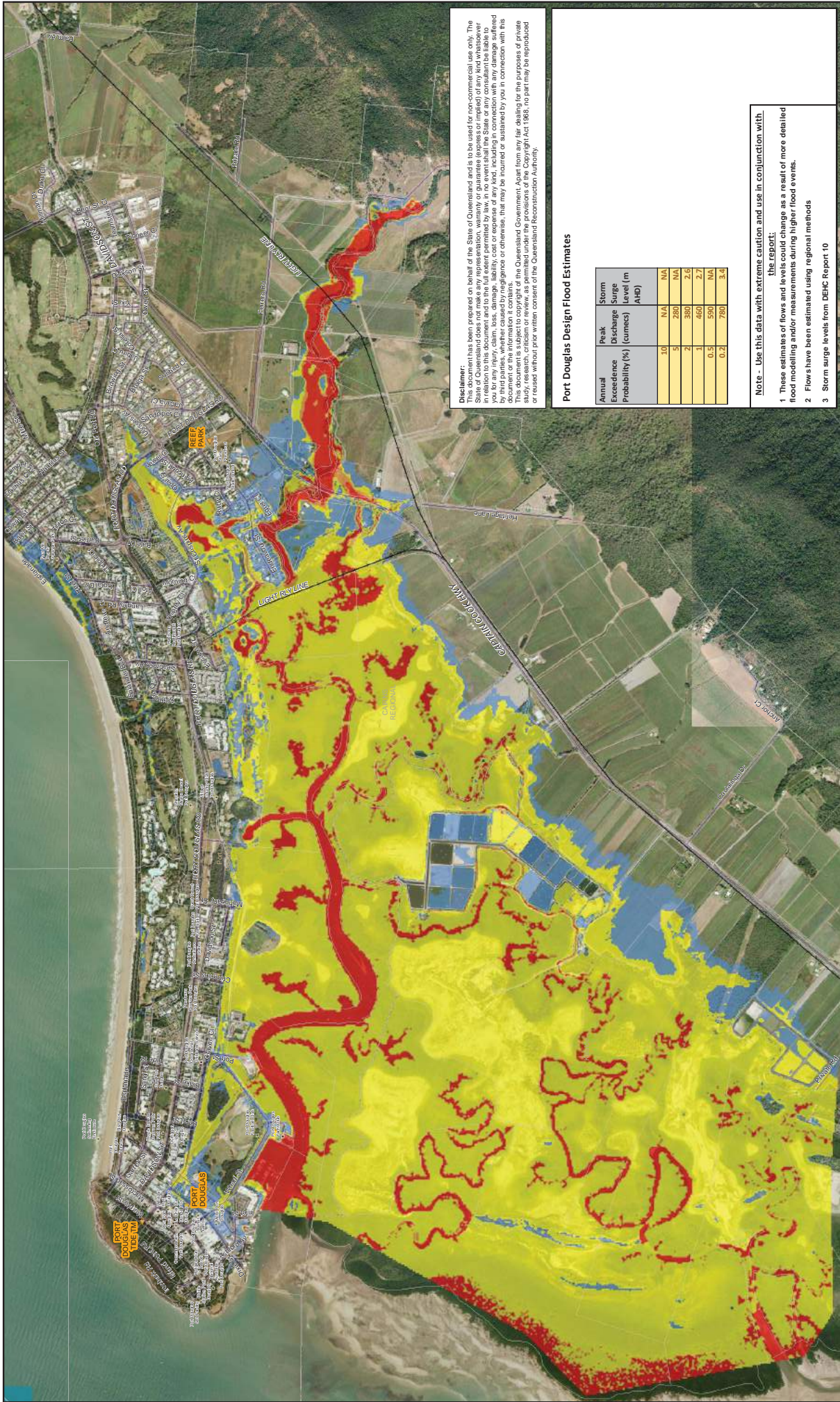


Department of
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Port Douglas Design Flood Estimates

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Storm Surge Level (m AHD)
10	N/A	N/A
5	280	N/A
2	380	2.6
1	460	2.7
0.5	590	N/A
0.2	780	3.4

Note - Use this data with extreme caution and use in conjunction with the report:

- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
- 2 Flows have been estimated using regional methods
- 3 Storm surge levels from DEHC Report 10

Local Authority: Cairns Regional
 Project: GDA 194 MGA Zone 55
 Date: GDA 1994

Queensland Reconstruction Authority
 1800 110 841
www.qldreconstruction.org.au

16/04/2013

06

Scale at A2 - 1:15,000

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Flood Hazard

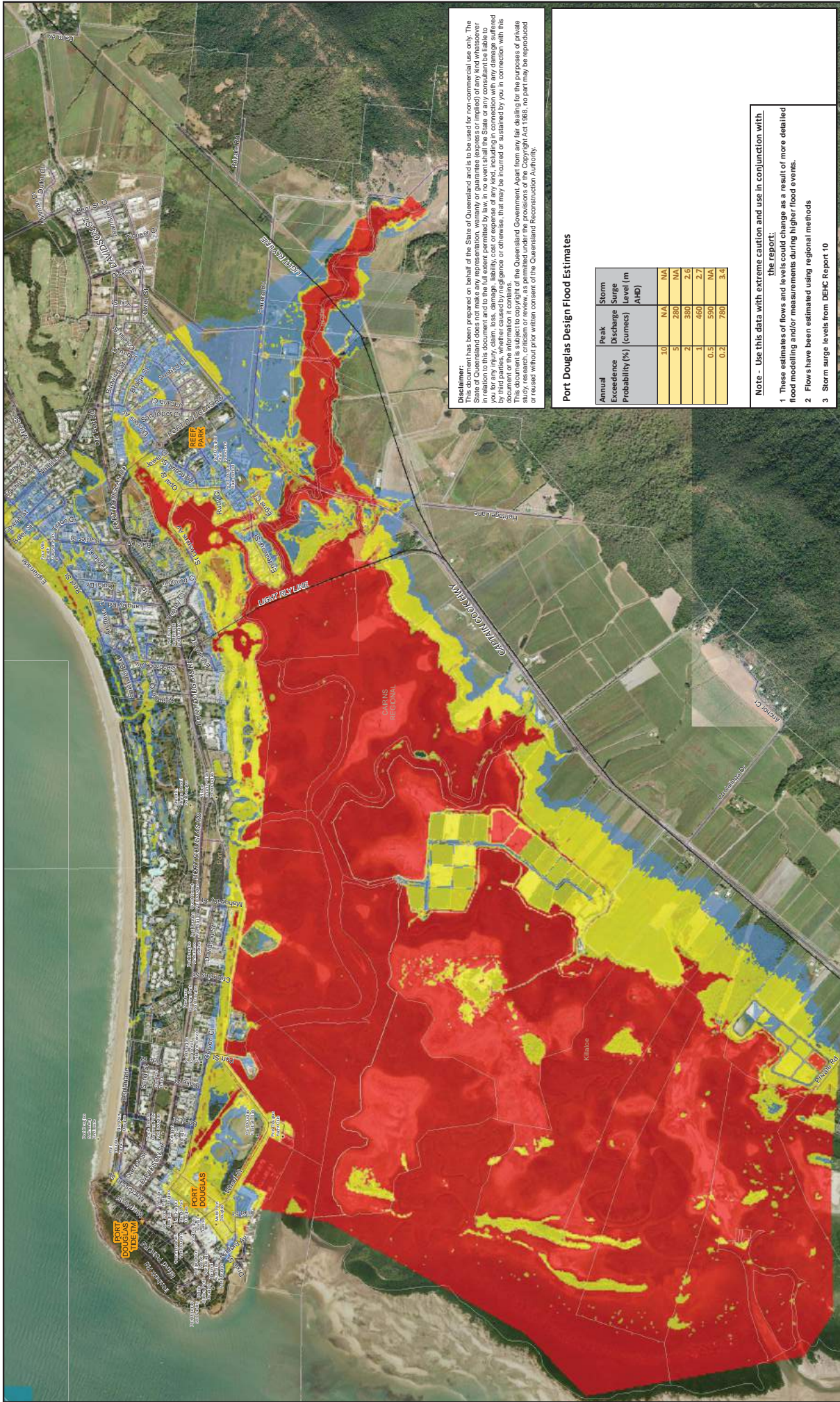
- High
- Extreme
- Significant
- Low

Legend:

- ▲ Points of interest
- ▲ BoM gauging station
- ▲ NRM gauging station
- Cadastre
- Roads
- Rail

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Queensland Reconstruction Authority



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Port Douglas Design Flood Estimates

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Storm Surge Level (m AHD)
10	N/A	N/A
5	200	1.6
2	300	2.6
1	460	2.7
0.5	590	N/A
0.2	780	3.4

- Note - Use this data with extreme caution and use in conjunction with the report:**
- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
 - 2 Flows have been estimated using regional methods
 - 3 Storm surge levels from DEHC Report 10

Scale at A2 - 1:15,000

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16/04/2013

06

Port Douglas Investigation Flood Hazard Map
 0.2% AEP Event

Local Authority: Cairns Regional
 Project Ref: GDA 1904 (MGA Zone 55)
 Date: 18/04/2013

Queensland Reconstruction Authority
 1800 110 841
www.qldreconstruction.org.au

Queensland Reconstruction Authority

Points of interest

Roads

Rail

BoM gauging station

NRM gauging station

Cadastre

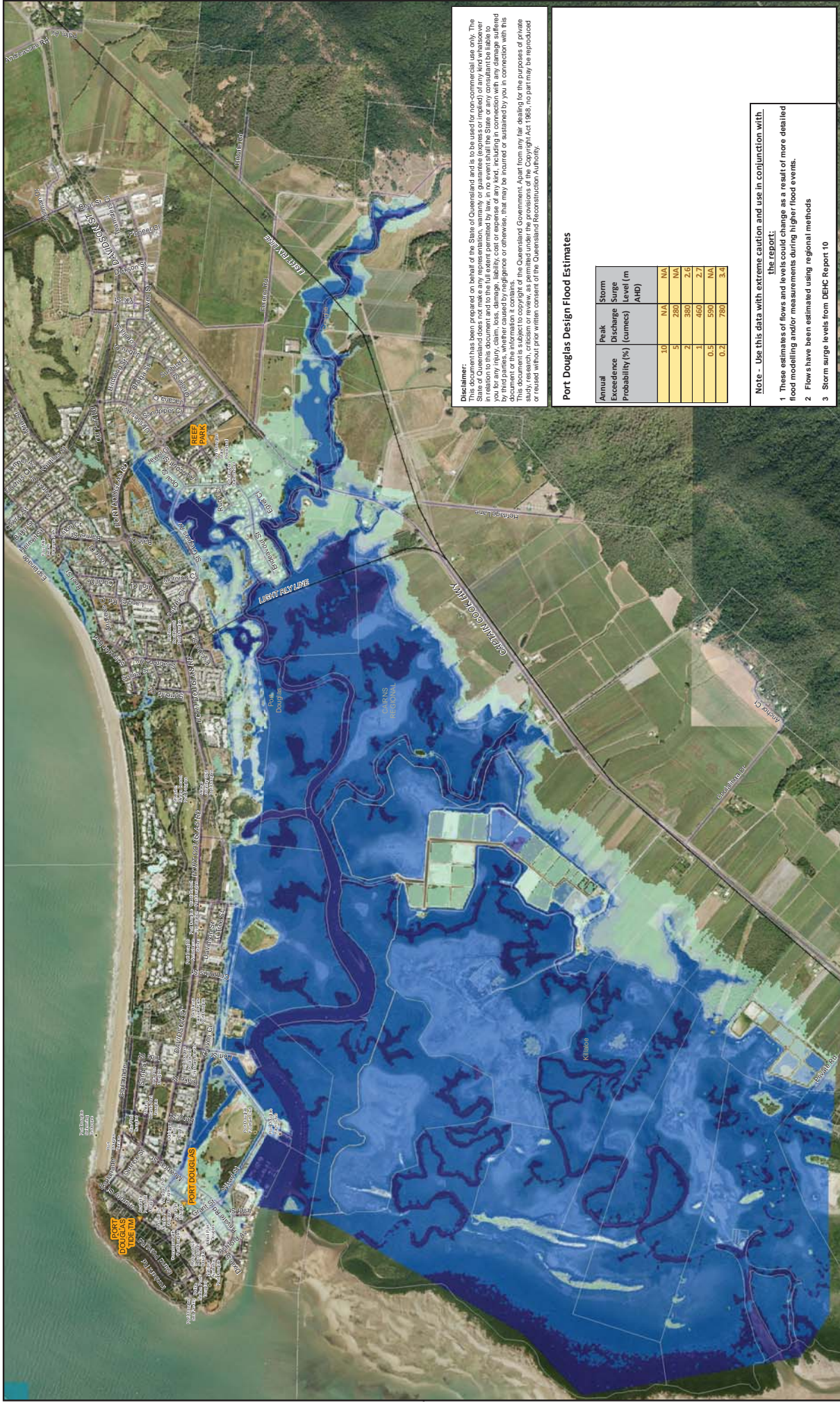
Flood Hazard

High

Extreme

Significant

Low



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Port Douglas Design Flood Estimates

