



08.02.2023

Our Ref: 34918-002-01
Your Ref: OUT22/3480

The Coordinator-General
Cairns South State Development Area
Department of State Development, Manufacturing, Infrastructure and Planning
PO Box 15517
CITY EAST QLD 4002

Dear Sir/Madam,

Information Request Response
Development Application for Low Impact Industry
136 Crossland Road, Gordonvale – Lot 2 on RP747646

We act on behalf of the applicants, K. & J. Moss in relation to the abovementioned Development Application which is currently before the State for assessment.

Reference is made to the Information Request issued by the State.

We hereby provide this written response to the State's Information Request. This correspondence constitutes a complete response to the Information Request.

With respect to the matters raised in the Information Request, we advise as follows:

1. *Section 5.0 of the planning report provides a brief assessment of the development scheme however does not provide an assessment against the strategic vision, the overall objectives, the rural use precinct preferred development intent of the SDA wide assessment criteria.*

The proponent is requested to provide an assessment against and demonstrate consistency with each element of the strategic vision, overall objectives, the preferred development intent of the rural use precinct and SDA wide assessment criteria of the development scheme or alternatively demonstrate why non-compliance in this instance is acceptable.

Response

An assessment against the relevant provisions of the strategic vision, overall objectives, preferred development intent of the rural use precinct and the SDA wide assessment criteria is provided below. It is advised as follows:

Assessment against the Strategic Vision for the Cairns South SDA

- (1) The proposed development is considered consistent with the Strategic vision for the Cairns South SDA given the following—
 - (a) Uninet is a regionally significant industry which supplies an essential infrastructure service throughout North Queensland. The proposed location is central to the main area of operation from Port Douglas to



Mission Beach. Timely response to beaches in this region is vital to providing the best level of service to this prime tourist destination.

- (b) The proposed development is not located within any of the transport or rail precincts and does not directly adjoin a railway line. The development is not expected to provide any restriction to the future development of intermodal facilities or the rail freight sector.
- (c) As provided in the original Development Application, the operation requires a linear, 250m hardstand area to inspect and repair marine swimming net enclosures. Sites with appropriate dimensions to accommodate a 250m hardstand are non-existent within the inner-city footprint, making the operation largely difficult to locate, making the subject site ideal for the use.
- (d) Uninet is a specialist supplier of specific recreational infrastructure services and must remain efficient and in operation to minimise the opportunity for outside or overseas competition. The business is crucial to the ongoing development of tourist activities in the region, with manufacturing techniques likely to benefit other industries in research and development efforts.
- (e) The proposed development ensures that locally established business can continue to provide an essential service while ensuring innovation is maintained in providing marine swimming enclosures along the east coast of Australia.
- (f) A significant portion of the site will remain available for the production of sugar cane, with multiple strategies to be implemented in the protection of adjoining agricultural land. Over a long-term period, the physical industrial facility may be suitable for agricultural uses if required.
- (g) The development site will be connected to all required infrastructure.
- (h) The proposed industrial building, hardstand areas and landscaping contribute a legible and aesthetic design to the area generally defined by agricultural buildings, similar to that proposed.
- (i) The proposed development is consistent with existing, surrounding agricultural development, including industrial buildings, concrete hardstand areas a low site coverage. The development retains much of the site for agricultural processes, maintaining the established environmental values and is not seen to impact on any elements of cultural heritage.

Assessment against the Overall Objectives for Development in the Cairns South SDA

- (1) The proposed development is considered consistent with the Overall Objectives for the Cairns South SDA given the following—
 - (a) As provided in the original Development Application, The proposal will result in the implementation of a service and maintenance area for the cleaning and repair of stinger net beach enclosures by Uninet Enclosure Systems. A key component of the operation is the requirement for a 250m yard to allow net maintenance to be undertaken. Suitable sites that include a linear 250m yard required for the operation are non-



existent. The subject site is suitable for containing the proposed operation.

- (b) The proposed site centrally located (Far North Queensland) to the main area of operation. Retaining a timely response to the needs is vital to providing a high level of service and innovation to service the essential infrastructure located along the beaches on the east coast of Australia.
- (c) The proposed operation does not produce a quantity of by-products, energy, water or waste that could be sustainably optimised.
- (d) The subject lot contains dimensions that are exemplary for the proposed use, as discussed in (1)(a) above.
- (e) The proposed development is consistent in use nature and physical structure to many other developed parcels in the locality. The development is not incompatible with the Cairns South SDA and will not effect the integrity or function of the region.
- (f) The nearby sensitive land use (dwelling house) is adequately separated from the development area furthermore the emission of light, overspray, dust, odour and noise is expected to be similar to operations typically undertaken for agricultural uses however at lower frequency. The proposed development will provide negligible impact on surrounding land uses.
- (g) All design, construction and operation of the site is expected and will be consistent with best practice.
- (h) Uninet is an established local business that will continue to provide employment opportunities both directly and indirectly to the Cairns region.
- (i) Loss of rural land will be negligible (0.9ha). The balance of land will continue to be leased to the adjoining landowner for sugarcane production. The loss of agricultural land is no different to that of a primary producer establishing a large machinery shed. The development will not provide any adverse impact on the viability of rural activities.
- (j) The development does not propose any changes to the cane railway network.
- (k) The development is proposed to be connected to all appropriate services, including wastewater and electricity. The development is able to be adequately serviced by infrastructure.
- (l) The proposed structure onsite will be provided the appropriate level of flood immunity without any adverse impact to surrounding properties or locality.
- (m) The proposed development is consistent with the nature of rural buildings and structures established in the area. The proposal does not contain any adverse impacts.
- (n) The proposal (including shed and hardstand area) is not expected to have any adverse impact on the value of the Great Barrier Reef and Wet Tropics World Heritage Areas. Wastewater from the site can be appropriately discharged into Council's sewerage network.



Assessment against the Rural Use Precinct – preferred development intent

- (1) The proposed development is considered consistent with the intent of the Rural Use Precinct given the following:
 - (a) The intent is compliant given:
 - i) the development retains most of the site for the farming of sugar cane
 - ii) the development does not hinder or restrict the operation of adjoining or local farming operations
 - iii) the proposed development does not disrupt or utilise the cane railway network
 - iv) the development proposes a specific land use that does not compromise the intent of the Cairns SDA or impact on surround land uses.
 - v) the balance of the subject site will be retained for the provision of agriculture. Land management practices such as stormwater and wastewater redirection, the eradication of weed species and sediment control are expected to be utilised
 - vi) the proposed structures and landscaping are largely similar in design to agricultural structures in the general vicinity, and retains much of the site for continued agricultural use. The development does not negatively impact the environmental values of Mackey Creek, Mulgrave River and the Environmental Management Precinct
 - vii) The proposal does not include the removal or disruption of any adjoining dwelling houses or domestic buildings
 - (b) The proposal will result in the implementation of a service and maintenance area for the cleaning and repair of stinger net beach enclosures by Uninet Enclosure Systems. A key component of the operation is the requirement for a 250m yard to allow net maintenance to be undertaken. Suitable sites that include a linear 250m yard required for the operation are non-existent. The subject site is suitable for containing the proposed operation. The loss of agricultural land is no different to that of a primary producer establishing a large machinery shed. The development will not provide any adverse impact on the viability of rural activities.
 - (c) Not Applicable. The proposal does not disrupt or include any railway infrastructure
 - (d) The proposed use is industry, and utilises infrastructure typical of that implemented for cropping and rural industry operations.
 - (e) Not Applicable. The proposal does not include animal husbandry.
 - (f) Not Applicable. The proposal does not include a dwelling house.
 - (g) Not Applicable. The proposal does not include a sensitive land use.



