

APPLICATION FOR A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE FOR
LOW IMPACT INDUSTRY – REPAIR, STORAGE &
ANCILLARY OFFICE USE

on behalf of
Kim & Joanne Moss

at
136 Crossland Road, Gordonvale

on
Lot 2 on RP747646





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1.0 INTRODUCTION

This town planning report has been prepared on behalf of the Applicants, Kim & Joanne Moss, in support of a Development Application seeking a Development Permit - Material Change of Use for Low Impact Industry (Repair, Storage & Ancillary Office) on land at 136 Crossland Road, Gordonvale, formally described as Lot 2 on RP747646. The site is located within the Rural Use Precinct of the Cairns South State Development Area.

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. Uninet is the sole developer and supplier of stinger net beach enclosures along Queensland's East Coast. The subject site is appropriate for the proposed use and does not conflict with the nature of development expected within the Cairns South State Development Scheme.

To assist in the State's determination of this development application, this planning report covers the following matters:

- Section 2:- Subject site description.
- Section 3:- A detailed description of the development proposal.
- Section 4:- A review of the relevant legislation provisions.
- Section 5:- Conclusion.

This development application has been made in accordance with Schedule 2 of the Cairns South State Development Area Development Scheme and contains the mandatory supporting information specified within page 39 of the SDA Scheme. The application is subject to preliminary assessment against the relevant assessment criteria and the applicable form has been completed electronically through the State Development Portal.



2.0 THE SUBJECT SITE

The subject site is located at 136 Crossland Road, Gordonvale, formally described as Lot 2 on RP747646 and is surrounded by rural and residential lots mostly comprised of agricultural land. The site is 5 hectares in size and is bound on two frontages by Crossland Road and Russell Road.

The parcel contains a dwelling, associated structures and landscaping within the south, with the northern balance retained as agricultural land producing sugar cane. The dwelling and surrounding curtilage covers an approximate area of 2.0ha, the balance of the site (3.0ha) is currently leased to an adjoining landowner for sugar cane production. **Appendix C** contains photographs of the proposed development site, agricultural land and dwelling contained within the lot. Three (3) smaller lots utilised for residential purposes adjoin the subject lot. The broader locality contains predominantly agricultural uses with the Mulgrave Sugar Mill line in close proximity to the site.

The Certificate of Title confirming ownership of the subject site by Kim and Joanne Moss is included in **Appendix A**. The title also confirms that the lot is not burdened by any easements. *Figure 1* shows the location of the subject site and the surrounding area.



Figure 1: Queensland Globe Aerial image of the subject site

The Cairns South State Development Area (CSSDA) Scheme locates the site within the Rural Use Precinct. *Figure 2* shows the lot's designation within the CSSDA Scheme.



Figure 2: Designation within the CSSDA Scheme

The site is serviced by Council's reticulated water system. *Figure 3* shows the location of water assets within the Crossland Road reserve. The site is serviced by Ergon, Telstra and Council infrastructure with the existing dwelling already connected to telecommunications, electricity and water services. The dwelling is serviced by an existing on-site septic system. Dial Before You Dig plans are included within **Appendix D** and show the location of all service infrastructure for Ergon, Telstra and Cairns Regional Council.



Figure 3: Location of water assets within Crossland Road. Source: Cairns Regional Council



3.0 BACKGROUND TO THE PROPOSAL AND APPLICANTS

The proprietors of the land are the owners of Uninet Enclosure Systems which is the developer and sole supplier of stinger net beach swimming enclosures along the east-coast of Queensland. A key component of the operation is the requirement for a 250m yard to allow net maintenance to be undertaken.

Uninet currently operates out of a site located at 250 Spence Street, Cairns. A permit that is renewed on a yearly basis allows Uninet to undertake maintenance of the nets within the centre median of the Spence Street road reserve.

While these premises have served the purpose for many years, Uninet is acutely aware that the tenure and use of the road reserve will end at some stage in the future when Spence Street is developed in conjunction with the Department of Transport and Main Road's Master Plan for the area. Additionally, the area of Spence Street is a shared space and is only available during daylight hours.

The eight local Councils have relied on Uninet to supply this essential infrastructure service for over 30 years. Securing this service into the future is obviously of great interest to each of these Councils.

Suitable sites that include a linear 250m yard required for the operation are non-existent. The property subject to this enquiry was purchased October 2019 for the intention of relocating the current operation.



4.0 THE PROPOSAL

The proposal is for a Material Change of Use for Low Impact Industry (Repair, Storage and ancillary Office Use) that will result in the implementation of a workshop, hardstand area, storage racks and office to facilitate maintenance and cleaning of the inflatable beach systems and for general business administration as required by the applicant as detailed in the Site Plans prepared by PD Designs included with **Appendix B** and extract in *Figure 4* below.

In particular, the proposal will result in the establishment of the following:

- Hardstand (10m x 270m) for outdoor net inspection and maintenance;
- Workshop with an approximate area of 1,700m² for indoor maintenance, office facilities, storage etc.
- Yard for storage, forklift operation etc.
- Washdown area within the yard for pressure cleaning of nets.