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Storm Surge Level (m AHD)
10	N/A	N/A
5	200	196
2	300	216
1	460	227
0.5	590	N/A
0.2	780	3.4

- Note - Use this data with extreme caution and use in conjunction with the report:**
- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
 - 2 Flows have been estimated using regional methods
 - 3 Storm surge levels from DEHC Report 10

Local Authority: Cairns Regional Council
Project Ref: GDA 1994 (MGA Zone 55)
Date: GDA 1994

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Queensland Reconstruction Authority

Port Douglas Flood Investigation
Flood Hazard Map
Flood Component
1% AEP Event

16/04/2013

04

Points of Interest

- Roads
- ▲ Rail
- BoM gauging station
- NRM gauging station
- Cadastre

Depth (m)

- 0 - 0.5
- 0.5 - 0.8
- 0.8 - 1
- 1-2
- >2

Scale at A2 - 1:15,000

0 0.25 0.5 Kilometres

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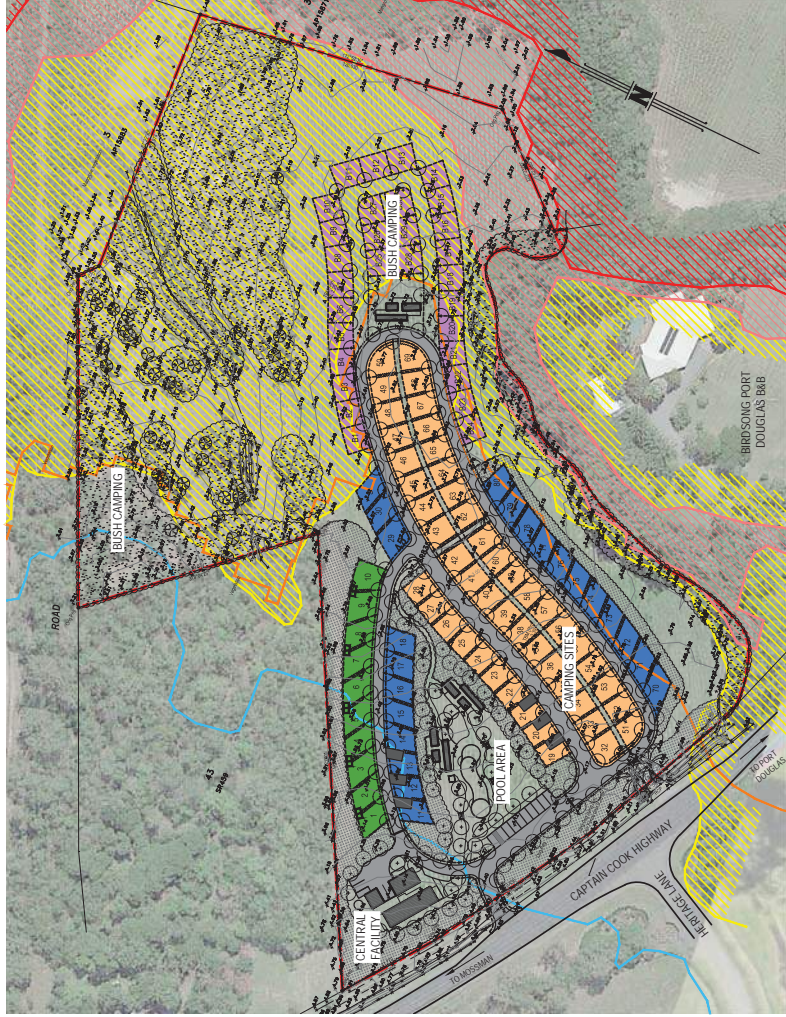
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**ATTACHMENT 3:
REVISED PLANS OF DEVELOPMENT**

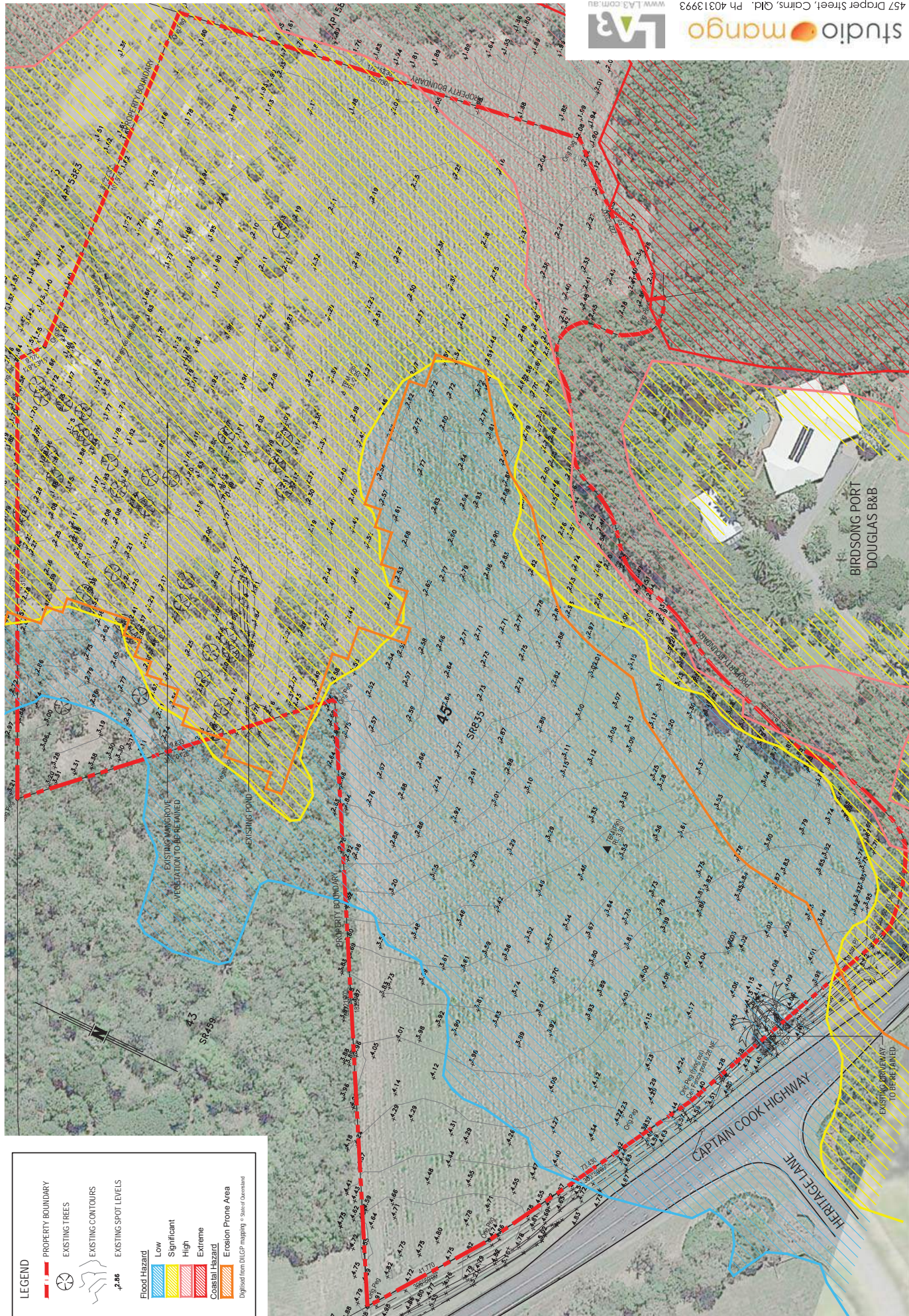
MASTERPLAN CONCEPT PORT DOUGLAS CARAVAN PARK PORT DOUGLAS, QUEENSLAND DECEMBER 2016

DRAWING LIST

DWG NO.	REV	DRAWING NAME	SCALE (A3 SIZE)
57-L00	3	COVER PAGE	1:2000mm
57-L01	3	SITE EXISTING CONDITIONS	1:1000mm
57-L02	3	SITE MASTERPLAN CONCEPT	1:1000mm
57-L03	3	LANDSCAPE MASTERPLAN	1:1000mm
57-L04	3	PLANTING TYPES	NTS
57-L05	3	DRAINAGE PLAN	1:1000mm
57-A01-A05	3	CENTRAL FACILITY	AS SHOWN
57-A06-A08	3	TYPICAL TOILET LAYOUT	AS SHOWN
57-A09	3	TYPICAL ENSUITE	AS SHOWN
57-A10-A12	3	CAMP KITCHEN	AS SHOWN
57-A13-A15	3	CABINS	AS SHOWN
57-A16	3	ENTRY SIGNAGE	AS SHOWN



PROPOSED SITE PLAN
SCALE
1:1000 @ A1
1:2000 @ A3



LEGEND

- PROPERTY BOUNDARY
- EXISTING TREES
- EXISTING CONTOURS
- ±2.86 EXISTING SPOT LEVELS

Flood Hazard

- Low
- Significant
- High
- Extreme

Coastal Hazard

- Coastal Hazard

Erosion Prone Area

- Erosion Prone Area

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 A3 Original
 100mm
 50

For Approval Issue	12/12/2016	J.C. Apr	Job	Proposed Port Douglas Caravan Park	Client	Richard Hewitt	Address	Captain Cook Highway, Port Douglas	Drawing Title	SITE EXISTING CONDITIONS	Scale	1:1000@A3	Job No.	57-	Dwg. No.	L-01	Rev.	3
--------------------	------------	----------	-----	------------------------------------	--------	----------------	---------	------------------------------------	---------------	--------------------------	-------	-----------	---------	-----	----------	------	------	---

TABLE OF CAMP SITE QUANTITY

LEGEND	TYPE	QUANTITY
	ANGLED ENSUITE SITES (9x12m)	10
	ANGLED POWERED SITES (9x12m)	25
	POWERED SITES (9x12m)	49
	BUSH CAMPS (10x10m)	40