- The SDA application material does not provide a clear description of the process required for the repair and maintenance of the marine nets, the interrelationship between each stage of onsite operations nor does it describe movement throughout the site.

The proponent is requested to provide:

- A detailed description of the onsite operations and identify the location of each stage of the processes including delivery, washdown, cleaning, drying, repairing and storage.
- Further information to explain how the netting and inflatable beach structures are delivered to and transported around the site.

Response

The process of onsite operations is relatively straightforward. *Figure 1* shows a site plan with the order and location of onsite operations labelled. *Figures 2 through 8* and associated descriptions provide the method in which nets are delivered, washed down, cleaned, dried, repaired and stored.

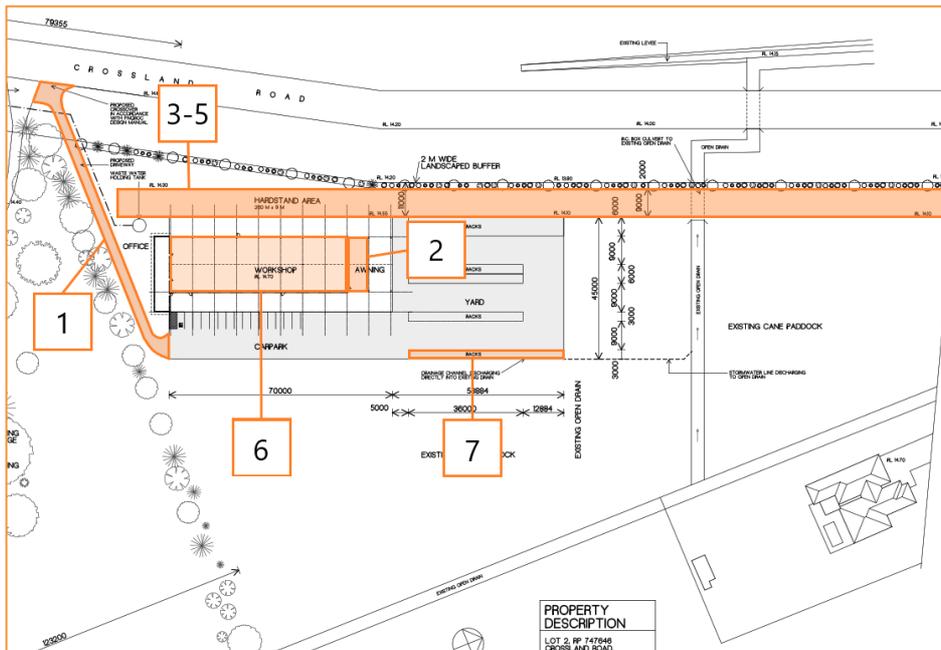


Figure 1: Site plan containing nominated activity locations. Source: Brazier Motti

Stage 1 - Delivery

Nets are contained within a bin that are transported to the site using a four-wheel drive vehicle and trailer as depicted within the photograph contained within Figure 2. The bin containing the net is unloaded from the trailer via forklift.



Figure 2: Delivery to the Uninet yard via four-wheel drive vehicle and trailer. Source: Uninet

Stage 2 - Washdown

Employees transfer the folded net into the Wash Down Bay. The net is progressively drawn across a mesh platform and cleaned using a pressure cleaner.



Figure 3: Net washdown. Source: Uninet



Stage 3 – Drying and Inspection

The net is run out along the Hardstand Area where it dries and is inspected.



Figure 4: Net being run out onto the hardstand. Source: Uninet



Figure 5: Net set out for inspection. Source: Uninet



Stage 5 – Rolling up Nets

The net is rolled up on the hardstand with a forklift and attachment.



Figure 6: Net being rolled up on the hardstand. Source: Uninet

Stage 6 – Repair (if required)

The is progressively drawn across a sewing table in the Workshop and repaired



Figure 7: Net undergoing necessary repairs. Source: Uninet



Stage 7 - Storage

The repaired net is folded and stored within the storage areas onsite.



Figure 8: Net prepared for storage on external racks. Source: Uninet

3. *The development scheme's overall objectives seek to co-locate industry to optimise the shared use of by-products including energy, water and waste.*

Section 5.1 of the planning report states that the development is expected to generate little waste and will not create an environmental nuisance that impedes on existing agricultural land uses. This is supported by the statement that onsite wastewater infrastructure is to be provided as part of the development.

It is also noted that Section 5.1 of the planning report states that water collected from the development's washdown facilities will be utilised in irrigating sugar cane on the balance of the site to support the rural intent of the area.

As it is understood, the proposed use includes the cleaning of inflatable beach systems and marine nets that have been in the ocean. It is unclear how the wastewater generated in the washdown area will be treated prior to reuse in irrigation operations.

*As the wastewater is expected to have increased saline properties **the proponent is requested to provide:***

- (a) A description of the treatment process to enable the reuse of wastewater on site*
- (b) Details and plans of the proposed onsite wastewater infrastructure and treatment facilities*
- (c) The location and method of lawful discharge*



(d) Further details regarding the collection and treatment of water after use, including location of storage for water and the point of discharge to the remaining balance of the lot where it is to be used for cropping.

Response

Following submission of the original Development Application, several wastewater treatment and disposal options have been evaluated. On consultation of Wastewater specialists and Cairns Regional Council, the disposal of the wastewater is best achieved by delivery to the Council Sewerage System. This is in preference to the original concept of reuse on site. Discussions with the sugar cane farmer have revealed that too much water is more often the case together with PH/Fertiliser issues. In addition, it negates any potential groundwater impact issues.

The proposed washdown water would be collected in a pit where the sand and most other material would settle out. This would be removed periodically and disposed as fill off site. The wash water would pass through a standard triple clarifier pit, to remove further sediment and floating matter, and into a holding tank. The domestic wastewater from the staff facilities, and the existing residence, would also pass into the holding tank. From the holding tank it would be pumped through a pressure pipeline along Crossland Road and join an existing Council sewer line some 700m southwards towards Gordonvale at the Cairns Adventist College as depicted in Figure 9 below.



Figure 9: Proposed sewer pipeline route



The email correspondence from Cairns Regional Council contained within *Attachment A*, confirms that Cairns Regional Council has no objection the site being connected via a low-pressure system.

4. *The development scheme's SDA wide assessment criteria requires development to be adequately serviced by stormwater networks as required to meet the demand of the development and to the appropriate standard.*

Section 5.17 of the planning report states that stormwater is expected to be discharged appropriately through the implementation of suitable drainage measures and does not provide further information to satisfy the development schemes requirements.

The proponent is requested to provide information on the type of stormwater strategies to be implemented and the proposed lawful point of discharge for the development, sneering the proposed strategies are consistent with Table 11 – Relevant engineering and design standards, of the development scheme.

Response

The stormwater strategy is for the site which slopes very gently to the East to be drained by a Drainage Channel along the Eastern perimeter discharging directly into the existing open drain. The roof stormwater would be collected by downpipes and piped to the drainage channel. These strategies are standard practice and would be detailed to the relevant engineering and design standards by a qualified engineer during detailed design. The layout is shown in the revised Design Plans included within Attachment D.

5. *The development scheme's overall objectives and SDA wide assessment criteria requires the development to achieve appropriate flood immunity and avoid adverse impacts both within and outside the Cairns South SDA*

Section 5.5 of the planning report states that the proposed development will achieve a flood immunity to 1% annual exceedance and is not expected to adversely affect existing flow rates and heights or cause negative impacts upstream or downstream. The planning report provides no further information demonstrating planned strategies to chieve this flood immunity.

The proponent is requested to provide further information on how the development will achieve a flood immunity of 1% AEP and not adversely impact existing neighbouring properties or nearby waterways.

Response

The site is in the Floodplain Assessment Precinct. Flood Search obtained from Cairns Regional Council, copy included with Attachment B, advises that the estimated 1% flood level in the general area is 14.3m AHD.



Local observation has shown that the localised flooding experienced is caused by the limited capacity of a drain constructed northward along the western side of Crossland Road. The limited capacity of the drain is augmented by a levee along the western side of the drain which prevents water from flowing through properties west of the drain. The flow volumes are relatively small, so a 1% AEP event would be limited to a small overtopping of the levee. The floor level of the Workshop would be RL 14.7m. This is the same as the level of the carport at the residence adjoining the site on the eastern boundary.

Levee RL	14.2m
Overtopping (conservative)	0.2m
<u>1% AEP Flood Level</u>	<u>14.40m</u>
Freeboard	0.30m
<u>Workshop Floor RL</u>	<u>14.70m</u>

The Workshop and Yard area are almost entirely above the maximum flood level and would therefore have negligible impact on Floodplain Storage. To cater for an extreme event, the height of the Hardstand, from the Northern edge of the Yard to Russell Road, would be the same height as the Levee at RL 14.2m. Thus the risk to property upstream of the Hardstand is not increased.

6. *The development scheme's SDA wide assessment criteria intent seeks to ensure minimal impact on sensitive land uses. Section 5.11 of the planning report outlines the potential visual and amenity impacts of the proposed development however, the planning report does not provide sufficient detail regarding mitigation and management measures to allow for the assessment of the potential impact on the local area and nearby sensitive land uses.*

The proponent is requested to submit additional information:

- (a) demonstrating compliance with the landscaping requirements detailed in Section 2.5.8, Table 11 of the development scheme explaining how the proposed landscape plan (refer to line item 8 below) will manage and/or mitigate the visual impacts of the development.*

Response

An assessment against the Landscaping Code of the CairnsPlan 2016 has been provided in Attachment B. The assessment is considered sufficient to justify the type and extent of landscaping provided.

The proposed Landscaped Buffer shown in the Site Plan satisfies the Cairns Plan 2016 Planning Scheme Policy by providing a complete full length visual screen. Syzygium Australe species have proven very effective locally in achieving this objective. Significant screening at 2 years and complete screening to a height of 4 metres would determine the exact cultivar, spacing, irrigation and management plan.



7. *The development scheme's SDA wide assessment criteria requires development to be designed to facilitate safe and efficient vehicular ingress and egress and does not unduly impact on the safe and efficient operation of the use of an external road. Section 5.6 of the planning report outlines the expected vehicle movements and variety of vehicles to use an existing crossover however, the planning report does not provide sufficient detail regarding vehicle movement and frequency to allow for assessment.*

Response

A maximum of 8 private vehicles (employee transportation) are expected to enter and exit the site on each day of operation. A maximum of 4 vehicles and trailers (for the transportation of nets) are expected to enter and exit the site each working day, with a total average of 6 movements per week. Deliveries by light truck for other materials are expected to occur once per week.

The upgraded crossover and driveway shown within the revised Site Plan will be of a size and configuration that will facilitate all above vehicles to enter and exit the site without impeding on any traffic of Crossland Road. Most access movements are expected to be from the South (toward the Gordonvale highway) with the upgraded driveway most suited to this approach direction. The entrance gate will be set back from the transport corridor significantly to allow each vehicle to park while opening the access gate if necessary.

8. *The planning report submitted in support of the SDA application seeks to construct and operate a marine net maintenance and storage facility of a significant scale in comparison to the surrounding structures.*

The SDA wide assessment criteria contained in the development scheme seeks to ensure the proposed development will have minimal impact on sensitive land uses, fits within the local community and where possible adheres to the relevant design standards and built form for the area.

The SDA application material does not provide a comprehensive set of plans illustrating the bulk and scale of the proposed onsite structures in relation to the surrounding environment or explain the interrelationship and onsite functionality of the proposed development.

The proponent is requested to submit a revised set of plans clearly illustrating the following:

- (a) Elevations of the proposed development, including maximum building heights, site coverage, façade treatments and fenestration as well as external materials and finishes*
- (b) Surface treatments and pavement types*
- (c) Additional detail about the intended use of the subject site clearly identifying the location of each use*
- (d) Location of the washdown area and associated wastewater diversion channels*



The proponent is requested to submit:

(a) A landscape plan illustrating the two-metre vegetation buffer which includes details of the plant type, species, number and height

The plans are to be dimensioned and to scale, include a north point, name, title block, date, revision and be appropriately annotated.

Response

Updated design plans depicting the additional information are included within Attachment D.

The Workshop, Awning and Hardstand Area will be concrete surfaces. The Driveway, Carpark and Yard will be asphalt surfaces. The proposal includes buildings and structures consistent with those commonly utilised for agricultural purposes in keeping with the built form and general amenity of the rural area;

The built form of the development use is less intense than rural industries (produce packing shed, machinery maintenance shed) that could be established as accepted land uses within the subject site;

In comparison to the surrounding structures contained within 3 existing properties opposite and immediately north along Crossland Road the proposed facility is of lesser scale in particular to the:

1. 56m long farm shed, Lot 12 on SP184834;
2. 76m long shed plus residence with a 760m long concrete driveway, Lot 11 on SP184834;
3. 28m long shed plus residence with a 640m long concrete driveway, Lot 2 on RP706225.



Supporting Documents

Please see enclosed the following attachments to assist with Council's assessment of the application:

- Attachment A: Email Correspondence from Cairns Regional Council
- Attachment B: Flood Search – Cairns Regional Council
- Attachment C: CairnsPlan 2016 Code Assessment – Landscaping Code
- Attachment D: Design Plans

We trust the enclosed information provided is to your satisfaction and look forward to your continued attention to this matter. In the meantime, should you have any further queries in relation to the information response please do not hesitate to contact the undersigned.