Flood Hazard

	Low
	Significant
	High
	Extreme

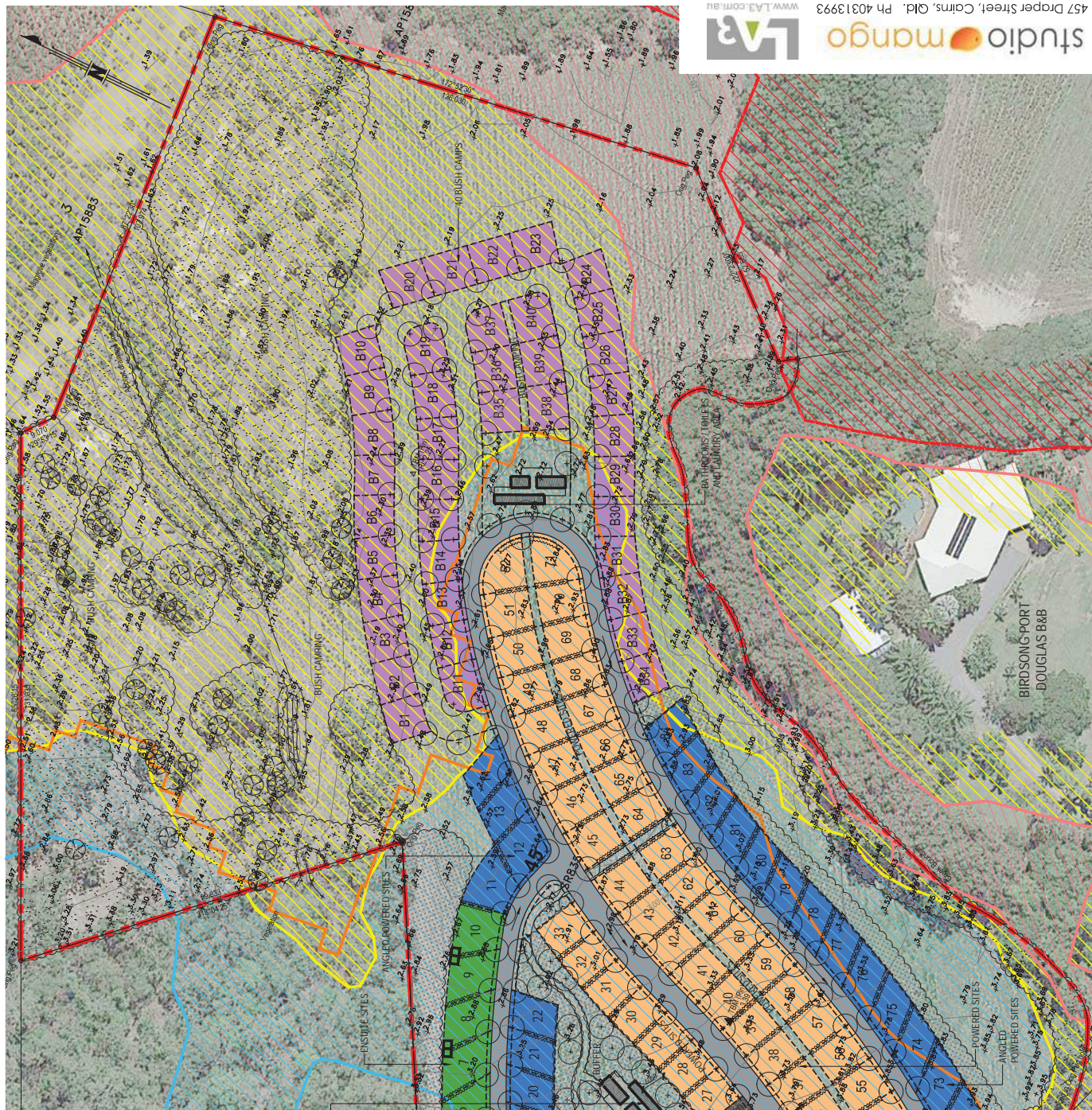
Coastal Hazard

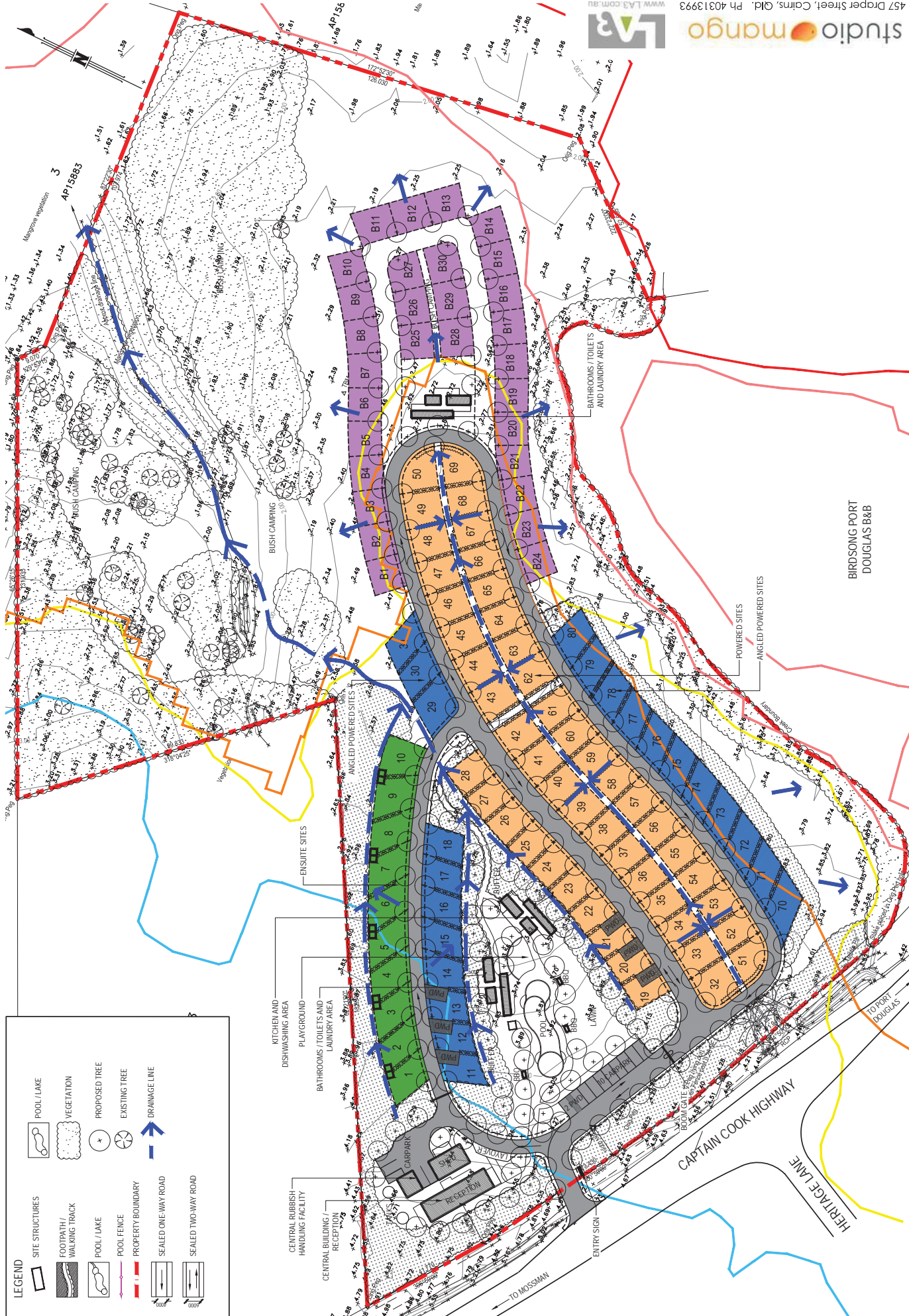
	Erosion Prone Area
--	--------------------

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LEGEND

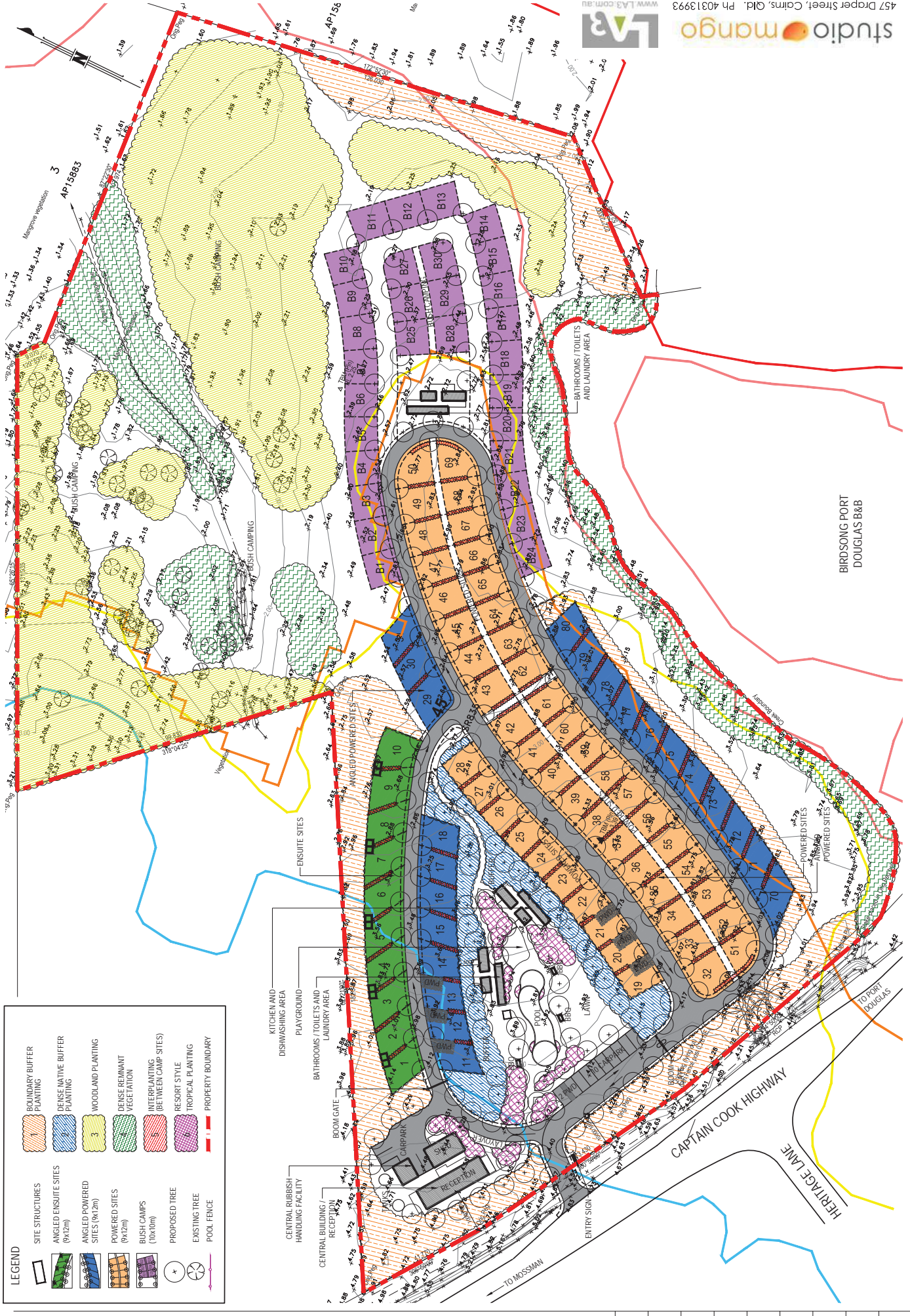
	SITE STRUCTURES
	FOOTPATH
	POOL / LAKE
	POOL FENCE
	PROPERTY BOUNDARY
	VEGETATION
	SEALED ONE-WAY ROAD
	SEALED TWO-WAY ROAD





LEGEND	
	SITE STRUCTURES
	FOOTPATH/WALKING TRACK
	POOL/LAKE
	POOL FENCE
	PROPERTY BOUNDARY
	SEALED ONE-WAY ROAD
	SEALED TWO-WAY ROAD
	VEGETATION
	PROPOSED TREE
	EXISTING TREE
	DRAINAGE LINE

For Approval Issue	12/12/2016	J.C. Apr	Job Proposed Port Douglas Caravan Park	Client Richard Hewitt	Address Captain Cook Highway, Port Douglas	Drawing Title Drainage Concept Plan	Scale 1:1000@A3	Job No. 57-	Dwg. No. L-05	Rev. 3
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LEGEND

[Symbol]	BOUNDARY BUFFER PLANTING
[Symbol]	DENSE NATIVE BUFFER PLANTING
[Symbol]	WOODLAND PLANTING
[Symbol]	DENSE REMNANT VEGETATION
[Symbol]	INTERPLANTING (BETWEEN CAMP SITES)
[Symbol]	RESORT STYLE TROPICAL PLANTING
[Symbol]	PROPERTY BOUNDARY
[Symbol]	SITE STRUCTURES
[Symbol]	ANGLED ENSUITE SITES (9x12m)
[Symbol]	ANGLED POWERED SITES (9x12m)
[Symbol]	POWERED SITES (9x12m)
[Symbol]	BUSH CAMPS (10x10m)
[Symbol]	PROPOSED TREE
[Symbol]	EXISTING TREE
[Symbol]	POOL FENCE