Yours Sincerely,

MICHAEL TESSARO
Senior Planner
Brazier Motti Pty Ltd

ATTACHMENT A

brazier motti



Michael Tessaro

From: Kim Moss <kim@uninet.com.au>
Sent: Friday, 11 November 2022 4:45 PM
To: Michael Tessaro
Subject: Fwd: FW: Lot 2 Crossland Rd Gordonvale (L2 RP 747646)

Hi Michael,

Attached email from Council regarding the wastewater disposal.

Regards,

Kim Moss
Manager

Uninet Enclosure Systems

250 Spence St
CAIRNS Q 4870

Mob: 0408 184547
www.uninet.com.au

----- Forwarded message -----

From: **Wayne Gill** <wayne@rwsolutions.onmicrosoft.com>
Date: Fri, 11 Nov 2022 at 14:58
Subject: FW: Lot 2 Crossland Rd Gordonvale (L2 RP 747646)
To: Kim Moss <kim@uninet.com.au>

Hi Kim,

Please find below email from Paul Bates re connecting to the pressure sewer at you Gordonvale property.

Regards,

Wayne Gill



PO Box 73
Stratford, Qld 4870
Ph: (07) 4055 1141
Wayne: 0427 477 773
Todd: 0457 590 674
Email: wayne.pill@bwpill.com

From: Paul Bates <P.Bates@cairns.qld.gov.au>
Sent: Friday, 11 November 2022 9:16 AM
To: Wayne Gill <wayne@rwsolutions.onmicrosoft.com>
Subject: Lot 2 Crossland Rd Gordonvale (L2 RP 747646)

Hi Wayne.

As discussed, this email is to confirm that Council has no objections for this site to connect to sewer by a low-pressure system.

The system will need to be designed and constructed in accordance with the FNQROC. Please note that all pipework external to the site will become a donated Council Asset.

I can also confirm that I have discussed this matter with Ricky Hewitt to get his in-principle acceptance for you to proceed with further investigation into this matter.

Alternatively, an on-site sewerage system is still an option, should the low pressure system not be feasible and Council will not be mandating the connection of this project to sewer.

Paul Bates | Team Leader Plumbing and Trade Waste
Business Performance & Compliance | Cairns Regional Council
Phone: +61740448233 **Mobile:** 0419 737 013
P.Bates@cairns.qld.gov.au | cairns.qld.gov.au
PO Box 359, 119-145 Spence St, Cairns Q 4870

ATTACHMENT B

brazier motti



08 November 2022

Brazier Motti Pty Ltd
PO Box 1185 Cairns QLD 4870

Email: michael.tessaro@braziermotti.com.au

Dear Sir

**Flood Search Response Letter for Lot 2 on RP 747646 being Crossland Road
GORDONVALE QLD 4870**

I refer to your request for a flood search on the above property. Flood modelling for Mackey Creek has determined expected flood levels for an extreme event being a 1% Annual Exceedance Probability (AEP) flood (1 in 100 year ARI event).

In conjunction with the flood modelling noted above, reporting and mapping for Storm Surge events in the Cairns Region has been undertaken via the *Cairns Region Storm Tide Inundation Study (revised 2018)*. Lot 2 is in an area which is not affected by storm surge events, and as such **the 1% AEP flood event indicates the critical event for inundation for this property.**

From information to hand, Lot 2 would partially be inundated by a 1% AEP flood event (refer figure 1). Levels for these events, in metres Australian Height Datum (AHD), are as follows:

- The estimated 1% AEP flood level in the general area is 14.3 metres AHD



Figure 1 shows the extent of inundation during a 1% AEP flood event

Ground levels (as determined in 2010) on Lot 2 appear to vary between 13.5 metres to 15.25 metres AHD. Comparing the lot ground levels with the provided flood and storm surge levels will provide the expected depth of inundation. The ground levels are indicative only and should be confirmed by survey.

Enquirers should satisfy themselves that the property is not subject to any pre-existing local drainage issues and whether the premises has an existing level of immunity to the 1% AEP flood and/or storm tide event.

Where any future development or works activities are proposed, enquirers should ensure they consult the relevant planning and building policies and professionals to determine the appropriate immunity or development response to flood and storm tide inundation events.

The above advice is provided based on the best information currently available. Council takes no responsibility for any errors or inaccuracies inadvertently advised. For further information, please contact Council's Infrastructure Planning section on the phone number provided above.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Helius Visser', written in a cursive style.

Helius Visser
Executive Manager Strategic Asset Management & Planning

ATTACHMENT C

brazier motti



9.3.6 Landscaping code

9.3.6.1 Application

- (1) This code applies to development identified as requiring assessment against the Landscaping code by the Tables of Assessment in Part 5.
- (2) When using this code, reference should be made to Part 5.

9.3.6.2 Purpose

- (1) The purpose of the Landscaping code is to ensure that landscaping is provided to enhance the tropical amenity and character of the region.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) the landscape character of the region is retained, promoted and enhanced through high quality landscape works;
 - (b) the natural environment of the region is enhanced;
 - (c) the visual quality, amenity and identity of the region is enhanced;
 - (d) attractive streetscapes and public places are created through landscape design;
 - (e) as far as practical, existing vegetation on site is retained, and protected during works and integrated with the built environment;
 - (f) landscaping is provided to enhance the tropical landscape character of development and the region;
 - (g) landscaping is functional, durable, contributes to passive energy conservation and provides for the efficient use of water and ease of ongoing maintenance;
 - (h) landscaping takes into account utility service protection;
 - (i) weed species and invasive species are eliminated from development sites;
 - (j) landscape design enhances personal safety and incorporates CPTED principles.

9.3.6.3 Assessment benchmarks and requirements

Table 9.3.6.3.a – Landscaping code – benchmarks for assessable development and requirements for accepted development

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
<p>PO1 Development provides landscaping that contributes to and creates a high quality landscape character for the site, street and local areas of the region by:</p> <ul style="list-style-type: none"> (a) promoting the region’s character as a tropical environment; (b) softening the built form of development; (c) enhancing the appearance of the development from within and outside the development and makes a positive contribution to the streetscape; (d) screening the view of buildings, structures, open storage areas, service equipment, machinery plant and the like from public places, residences and other sensitive development; (e) where necessary, ensuring the privacy of habitable rooms and private outdoor recreation areas; (f) contributing to a comfortable living environment and improved energy efficiency, by providing shade to reduce glare and heat absorption and re-radiation from buildings, parking areas and other hard surfaces; (g) ensuring private outdoor recreation space is useable; (h) providing long term soil erosion protection; (i) providing a safe environment; (j) integrating existing vegetation and other natural features of the premises into the development; (k) not adversely affecting vehicular and 	<p>AO1.1 Where for a centre activity within an existing building within the District centre zone, Major centre zone and Principal centre zone, development does not result in a loss of existing landscaping or landscaped areas on the site.</p> <p>Or</p> <p>AO1.2 Development provides landscaping in accordance with the minimum area, dimensions and other requirements of applicable development codes.</p> <p>or</p> <p>AO1.3 A minimum of 10% of the site is landscaped.</p>	<p>Complies AO1.3 A 137.5 metre long landscaping buffer is provided along the length of the lot frontage and part of the Russel Road frontage. The buffer is 2 metres in width, constituting a 275m² formal landscaped area. All areas surrounding the proposed workshop, carpark and hardstand area will remain as a cane paddock and residential landscaping. Over 50% of the site will contain natural areas retaining the agricultural and residential amenity of the locality.</p>
	<p>AO1.3 Development provides landscaping:</p> <ul style="list-style-type: none"> (b) that is designed and planned in a way that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping; (c) that is carried out and maintained in accordance with a landscaping plan that meets the guidelines for landscaping outlined in Planning Scheme Policy – Landscaping. <p>Note – Planning scheme policy – Landscaping provides guidance on meeting the outcomes of this code. A landscape plan submitted for approval in</p>	



	accordance with the Planning scheme	
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Performance outcomes	Acceptable outcomes	Applicant response
pedestrian sightlines and road safety.	policy is one way to achieve this outcome.	
For assessable development		
Landscape character, streetscape and planting		
<p>PO2 Landscaping contributes to a sense of place, is functional to the surroundings, enhances the streetscape and visual appearance of the development and reflects the concept of a 'city in a rainforest'.</p> <p>Note – Landscaping is in accordance with the requirements specified in Planning scheme policy – Landscaping.</p> <p>Note – Planning scheme policy- Tropical urbanism provides guidance on meeting the performance outcome.</p>	<p>AO2.1 No acceptable outcomes are provided.</p>	<p>Complies PO2 A 137.5 metre long landscaping buffer has been provided along the primary road frontage and part of the secondary road frontage. The buffer will provide eventual screening to all operations, further supported by neighbouring residential landscaping and established cane paddocks.</p>
<p>PO3 Development provides landscaping that, as far as practical, is consistent with the existing desirable landscape character and elements of the area and protects trees, vegetation and other features of ecological, recreational, aesthetic and cultural value.</p>	<p>AO3.1 Existing vegetation on site is retained and incorporated into the site design, wherever possible.</p> <p>AO3.2 Mature vegetation on the site that is removed or damaged during development is replaced with advanced species.</p>	<p>Complies AO3.1 All existing mature vegetation is retained throughout construction of the industrial building. The balance of the site will continue to be utilized for cane production.</p> <p>Complies AO3.2 No mature vegetation will be removed as part of development.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO3.3 Where there is an existing landscape character in a street or locality which results from existing vegetation, similar species are incorporated into new development.</p>	<p>Complies AO3.3 The surrounding locality is characteristic of agricultural fields and cane paddocks with some scattered residential landscaping. The landscaping buffer proposes a native species and cane paddocks will remain on the balance of the site.</p>
	<p>AO3.4 Street trees are species which enhance the landscape character of the streetscape, with species chosen from the Planning scheme policy – Landscaping.</p>	<p>Not Applicable No Street Trees are proposed as part of the development.</p>
<p>PO4 Plant species are selected with consideration to the scale and form of development, screening, buffering, streetscape, shading and the locality of the area.</p>	<p>AO4.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>	<p>Complies AO4.1 Syzygium Australe has been selected as the dominant species within the landscaped buffer. The species is native to Eastern Australia, provides dense screening and is a hardy species.</p>
<p>PO5 Shade planting is provided in car parking areas where uncovered or open, and adjacent to driveways and internal roadways.</p>	<p>AO5.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>	<p>Not Applicable No shade planting is required.</p>
Maintenance and drainage		
<p>PO6 Landscaped areas are designed in order to allow for efficient maintenance.</p>	<p>AO6.1 A maintenance program is undertaken in accordance with Planning scheme policy – Landscaping.</p>	<p>Complies AO6.1 A maintenance program will be established at the point in which landscaping is implemented, and will be reviewed at the point in which all plants are mature and established.</p>
Podium planting		
<p>PO7 Podium planting is provided with appropriate species for long term survival and ease of maintenance, with beds capable of proper drainage.</p>	<p>AO7.1 Podium planting beds are provided with irrigation and are connected to stormwater infrastructure to permit flush out.</p>	<p>Not Applicable No podium planting is proposed.</p>