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 A3 Original
 100mm
 50

BOTANICAL NAME	COMMON NAME	HEIGHT AT MATURITY	PLANTING TYPE						
			1 Boundary Buffer	2 Dense Buffer	3 Wood-land	4 Remnant	5 Inter-planting	6 Resort-style	
<i>Acmena hemilampra</i>	Blush Salmash	6-10m	•						
<i>Acmena smithii</i>	Lilipilli	2-6m		•					
<i>Acrostichum speciosum</i>	Mangrove Fern	1-2m						•	
<i>Adenanthera pavonina</i>	False Red Sandalwood	6-10m	•				•		
<i>Allocasuarina littoralis</i>	Black She Oak	3-8m			•				
<i>Alpinia caerulea</i>	Common Ginger	1-2m	•	•			•		
<i>Antidesma bunius</i>	Herbert River Cherry	6-8m	•	•			•		
<i>Archidendron grandiflorum</i>	Laceflower Tree	3-6m		•					
<i>Archidendron lucyi</i>	Scarlet Bean	5-8m	•	•			•		
<i>Archontophoenix alexandriae</i>	Alexandra Palm	6-8m	•	•			•		•
<i>Asplenium nidus</i>	Bird's Nest Fern	1m		•					•
<i>Atractocarpus fitzalanii</i>	Brown Gardenia	5-8m		•					•
<i>Baeckea frutescens</i>	Weeping Baeckea	2-4m		•			•		•
<i>Barringtonia calypttrata</i>	Mango Pine	20-30m	•	•			•		•
<i>Barringtonia acutangula</i>	Freshwater Mangrove	3-5m		•					
<i>Bougainvillea glabra</i>	Beach Barringtonia	20-30m	•						•
<i>Bougainvillea glabra</i>	Paperflower Bougainvillea	1-2m							
<i>Calophyllum inophyllum</i>	Beach Calophyllum	15-20m			•				
<i>Callistemon 'Glenmie River'</i>	Glenmie River Bottlebrush	2-3m							•
<i>Callistemon sp. 'Little John'</i>	Little John Bottle Brush	1m							•
<i>Calathea lutea cv 'Havana Cigar'</i>	Havana Cigar	2m							•
<i>Codiaeum variegatum</i>	Croton	2m							•
<i>Cordia subcordata</i>	Sea Trumpet	10m		•					
<i>Crinum pendunculatum</i>	Swamp Lily	1-3m		•					•
<i>Cupanopsis anacardioides</i>	Tuckeroo	10m		•					
<i>Cyathea cooperi</i>	Tree Fern	5m					•		•
<i>Deplanchea tetraphylla</i>	Golden Bouquet Tree	15m	•				•		
<i>Dillenia alata</i>	Red Beech	6-10m	•						
<i>Diploglottis diphylostegia</i>	Northern Tamarind	5-10m	•						
<i>Dyopsis lutescens</i>	Golden Cane Palm	5m							•
<i>Findeasia braleyana</i>	Queensland Maple	15-20m							
<i>Ficus sp. 'Green Island'</i>	Green Island Fig	1m							•
<i>Grevillea baileyana</i>	White Oak	10-15m							•
<i>Hamelia patens</i>	Mexican Bushfire	2-3m							•
<i>Harpullia pendula</i>	Tulipwood	8-10m							•
<i>Ixora 'Pink Malay'</i>	Pink Malay	2m							•
<i>Leea indica</i>	Bandicoot Berry	3-5m	•						
<i>Licuala ramsayi</i>	Fan Palm	20m		•					
<i>Livistona muelleri</i>	Fan Palm	12m							
<i>Lomandra longifolia</i>	Mat Rush	1m					•		•
<i>Lophostemon suaveolens</i>	Swamp Mahogany	15-20m							
<i>Manitoba lenticellata</i>	Cascading Bean	8-10m							•
<i>Melealeuca dealbata</i>	Red Tea Tree	15-20m	•						
<i>Melealeuca leucadendra</i>	Tea Tree	20-25m	•						•
<i>Melicope rubra</i>	Little Euodia	6-8m					•		
<i>Naucleria orientalis</i>	Leichhardt Tree	10-15m							
<i>Pandanus tectorius</i>	Screw Palm	4-6m					•		
<i>Pandanus pandorana</i>	Dwarf Pandanus	GC							•
<i>Pandorea pandorana</i>	Wonga Vine	Vine							•
<i>Pseuderanthemum reticulatum</i>	Golden Pseuderanthemum	2m					•		•
<i>Psychosperma elegans</i>	Solitaire Palm	5-8m							•
<i>Rhapis excelsa</i>	Lady Palm	2m							•
<i>Rhoeo spathacea</i>	Boat of Moses	GC							•
<i>Scaevola taccada</i>	Sea Lettuce	2m							•
<i>Shefflera acinophylla</i>	Umbrella Tree	10m					•		
<i>Syzygium australe</i>	Lilipilli	3-5m							•
<i>Syzygium forte</i>	Flakybark Salmash	10-15m							•
<i>Syzygium wilsonii ssp. wilsonii</i>	Powderpuff Lilipilli	1-3m	•						
<i>Woodylia bifurcata</i>	Foxtail Palm	8-10m	•						•
<i>Xanthostemon chrysanthus</i>	Golden Penda	6-10m							•

PLANT LIST

PLANTING TYPES



BOUNDARY BUFFER PLANTING
THE INTENTION OF THIS PLANTING IS TO SCREEN AND BUFFER THE CARAVAN PARK AND CONVERSELY THE ADJACENT PROPERTIES FROM THIS NEW DEVELOPMENT. THIS PLANTING WILL OCCUR ON THE CAPTAIN COOK HIGHWAY AND THE NORTH AND SOUTH BOUNDARIES OF THE SITE. THE PLANTING SELECTIONS WILL CONSIST OF PLANTING COMPLEMENTARY TO THE TWO ADJOINING PLANTING TYPES OF REMNANT & WOODLAND PLANTING. THE MIX OF SPECIES WILL INCLUDE TALL TREES AND POCKETS OF PALMS AT FEATURE LOCATIONS WITH MID STORY SHRUBS AND LOW SHRUBS TO CREATE A WALL OF VEGETATION. ALL THE PLANTS SPECIES SELECTED FOR THIS TYPE WILL BE ENDEMIC TO THE LOCAL PLANT COMMUNITIES.



DENSE BUFFER PLANTING

THE INTENTION OF THIS PLANTING IS ALSO TO SCREEN HOWEVER THE SCALE IS DIFFERENT AS THESE AREAS OCCUR WITH THE DEVELOPMENT. THE HEIGHT WILL BE LOWER THAN TYPE 1. AND THE DETAIL PLANTING AND INTEREST AT GROUND LEVEL WILL BE GREATER. THE WALL OF VEGETATION IS STILL THE INTENTION BUT WILL BE A 5-8M AT MATURITY ONLY. SPECIES WILL BE MOSTLY NATIVE WITH A SMALL PERCENTAGE OF EXOTIC HIGHLIGHTS TO COMPLEMENT THE ADJACENT RESORT STYLE TROPICAL PLANTINGS.



WOODLAND PLANTING

WOODLAND PLANTING IS MORE OPEN PLANTING WITH LIMITED UNDERSTOREY. THE EMPHASIS FOR THIS PLANTING IS REINFORCING AND EXISTING WOODLAND AND ENSURING THAT THE STRONG CHARACTER OF SHADE IS MAINTAINED. SOME PANDANUS SP. AND LIVISTONA SP. GROUPINGS WILL BE INCLUDED HERE TO GIVE THE WOODLAND ARE AUTHENTICITY.



DENSE REMNANT VEGETATION

LOCATED ON THE SOUTHERN BOUNDARY AND ALONG THE MAIN DRAINAGE LINE BELOW THE LAKE AND ON THE LAKE ISLAND THIS PLANTING TYPE IS REMINISCENT OF LOCAL RAINFOREST OR VINE FOREST. THE SPECIES ARE ALL ENDEMIC AND PROMOTE ECOLOGICAL ACTIVITY AND HABITAT LINKAGES.



INTER-PLANTING (BETWEEN CAMP SITES)

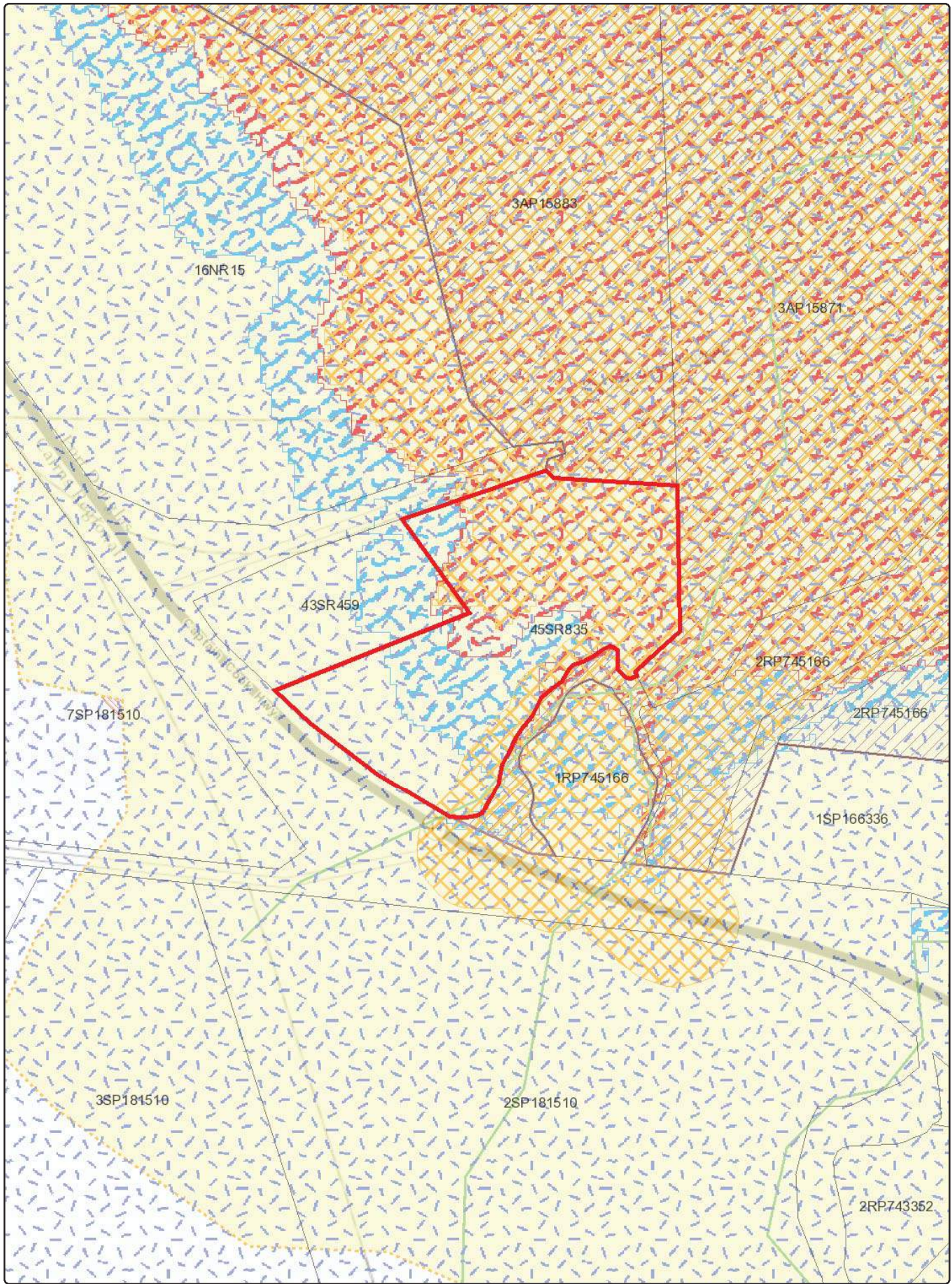
THIS TYPE IS 3.4M IN HEIGHT BUT MAY CONTAIN SOME FEATURE. NATIVE PALM PLANTING. THIS WILL BE PREDOMINANTLY NATIVE.



RESORT STYLE PLANTING (AROUND POOL AREA)

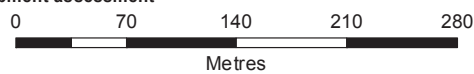
THIS AREA IS THE ONLY AREA THAT WILL BE PREDOMINANTLY WORLD TROPICAL PLANTINGS WHICH REFLECT THE LOCAL PORT DOUGLAS RESORT CHARACTER. HERE THE USE OF REMARKABLE FLOWERING AND LEAVE COLOUR PLANTS WILL BE USED. SOME EXOTIC PALMS AND FLOWERING TREES ALONG WITH ORNAMENTALS DOWN TO THE DETAIL GROUND COVER PLANTS WILL BE REFLECTED HERE AND COMPLEMENT THE OASIS CREATED BY THE POOL AREA.