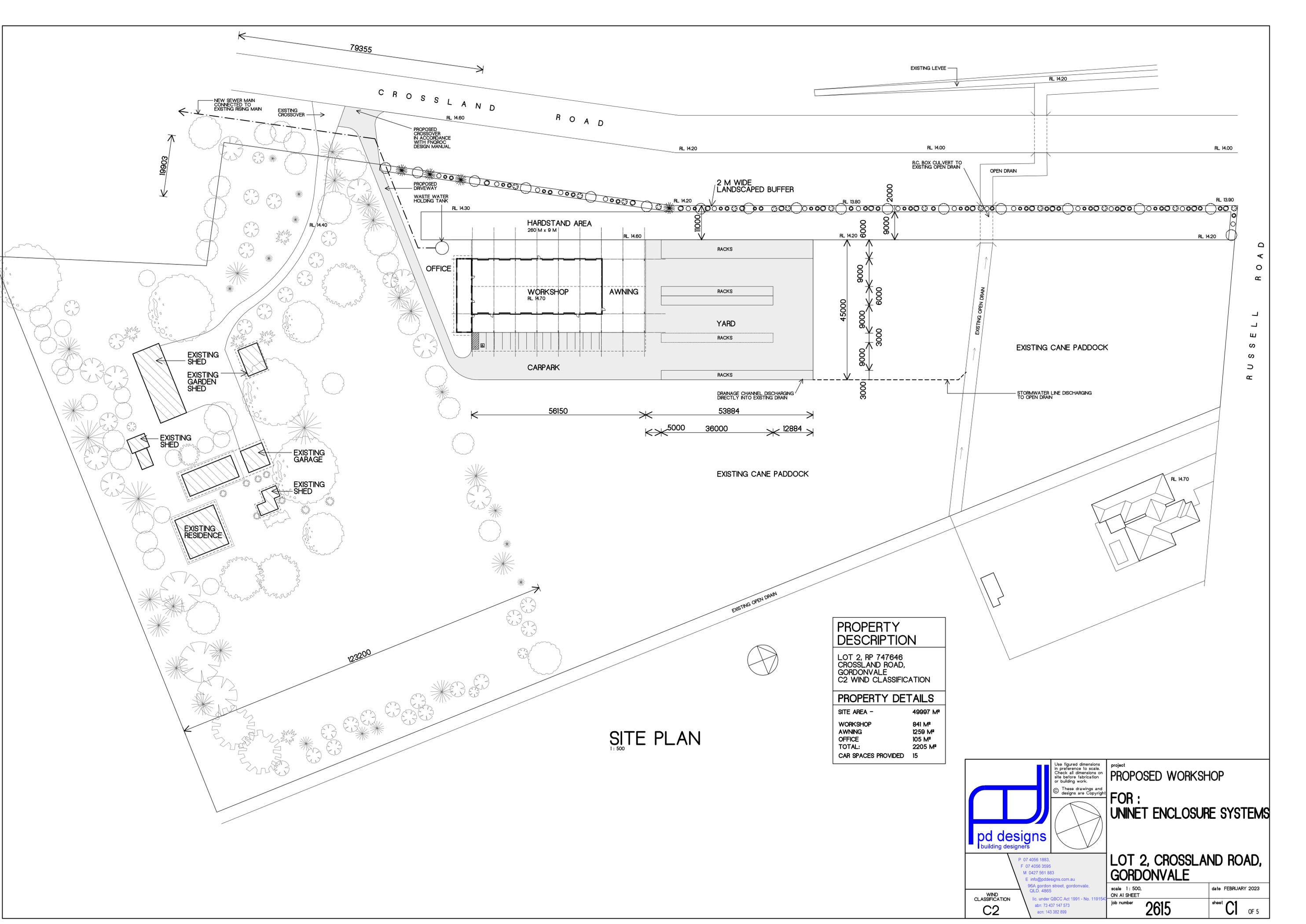


Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.</p>	<p>Not Applicable No podium planting is proposed.</p>
Weeds and invasive species		
<p>PO8 Development provides for the removal of all weed and invasive species and implement on-going measures to ensure that weeds and invasive species do not reinfest the site and nearby premises.</p>	<p>AO8.1 Weed and invasive species detected on a development site are removed prior to any works occurring on site and before any material is removed from the site in accordance with a management plan prepared by an appropriately qualified person.</p>	<p>Complies AO8.1 No weed or invasive species have been detected on site. Any species detected in future will be removed.</p>
Safety		
<p>PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism.</p> <p>Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.</p>	<p>AO9.1 No acceptable outcomes are provided.</p>	<p>Complies PO9 The landscaped buffer area will provide screening of operations within the site, preventing overlooking.</p>
Utilities and services		
<p>PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.</p>	<p>AO10.1 Species are selected in accordance with Planning scheme policy – Landscaping.</p>	<p>Complies AO10.1 Species have been selected in accordance. The type of plant species will not adversely affect any services.</p>

ATTACHMENT D

brazier motti



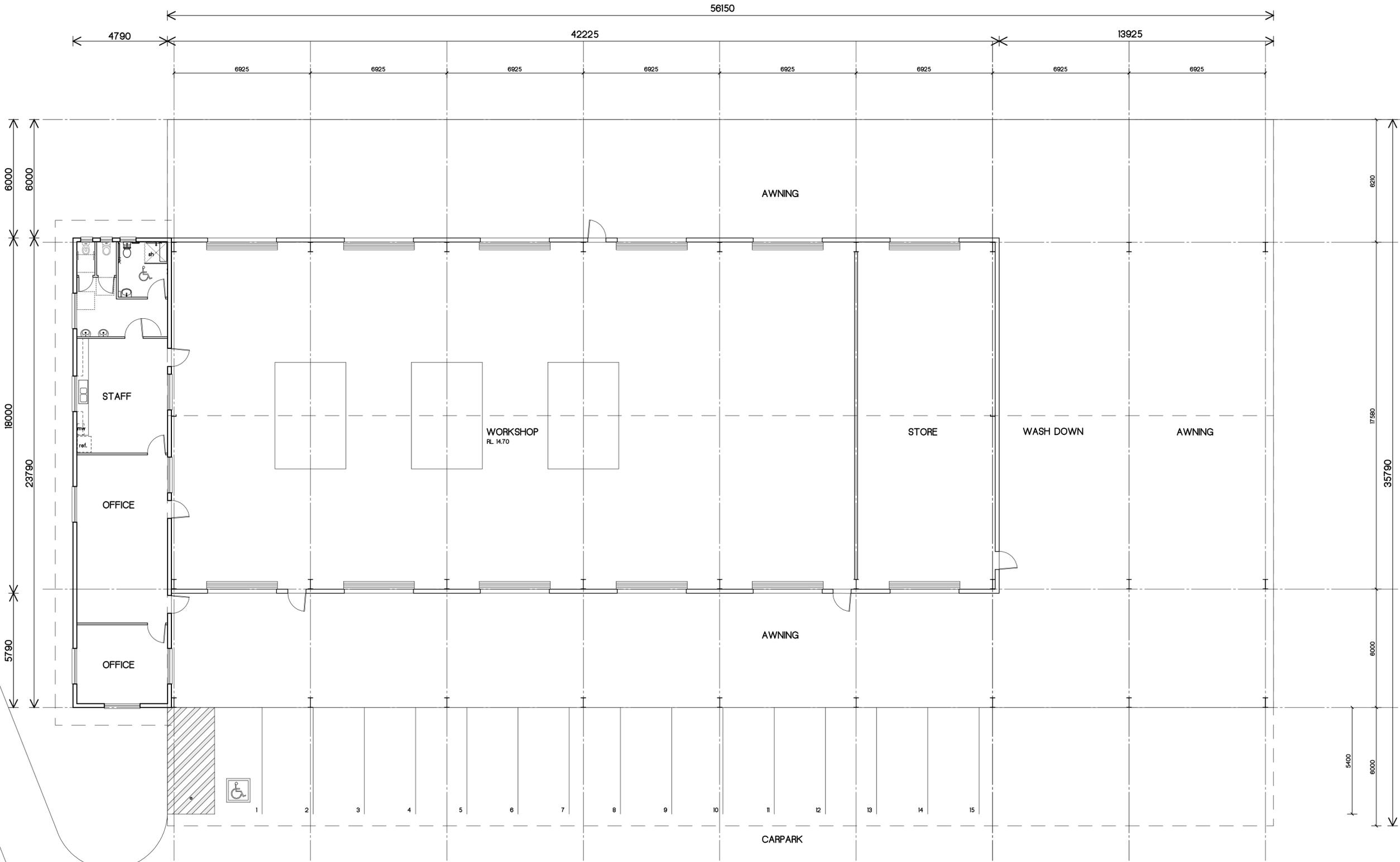


SITE PLAN

1: 500

PROPERTY DESCRIPTION	
LOT 2, RP 747646 CROSSLAND ROAD, GORDONVALE C2 WIND CLASSIFICATION	
PROPERTY DETAILS	
SITE AREA -	49997 M ²
WORKSHOP	841 M ²
AWNING	1259 M ²
OFFICE	105 M ²
TOTAL:	2205 M ²
CAR SPACES PROVIDED	15