**ATTACHMENT 4:
STATE PLANNING POLICY MAPPING**



Date: 21/02/2017
 Department of
 Infrastructure, Local
 Government and Planning
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State Planning Policy
 Local government development assessment



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Legend


Drawn Polygon Layer

Override 1


Cadastral (5k)

 Cadastral (5k)


Climatic regions - stormwater management design objectives

 Climatic regions - stormwater management design objectives


MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


Coastal management district

 Coastal management district


Coastal hazard area - erosion prone area

 Coastal hazard area - erosion prone area


Coastal hazard area - high storm tide inundation area

 Coastal hazard area - high storm tide inundation area

Coastal hazard area - medium storm tide inundation area

 Coastal hazard area - medium storm tide inundation area

Flood hazard area* - Level 1 - Queensland floodplain assessment overlay


 Flood hazard area* - Level 1 - Queensland floodplain assessment overlay

MSES - Regulated vegetation


 MSES - Regulated vegetation

Bushfire hazard area (Bushfire prone area)

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



Date: 21/02/2017

Department of
Infrastructure, Local
Government and Planning

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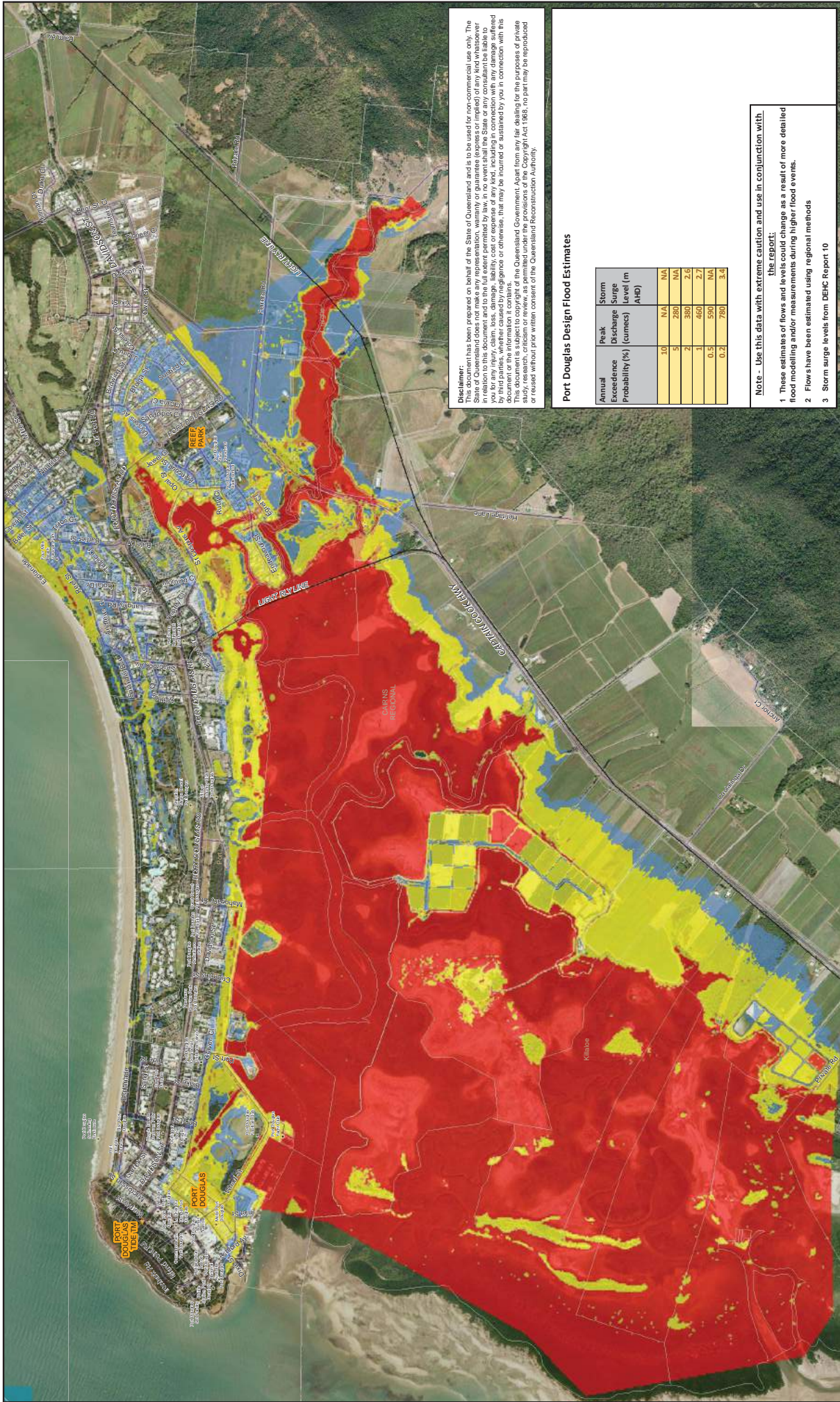
State Planning Policy

Local government development assessment

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**ATTACHMENT 5:
AECOM MAPPING**



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Port Douglas Design Flood Estimates

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Storm Surge Level (m AHD)
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2	300	2.6
1	460	2.7
0.5	590	N/A
0.2	780	3.4

- Note - Use this data with extreme caution and use in conjunction with the report:**
- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
 - 2 Flows have been estimated using regional methods
 - 3 Storm surge levels from DEHC Report 10

Scale at A2 - 1:15,000

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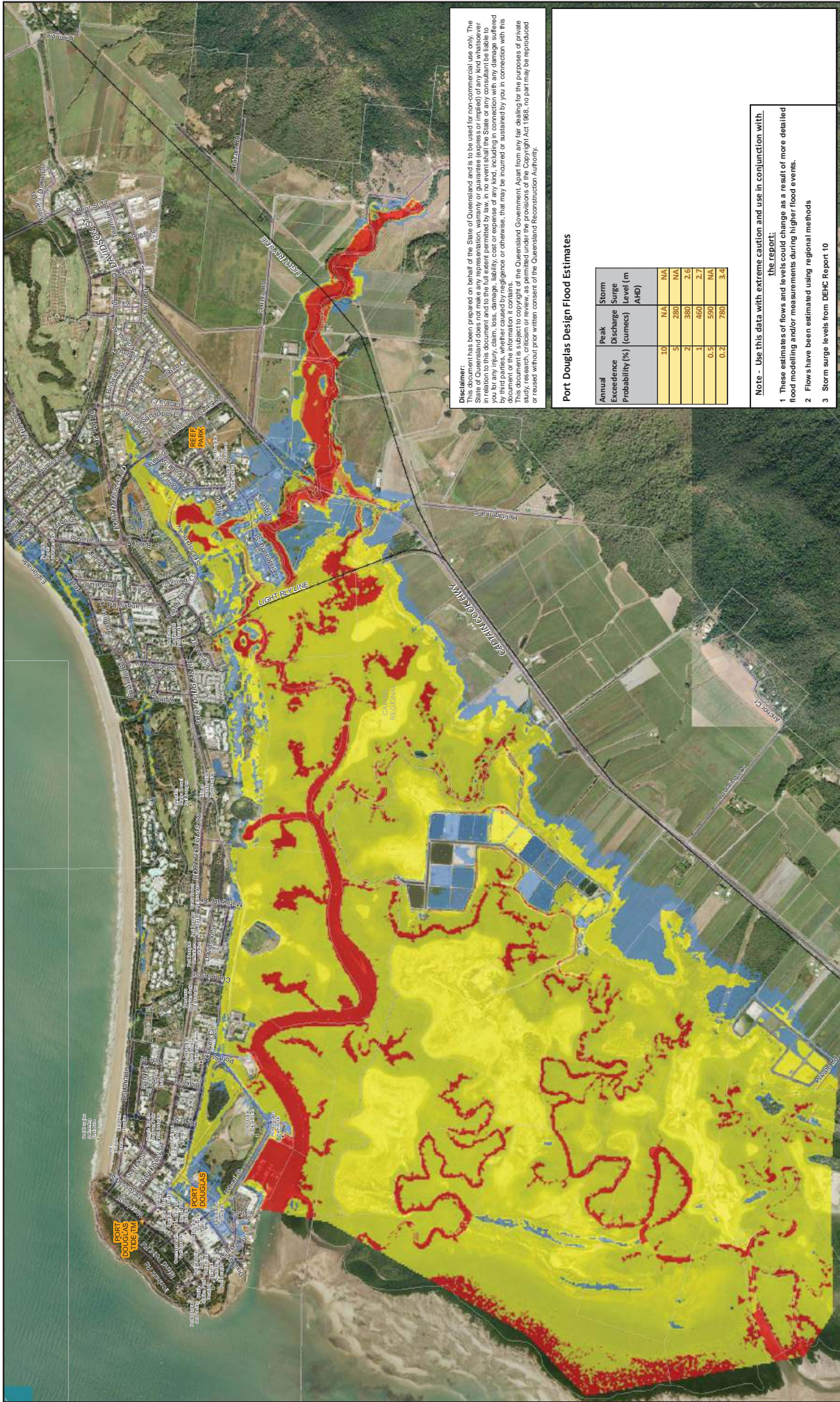
16/04/2013

06

Port Douglas Investigation Flood Hazard Map
 0.2% AEP Event

Local Authority: Cairns Regional
 Project Ref: GDA 1994 (MGA Zone 55)
 Date: 18/04/2013

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Port Douglas Design Flood Estimates

Annual Exceedence Probability (%)	Peak Discharge (cumecs)	Storm Surge Level (m AHD)
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0.5	590	N/A
0.2	780	3.4

Note - Use this data with extreme caution and use in conjunction with the report:

- 1 These estimates of flows and levels could change as a result of more detailed flood modelling and/or measurements during higher flood events.
- 2 Flows have been estimated using regional methods
- 3 Storm surge levels from DEHC Report 10

Local Authority: Cairns Regional
Project: GDA 1994 MGA Zone 55
Date: GDA 1994

Queensland Reconstruction Authority
 1800 110 841
www.qldreconstruction.org.au

Queensland Reconstruction Authority
 Department of Natural Resources and Mines 2015

16/04/2013

06

Points of interest

Roads

Rail

Flood Hazard

High

Extreme

Low

Significant

BoM gauging station

NRM gauging station

Cadastre

Scale at A2 - 1:15,000

0 0.25 0.5 Kilometres

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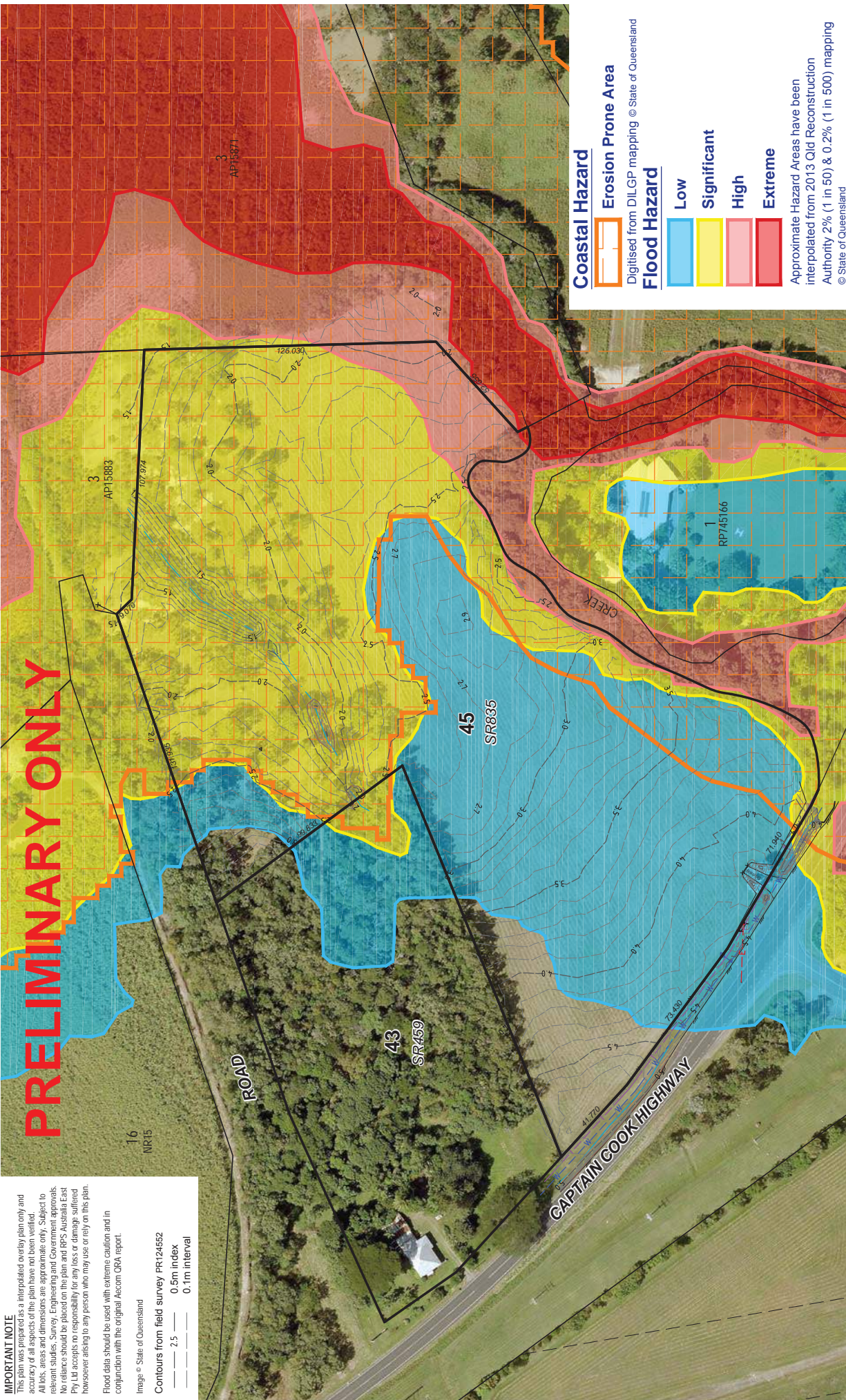
Port Douglas Flood Investigation
Flood Hazard Map
 2% AEP Event

**ATTACHMENT 6:
1% AEP LOW RISK HAZARD MAPPING**

IMPORTANT NOTE
 This plan was prepared as a interpolated overlay plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only. Subject to relevant studies, Survey, Engineering and Government approvals. No reliance should be placed on the plan and RPS Australia East Pty Ltd accepts no responsibility for any loss or damage suffered howsoever arising to any person who may use or rely on this plan.

Flood data should be used with extreme caution and in conjunction with the original Accrom QRA report.

Image © State of Queensland
 Contours from field survey PR124552
 ——— 2.5 0.5m index
 ——— 0.1m interval



PRELIMINARY ONLY

Coastal Hazard
 Erosion Prone Area
 Digitised from DILGP mapping © State of Queensland

Flood Hazard

- Low
- Significant
- High
- Extreme

Approximate Hazard Areas have been interpolated from 2013 Old Reconstruction Authority 2% (1 in 50) & 0.2% (1 in 500) mapping © State of Queensland

RPS

RPS Australia East Pty Ltd
 ACN 140 232 762
 135 Abbott St
 PO Box 1949
 CAIRNS QLD 4870

T +61 7 4031 1336 F +61 7 4031 2942 W rpsgroup.com.au

Approximate Flood Hazard Mapping. Interpolated 1% AEP event (Q100)
 Lot 45 on SR835 & Lot 43 on SR459. Port Douglas

Scale 1:150 @ A3 | Date 30-11-2016 | Drawing PR128305-4 A

PRELIMINARY - FOR DISCUSSION PURPOSES ONLY



**ATTACHMENT 7:
PDR ENGINEERS RESPONSE**

8 February 2017

PDR 15835

Urban Sync Planning and Development,
PO Box 2970
Cairns Qld 4870

Attention: Matt Ingram

Dear Matt,

RE: Proposed caravan park for R & F Hewitt on lot 45 Captain Cook Highway Port Douglas – Response to Council information request dated 18th August 2016.

Following our discussions and correspondence we have now completed our investigations and calculations to assist you in responding to engineering issues associated with the above information request. We provide responses to items 10, 12 to 15 and 17 of the RFI as follows:

Item 10: - Apart from the roadway serving sites 1 to 69 it is proposed that surface drainage will be via grassed swale drains at the edges of the sites and through and away from the camping sites. Surface water from the roadway will also be collected in these swales.

Whilst there will be some underground drainage it is envisaged, at this preliminary stage, that any pipes will be relatively shallow and will eventually discharge to the swale drains. We have estimated that the final design should be able to provide approximately 600 metres of grassed swale drains. Subject to further checks this should be sufficient to reduce TN and TP discharging from the site to acceptable levels.

Item 12: - It is proposed to install a sewer pump station on site and pump effluent, via a small diameter pressure main, to the existing Council reticulation system near Hope Street.

Council have provided us with as constructed details of the sewer reticulation in that area to enable us to check if the existing reticulation can carry the extra load from the caravan park. Sufficient detail was provided, however, as there were no sewer grades shown on the plans we have taken a conservative approach and assumed that all sewers are laid at minimum grade.

We carried out a check as far downstream as possible and checked sewer main capacity upstream of manhole 1/1 which is located adjacent to St Crispin's Avenue and its intersection with Agincourt Street.

In carrying out our check the following data and details were used:

- Minimum grade of 150 sewer – 1:150
- Minimum grade of 225 sewer – 1:290
- EP/ residence – 2.8 persons
- EP/caravan site - 1.2 persons
- The 100-site caravan park is equivalent to 43 EDC.

- 150 sewer at minimum grade can serve 259 EDC
- 225 sewer at minimum grade can serve 549 EDC

If the connection is made near Hope Street, then the maximum load on the 150 dia sewer (at manhole 1/10) will be 74 EDC well below capacity of 259 EDC. The maximum load on the 225 dia main will occur between manholes 1/1 and 1/2 where the total EDC discharging is 183. Again, this is well below the carrying capacity of 549 EDC.

As a result, we can confirm that the existing sewer system is capable of accepting the additional load from the caravan park.

The caravan park will have facilities for the emptying of holding tanks. This waste will be pumped into the reticulation system via the on-site pump station. Given that calculations have been based on 1.2 EP per site this additional load will be taken up and any minor excess in load can be readily accepted by the existing system. Most dumping of holding tanks occurs outside of peak flow periods which will further reduce any effect on flows.

Item 13: - Inspection openings (IO's) and openings on disconnecter traps for all buildings will need to be located above the design flood level. Disposal points (sewer entry points) for van or mobile home sites will either be located above the design flood level or be fitted with self-sealing end caps.

The internal reticulation, sewer manholes and sewer pump station will all be sealed or above flood level. Therefore, floodwaters cannot enter the system and affect the Council's sewer infrastructure.

Item 14: - The intended route of the sewer pressure main is shown on the attached aerial plan. After leaving the property it will be located on the DTMR road reserve and then pass through land under the control of the Douglas Shire Council. In principle approval has been sought from the DTMR and Council to locate the main on their properties. We have received in principle approval from DTMR. A copy of their email giving this approval is attached.

The approval sought from Council will be delayed as it needs to go through several processes within Council. It is anticipated that a response will be received within two weeks. Once it is received it can be provided as an addendum to this report.

Item 15: - Subject to receiving approval to locate the pressure main where proposed and final survey of the route, it is intended that the pressure main will generally be located underground and under the creek systems it may traverse. Creek crossings will be investigated at detailed design stage to determine if under-bore or trench excavation methods will be used to install the main.

If the main is installed completely underground, then it will be fully protected from flood and storm tide inundation.

Item 17: - Following discussions with Council officers we have received advice that there are two locations where the water reticulation for this project can be connected.

The first of these is into a 150 dia main located approximately 150 metres north of the site. There appears to be adequate volume and pressure available at this point. Prior to detailed design a pressure and flow test will be taken to verify current assumptions. The main will need to be extended to the site to provide the required connection.

In addition to the above 150 dia main a 375 dia trunk water main passes the frontage of the site. There is a new reservoir planned to be connected to this trunk main. If, by the time this proposed van park is ready to be constructed, the new reservoir is in operation Council may consider allowing this development to connect directly to the trunk main.

We can therefore confirm, subject to detailed design, that reticulated water can be provided to this site at adequate volume and pressure from the existing Council reticulation system. The site, at full capacity, will have a mean day maximum month demand of 90000 litres per day and a maximum hourly demand of 11250 litres. We also advise that it is not intended to top up any rain water tanks with water from the reticulated system.

DTMR approval will be required if the 150mm main is extended and, at this stage in principle agreement to locate the main in the road reserve has been agreed. This agreement is subject to full details being provided at detailed design stage and approval of a formal application.

We trust that the provision of this report and attachments provides you with the details needed to complete your report.

Yours faithfully
PDR Engineers

A handwritten signature in black ink, appearing to read 'Alan McPherson', with a long horizontal line extending to the right.

Alan McPherson
Senior Civil Engineer
RPEQ 809

Alan McPherson

From: Steven Zelenika <Steven.Z.Zelenika@tmr.qld.gov.au>
Sent: Tuesday, 14 February 2017 3:49 PM
To: Alan McPherson
Cc: Amod P Rijal
Subject: RE: Caravan Park Proposal - Captain Cook Hwy north of Port Douglas Turnoff

Hi Alan

The advice I have received is that the department has no issue with locating a 'sewer pressure main and extending an existing water main' within Department's road reserve along the Captain Cook Highway. The department will require concept / detailed plans and a proposed alignment plan/s. Once all the plans and supporting information is received by the department, TMR will assess the proposal based on the information provided and issue all the necessary permits and conditions.

If you require further information please don't hesitate to email or phone. Thanks.

Kind regards,

Steven Zelenika
Senior Town Planner | Far North District | Cairns Office
Program Delivery & Operations | Department of Transport and Main Roads

Floor 5 | Cairns Corporate Tower | 15 Lake Street | Cairns Qld 4870
PO Box 6542 | Cairns Qld 4870
P: (07) 40457063 | F: (07) 40457138
E: steven.z.zelenika@tmr.qld.gov.au
W: www.tmr.qld.gov.au

From: Alan McPherson [mailto:AMcPherson@pdengineers.com.au]
Sent: Tuesday, 14 February 2017 11:59 AM
To: Steven Zelenika <Steven.Z.Zelenika@tmr.qld.gov.au>
Subject: FW: Caravan Park Proposal - Captain Cook Hwy north of Port Douglas Turnoff

Hi Steven,

Just a gentle reminder regarding the request below. Wondering if others have responded to you as yet.

Thanks,

Alan McPherson | Senior Civil Engineer
Dip CE (FIT) FIE Aust CPEng NER RPEQ APEC Engineer IntPE(Aus)

PDR Engineers
P: 07 4051 5599 | F: 07 4051 5455 | M: 0428 772 311
E: amcpherson@pdengineers.com.au
Web: www.pdengineers.com.au

Office: Level 1, 258 Mulgrave Rd, Cairns QLD 4870 | **Mail:** PO Box 2551, Cairns QLD 4870

From: Alan McPherson
Sent: Monday, 23 January 2017 2:59 PM
To: 'Steven Zelenika' <Steven.Z.Zelenika@tmr.qld.gov.au>
Subject: Caravan Park Proposal - Captain Cook Hwy north of Port Douglas Turnoff

Hi Steven,

In January, last year, I contacted you regarding a proposal to establish a caravan park on lot 45 SR835 located on the Captain Cook Highway just north of the Port Douglas turnoff. At that time our enquiry related to the positioning of the access into the property and, in particular with its relationship to Heritage Lane. The project was delayed for a while, however, an application has been made to Douglas Shire Council and we are now in the process of responding to an information request from Council.

We are seeking an "in principle" response from DTMR in relation to locating a sewer pressure main and extending an existing water main within your Department's road reserve. As part of the proposal we would need to extend an existing water main that currently terminates about 150 metres north of the site and extend this to the site within the road reserve. In addition it is proposed to install a sewer pump station on the site and pump effluent, via a pressure main, to connect to Council's existing sewer reticulation system. The preliminary location of this main is shown on the attached plan.