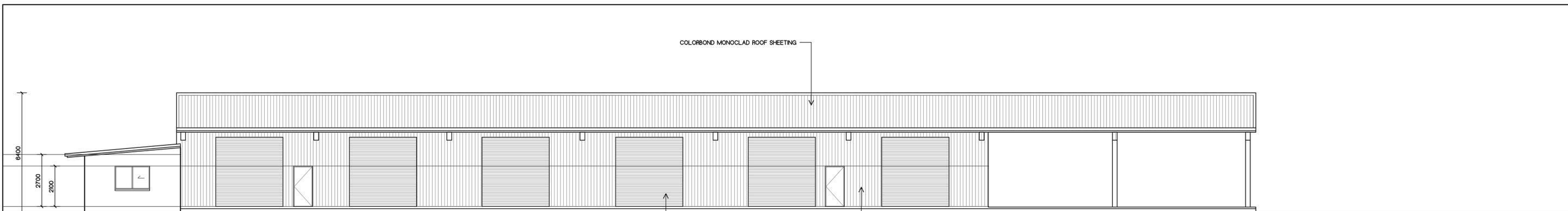
 <p>pd designs building designers</p>	<p>Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.</p> <p>© These drawings and designs are Copyright</p>	<p>project PROPOSED WORKSHOP</p> <p>FOR : UNINET ENCLOSURE SYSTEMS</p>
	<p>P: 07 4056 1883 F: 07 4056 3595 M: 0427 561 883 E: info@pddesigns.com.au 96A gordon street, gordonvale, QLD, 4865</p>	<p>LOT 2, CROSSLAND ROAD, GORDONVALE</p>
<p>WIND CLASSIFICATION C2</p>	<p>lic. under QBCC Act 1991 - No. 119154 abr: 73 437 147 573 acr: 143 382 899</p>	<p>date FEBRUARY 2023</p> <p>job number 2615</p> <p>sheet C1 OF 5</p>



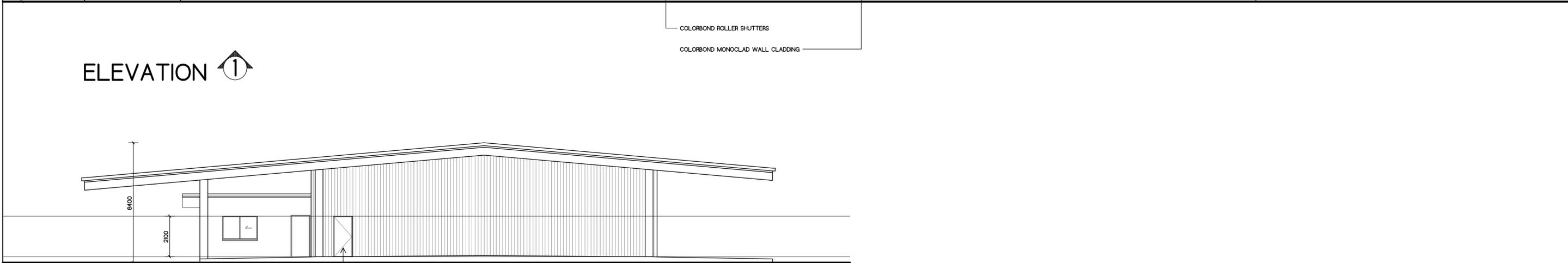
PLAN
1:100

DRIVEWAY

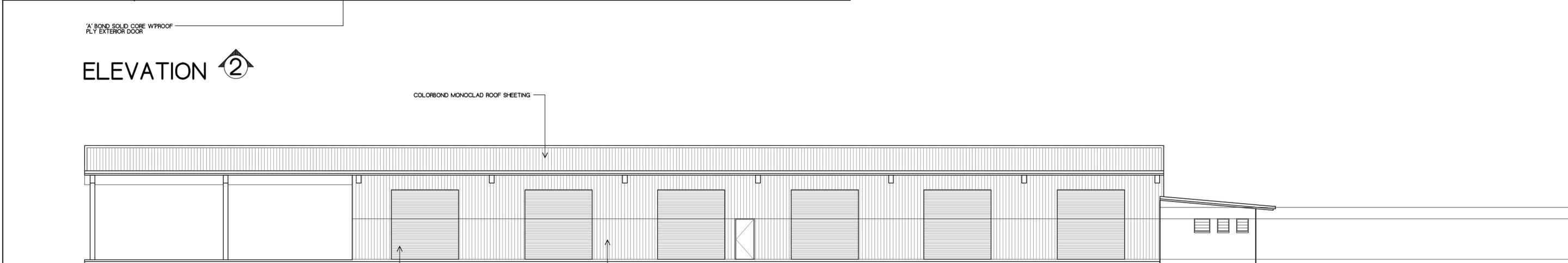
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<p>WIND CLASSIFICATION C2</p>	<p>lic. under QBCC Act 1991 - No. 119154 abn 73 437 147 573 acn 143 382 899</p>	<p>scale 1:100, ON A1 SHEET</p> <p>job number 2615</p> <p>date FEBRUARY 2023</p> <p>sheet C2 OF 5</p>



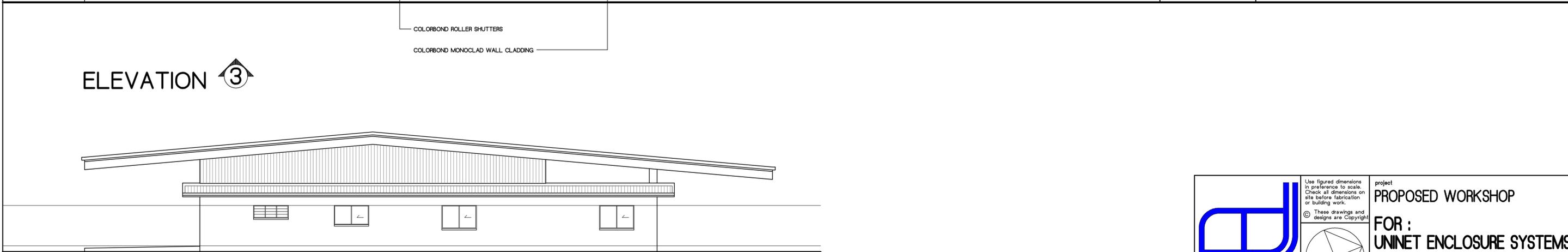
ELEVATION ①



ELEVATION ②

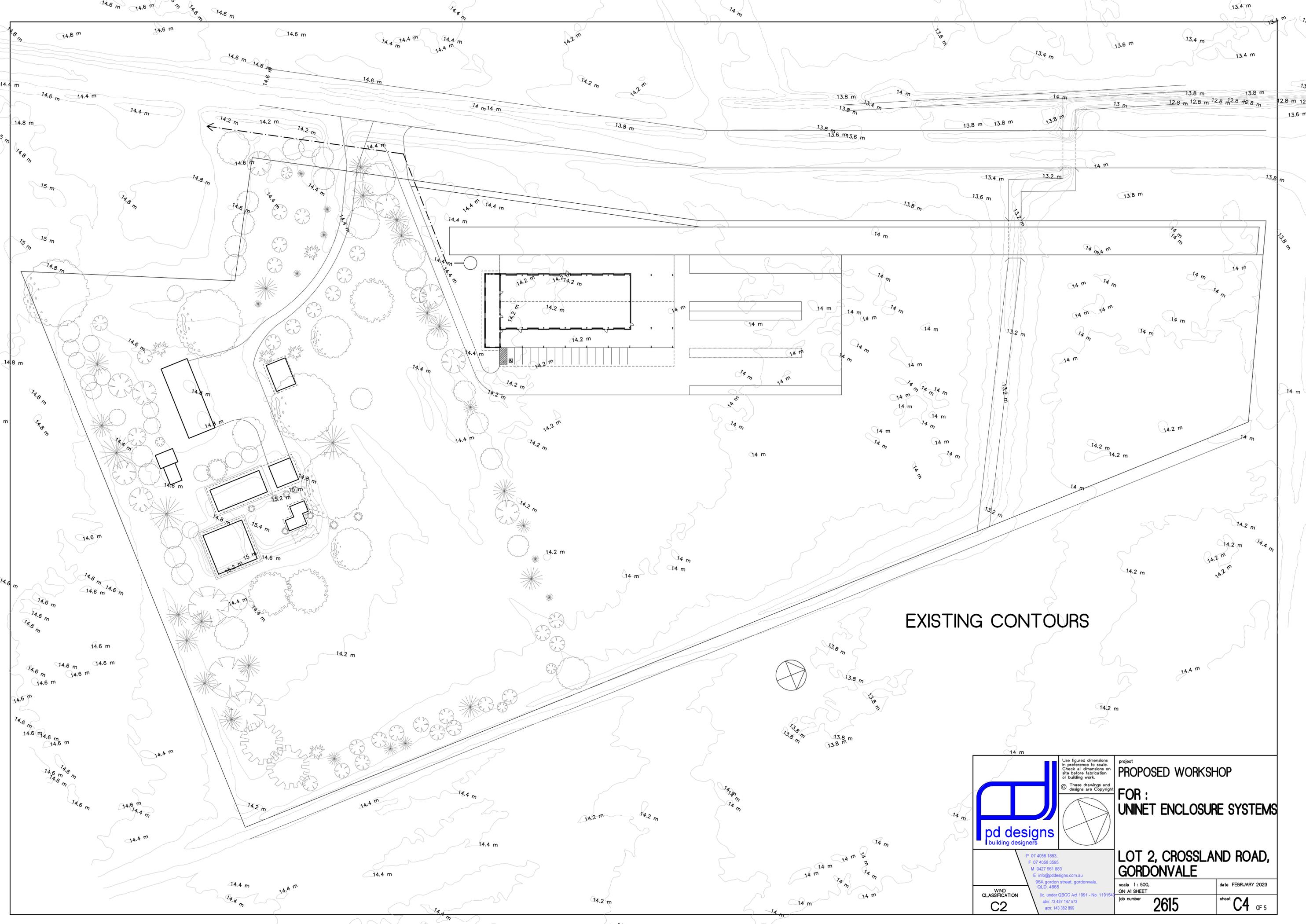


ELEVATION ③

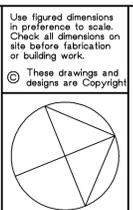
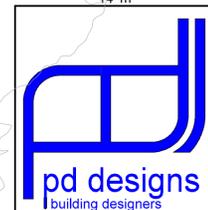


ELEVATION ④

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<p>WIND CLASSIFICATION C2</p>	<p>scale 1: 100, ON A1 SHEET</p>	<p>date FEBRUARY 2023</p>
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EXISTING CONTOURS



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project
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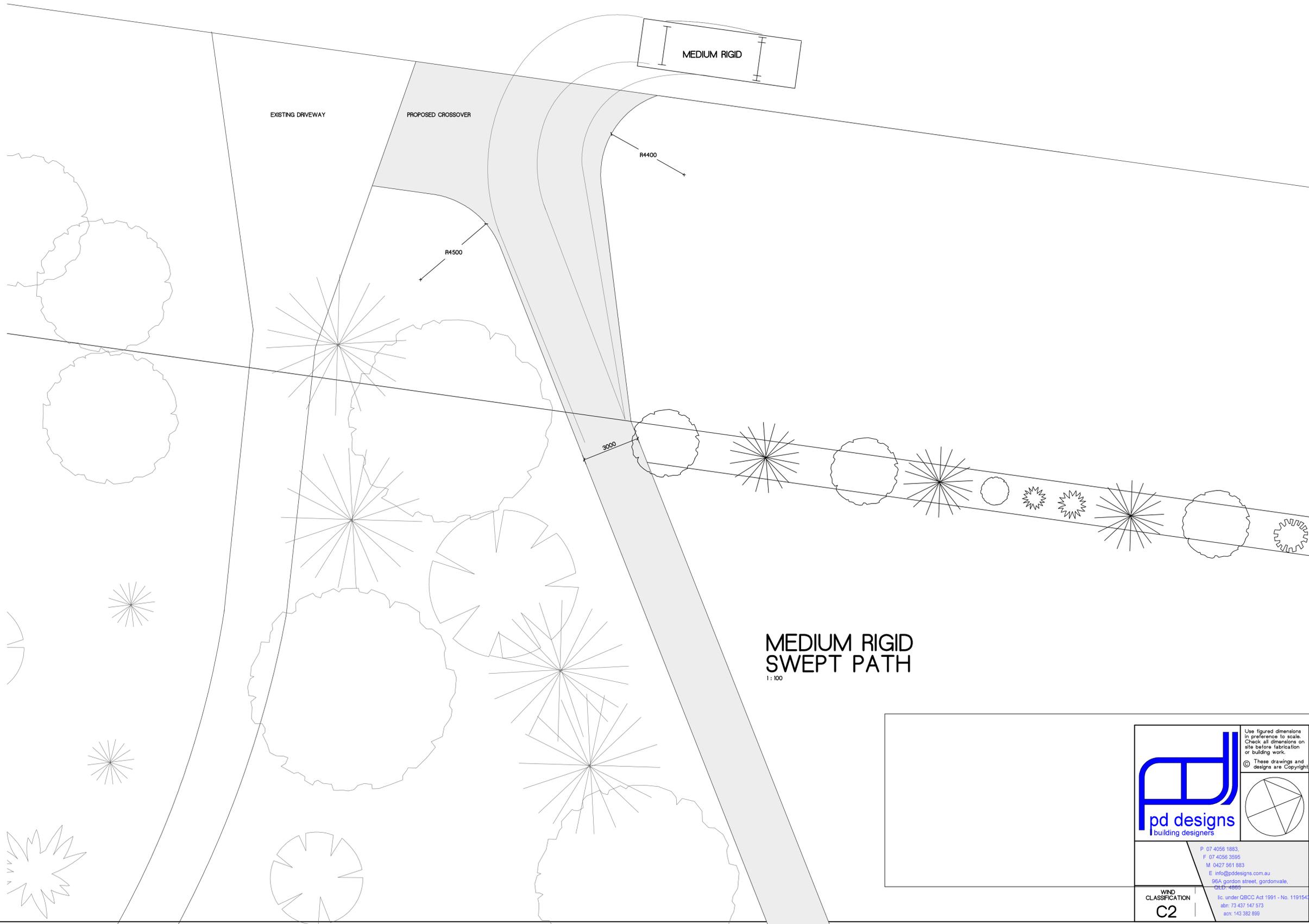
LOT 2, CROSSLAND ROAD, GORDONVALE

scale 1 : 500,
 ON A1 SHEET

date FEBRUARY 2023

job number **2615** sheet **C4** OF 5

WIND CLASSIFICATION
C2



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project	PROPOSED WORKSHOP	
FOR :	UNINET ENCLOSURE SYSTEMS	
LOT 2, CROSSLAND ROAD, GORDONVALE	scale 1:100, ON A1 SHEET	date FEBRUARY 2023
job number	2615	sheet C5 OF 5