It is envisaged that the water main will be no larger than 150mm in diameter and that the pressure main would be no greater than 80mm in diameter. Full details will be provided at final design stage, however, at this time we are just seeking advice whether or not the Department would allow these pipelines to be located within the road reserve. We appreciate that if your Department agrees that there will be conditions attached and certain compliance requirements. These would be dealt with at final application stage.

We trust that you can assist us in this regard or advise who, within your Department, would be able to provide such advice. Look forward to your response.

Regards,

Alan McPherson | Senior Civil Engineer
Dip CE (FIT) FIE Aust CPEng NER RPEQ APEC Engineer IntPE(Aus)

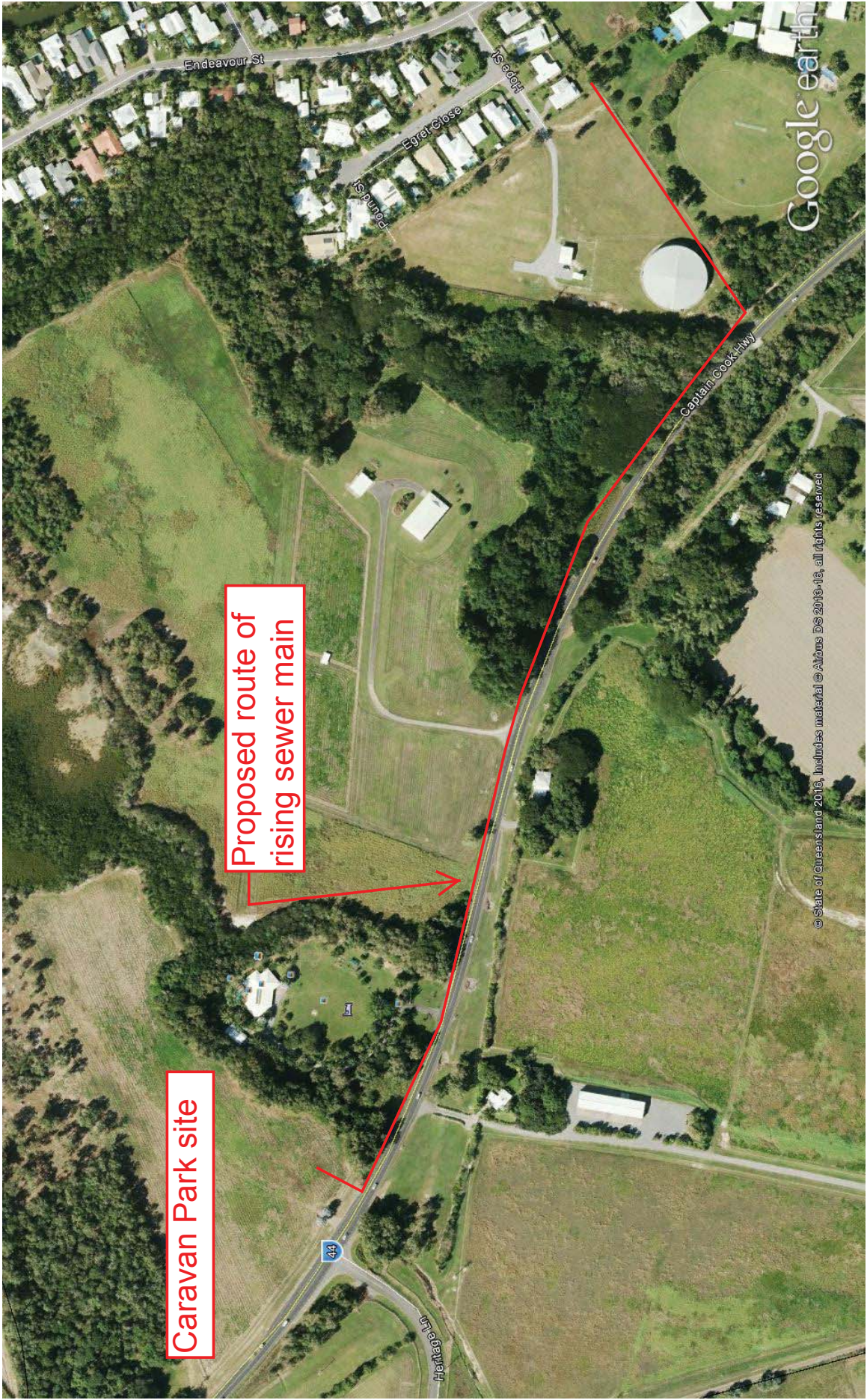
PDR Engineers
P: 07 4051 5599 | F: 07 4051 5455 | M: 0428 772 311
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Caravan Park site

Proposed route of rising sewer main

Sewer Main location

feet
meters

1000

500



Google earth

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**ATTACHMENT 8:
CODE ASSESSMENT OF NATURAL AREAS AND SCENIC AMENITY
CODE**

Applicability

- (1) This code applies to assessable development for:
- (a) Material Change of Use;
 - (b) Reconfiguring a Lot;
 - (c) Operational Work Associated with Reconfiguring a Lot;
 - (d) Operational Work – Filling or Excavation not associated with a Material Change of Use;
 - (e) Operational Work – Engineering Works not associated with a Material Change of Use;
 - (f) Operational Work – Placing and Advertising Device on Premises not associated with a Material Change of Use in the World Heritage and Environs Locality; and
 - (g) Building Work other than Minor Building Work not associated with Material Change of Use in the World Heritage and Environs Locality.

Where the Designated Development Area (DDA) is within, or partially within, an area of *Remnant Vegetation, OR

The boundary of the DDA is within 50 metres of an area of *Remnant Vegetation, or

The boundary of the DDA is within 50 metres of a *Watercourse included in:

- Category 1 – Major Perennial Watercourse;
- Category 2 – Perennial Watercourse; or
- Category 3 – Minor Perennial Watercourse;

* as defined in the *Administrative Definitions of this Planning Scheme*

NOTE:

The boundary and the extent of Remnant Vegetation and the boundary of any Watercourse on a development Site is to be ground-true by Council prior to an application being made to Council.

The accurate location of a DDA will be determined on a site specific basis to identify the boundary of existing vegetation and the location of any watercourse on the development site.

Criteria for assessment

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS	COMPLIES	COMMENT
DEVELOPMENT IN AREAS OF NATURAL AND SCENIC AMENITY VALUE				
P1	Where a development within a DDA triggers this Code, the natural and environmental values of the areas of Remnant Vegetation and/or Watercourse/s are protected from inappropriate development.	<p>A1.1 Buildings/structures Access Roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a Site Plan drawn to scale.</p> <p>A1.2 Where internal Roads are required to service the development, the Roads are located within a DDA identified on a Site Plan drawn to scale.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy/No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	YES	<p>A1.1: A site plan of the proposed development has been provided.</p> <p>A1.2: All internal roads are located within the DDA area.</p>
P2	Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or Watercourse/s.	<p>A2.1 Where development occurs, it is located on that part of the Site which poses the least threat to the natural and environmental values and Scenic Amenity, for example:</p> <ul style="list-style-type: none"> • adjacent to existing development; • within an existing cleared area; • within a disturbed area with little potential for rehabilitation; • within an area close to an Access Road; • removed from an identified area of important habitat. 	YES	<p>A2.1: The proposed development is located in the cleared area on site and does not propose, nor require any additional clearing. Hence, there will be no habitat disturbance. The proposed development also includes setbacks to the adjacent watercourse to the south-east, the remnant vegetation to the north, as well as the existing drainage gully that traverses the site and hence, will not pose any tangible threat to the natural environment or scenic values of the Shire.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENT
	<p>A2.2 Development within the DDA is sited to minimise visual intrusion on the Site and the surrounding landscape.</p> <p>A2.3 No continuous boundary fence lines or barriers are Erected on an approved development Site within a DDA identified on a Site Plan drawn to scale.</p> <p>A2.4 Infrastructure, such as water mains, sewers, electricity and telecommunication services, is sited underground, wherever reasonable, to protect Scenic Amenity, and is located within a DDA on a Site Plan drawn to scale.</p> <p>A2.5 Internal Roads associated with the development are designed and constructed to achieve a low speed environment.</p> <p>A2.6 Roads and infrastructure services do not cross the Setback area/riparian corridor; or if this is not possible, the number of crossings is minimised.</p> <p>A2.7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below;</p> <p>AND</p>	<p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p> <p>YES</p>	<p>A2.2: The landscaping associated with the proposed development will ensure compliance with this Acceptable Solution.</p> <p>A2.3: Fencing can be conditioned by Council (Note: Fencing is proposed for safety reasons).</p> <p>A2.4: Compliance can be conditioned.</p> <p>A2.5: Compliance can be conditioned.</p> <p>A2.6: No parts of the proposed development cross any riparian corridors.</p> <p>A2.7: See the response to these points below.</p>

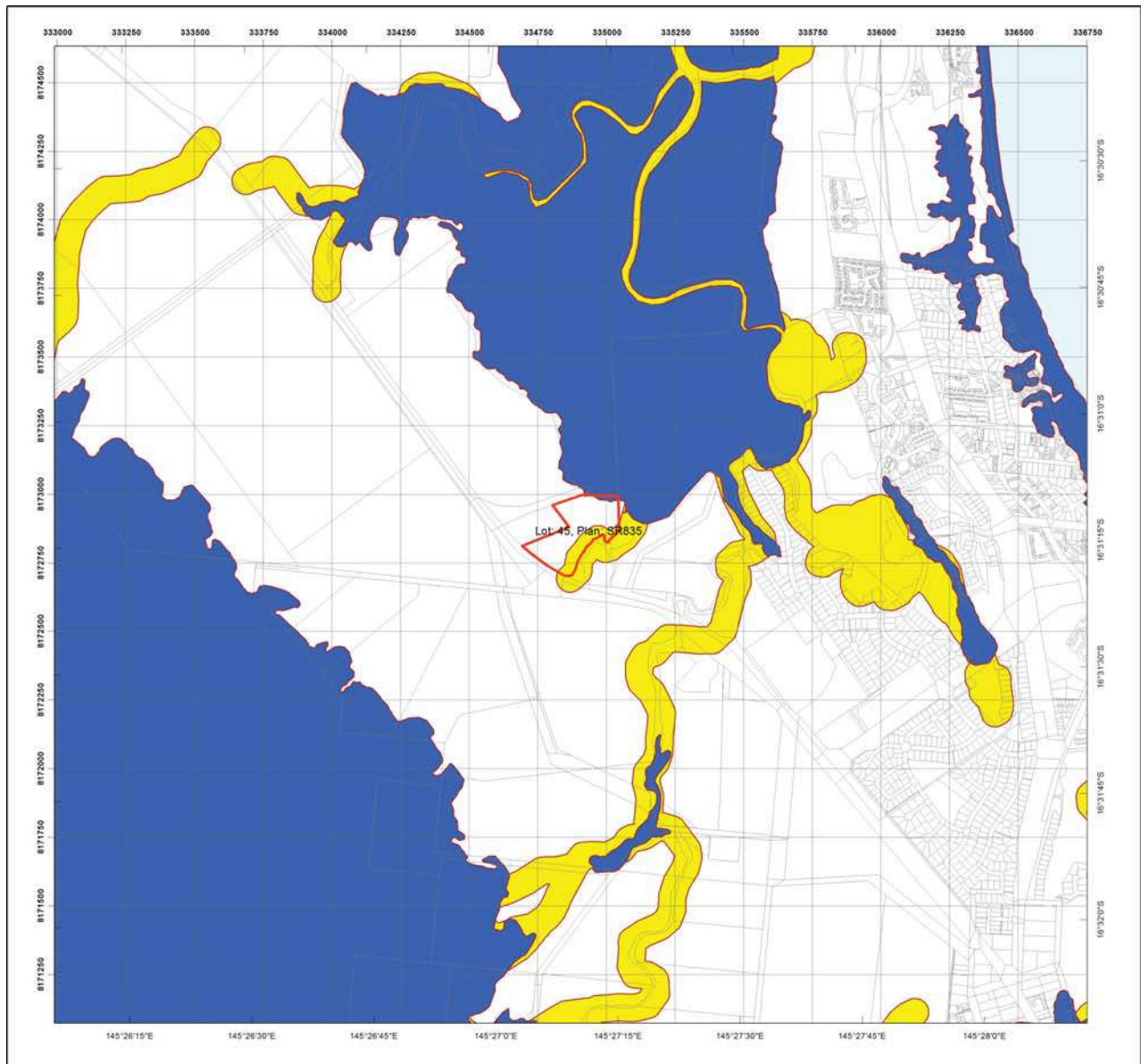
PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENT
		The lowest intensity of development occurs adjacent to any Setback area/riparian corridor, and in the case of reconfiguration, larger lots are located adjacent to any Setback area/riparian corridor.			
		A2.8 There is no fragmentation or alienation of any Remnant Vegetation.		YES	A2.8: The proposed development does not involve the removal or fragmentation of any remnant vegetation.
		A2.9 Any natural, environmental or Scenic Amenity value of any balance area outside the DDA is protected.		YES	A2.9: Compliance is able to be conditioned.
P3	Any development involving filling and excavation minimises detrimental impacts on any aquatic environment.	No Acceptable Solution. (Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).		YES	The proposed development does not involve any significant amounts of filling or excavation. Any minor amounts of excavation or filling that is required i.e., for the pool, general preparation for civil works, will not be located near the adjacent watercourse or drainage gully.
SETBACK AREAS/RIPARIAN CORRIDORS					
P4	Setback areas/riparian corridors adjacent to Watercourses are provided/maintained or re-established and revegetated with species endemic to the local area.	A4.1 For residential reconfiguration (Residential 1, Residential 2 or Rural Settlement Planning Area), Aquaculture, Tourist Activities, Industrial Activities and other large scale developments or development likely to have an impact on water quality of adjacent Watercourse/s any degraded sections of the Setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the area.		YES	A4.1: Suitable setbacks have been provided to the riparian corridor in the south-east portion of the site. It has also been proposed to plant vegetation in the setback area, adjacent to the caravan sites/as required. Council can condition that this vegetation is planted with suitable, endemic species or the like to assist in the revegetation of the setback area.

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENT
	<p>A4.2 Revegetation occurs in accordance with a Landscape Plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity, Landscaping Code and Planning Scheme Policy No 7 – Landscaping.</p> <p>A4.3 The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the respective categories of Watercourses, where a riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 30 metres • Category 2 – Perennial Watercourse – 20 metres • Category 3 – Minor Perennial – 10 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks outlined above.</p> <p>OR</p> <p>The minimum width of the Setback area/riparian corridor, measured out from the shoulder of each high bank, for the</p>	<p>YES</p> <p>YES</p>	<p>A4.2: Compliance can be conditioned.</p> <p>A4.3: With the exception of a handful of bush camping sites, the proposed development has setbacks to the top of the high bank of in excess of ten (10) metres. As the bush camping sites, will be spread out, Council is able to condition that no sites are located closer than ten (10) metres to the top of the high bank and this setback area is able to be delineated on site.</p>

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS	COMPLIES	COMMENT
	<p>respective categories of Watercourses, where no riparian corridor of vegetation already exists is:</p> <ul style="list-style-type: none"> • Category 1 – Major Perennial Watercourse – 10 metres • Category 2 – Perennial Watercourse – 5 metres • Category 3 – Minor Perennial – 2.5 metres, <p>AND</p> <p>buildings are sited clear of the Setback area/riparian corridor, in accordance with the relevant Setbacks above.</p> <p>A4.4 Native vegetation within the Setback area/riparian corridor, other than identified noxious and environmental weeds, is retained.</p>	YES	The proposed development does not involve the clearing of any native vegetation.

PERFORMANCE CRITERIA		ACCEPTABLE SOLUTIONS		COMPLIES	COMMENT
USE OF SETBACK AREAS/RIPARIAN CORRIDORS					
P5	Any use of a Setback area/riparian corridor does not adversely affect the integrity of the Setback area/riparian corridor.	<p>A5.1 Only low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks, are located within the Setback area/riparian corridor.</p> <p>A5.2 The location of low key, passive, low impact recreational facilities, including pedestrian and cycle paths or boardwalks within the Setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or Scenic Amenity values of the Setback area/riparian corridor.</p>	<p>YES</p> <p>N/A</p>	<p>A5.1: Compliance can be conditioned, although no such facilities are proposed.</p> <p>A5.2: No such facilities are proposed within the setback area.</p>	
RETAINING AND PROTECTING HIGHLY VISIBLE AREAS					
P6	Any development sited wholly or partially on land with a slope greater than 15% protects the Scenic Amenity values of the land from inappropriate and visually prominent development.	<p>A6.1 Land with a slope greater than 15% and including Remnant Vegetation remains undeveloped and in its natural state.</p> <p>A6.2 Any development remains unobtrusive and sited below the tree line and ridge line.</p> <p>(Information that the Council may request to demonstrate compliance with the Performance Criteria is outlined in Planning Scheme Policy No 8 – Natural Areas and Scenic Amenity and Planning Scheme Policy No 10 – Reports and Information the Council May Request, for code and impact assessable development).</p>	<p>N/A</p> <p>N/A</p>	<p>A6.1: The site does not exceed 15% slope.</p> <p>A6.2: As above.</p>	

**ATTACHMENT 9:
STATE MAPPING**



Regulated Vegetation Management Map

Legend

- Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt on Freehold, Indigenous and Leasehold land)
- Water
- Area not categorised
- Cadastral line
- Property boundaries shown are provided as a locational aid only



This product is projected into:
 GDA 1994 MGA Zone 55

Disclaimer:

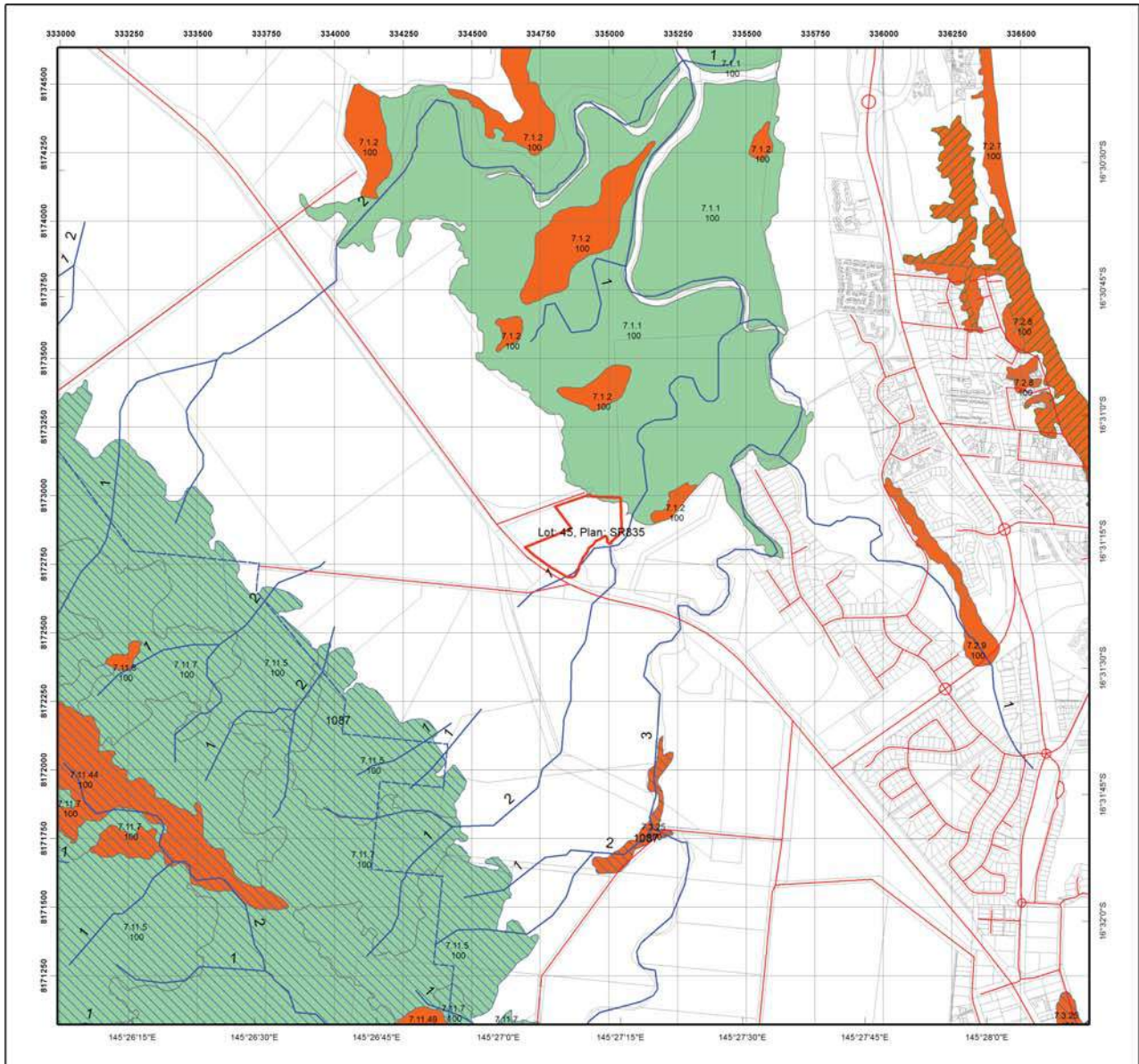
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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.

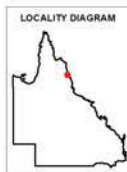




Vegetation Management Supporting Map

Legend

- Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category A or B area containing remnant vegetation
- Category A or B area under Section 20AH
These areas are edged in yellow and filled with the remnant RE Status
- Category C area containing endangered regional ecosystems
- Category C area containing of concern regional ecosystems
- Category C area that is a least concern regional ecosystem
- Category C area containing high value regrowth vegetation
- Category C area under Section 20AI
These areas are edged in purple and filled with the remnant RE Status
- Non Remnant
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourse on the vegetation management watercourse and drainage feature map
(Stream order shown as black number against stream where available)
- Roads
- National Parks, State Forest and other reserves
- Cadastral line
- Property boundaries shown are provided as a locational aid only



0 150 300 450 600 750 m

This product is projected into:
 GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.dnrm.qld.gov.au or contact the Department of Natural Resources and Mines.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>



Vegetation Management Act 1999 - Extract from the essential habitat database

Essential habitat is required for assessment under the:

- State Development Assessment Provisions - Module 8: Native vegetation clearing which sets out the matters of interest to the state for development assessment under the *Sustainable Planning Act 2009*; and
- Self-assessable vegetation clearing codes made under the *Vegetation Management Act 1999*

Essential habitat for one or more of the following species is found on and within 1.1 km of the identified subject lot/s or on and within 2.2 km of an identified coordinate on the accompanying essential habitat map.

This report identifies essential habitat in Category A, B and Category C areas.

The numeric labels on the essential habitat map can be cross referenced with the database below to determine which essential habitat factors might exist for a particular species.

Essential habitat is compiled from a combination of species habitat models and buffered species records.

The Department of Natural Resources and Mines website (<http://www.dnrm.qld.gov.au>) has more information on how the layer is applied under the State Development Assessment Provisions - Module 8: Native vegetation clearing and the *Vegetation Management Act 1999*.

Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated.

Essential habitat, for protected wildlife, means a category A area, a category B area or category C area shown on the regulated vegetation management map-

- 1) (a) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database; or
- 2) (b) in which the protected wildlife, at any stage of its life cycle, is located.

Essential habitat identifies endangered or vulnerable native wildlife prescribed under the *Nature Conservation Act 1994*.

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Species Information

(no results)

Essential habitat in Category A and B (Remnant vegetation species record) areas:1100m Regional Ecosystems Information

(no results)

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Species Information

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
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, cane fields and dry ridges between rainforest patches.	Sea level to 1500m.	no soil information	None

Essential habitat in Category A and B (Remnant vegetation) areas:1100m Regional Ecosystems Information

Label	Regional Ecosystem (this is a mandatory essential habitat factor, unless otherwise stated)
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

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Species Information

(no results)

Essential habitat in Category C (High value regrowth vegetation) areas:1100m Regional Ecosystems Information

(no results)