Hours of operation will be from 7am to 5pm Monday to Friday. Up to eight staff would be onsite.

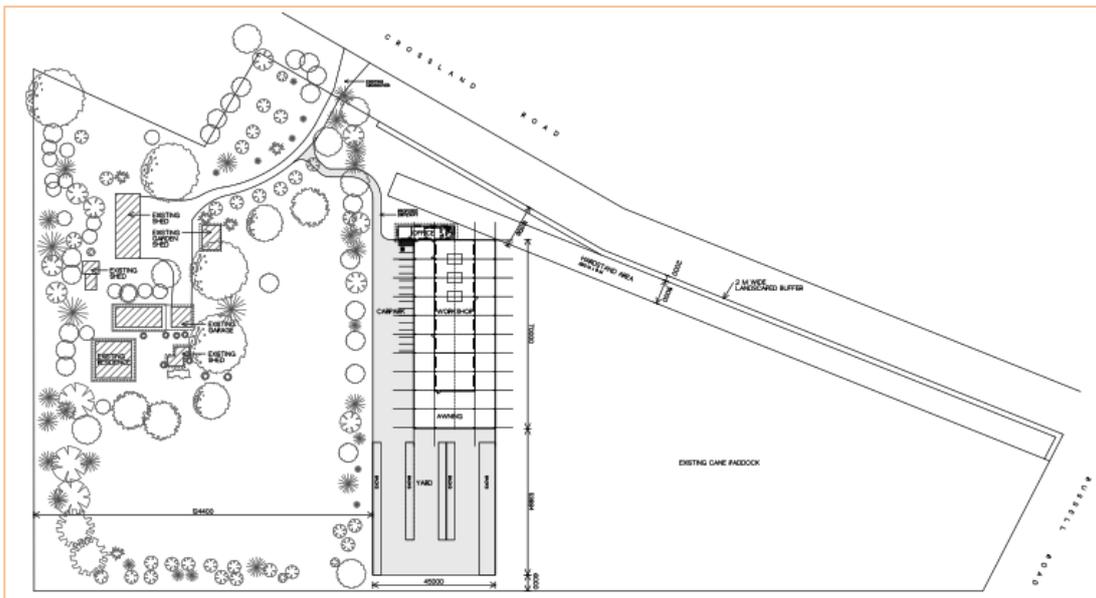


Figure 4: Proposed Site Plan. Source: PD Designs

The concrete hardstand that is essential to the operation will be located along the road frontage. A 2.0m wide vegetated buffer will be provided along the frontage of the site. Access to the site will be via the existing crossover/driveway from Crossland Road with the provision of a new section of driveway servicing the new land use.

The proposed shed is to be entirely enclosed and will contain multiple workshop benches for repair of nets and storage areas containing tools and materials. Large awnings are proposed around the structure with a covered washdown area on the eastern end of the shed. Fifteen carparks including a disabled space are proposed to accommodate employee vehicles. With only staff onsite and in most instances with field staff working remotely during the stinger season, the site has the provision of sufficient parking facilities.

The proposed shed will contain office space and areas for staff amenities. *Figure 5* shows the layout of the proposed workshop and ancillary office space.

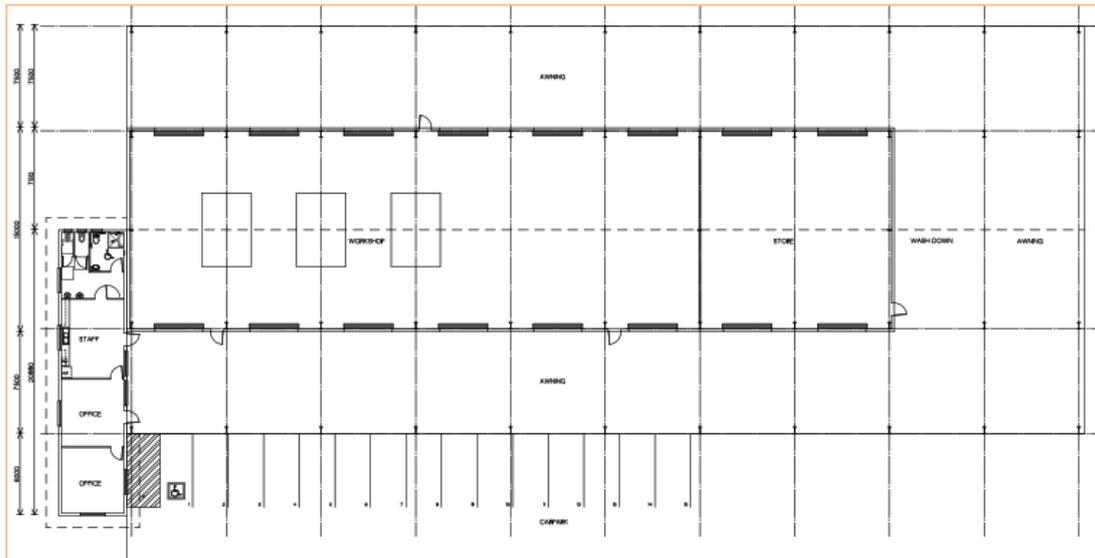


Figure 5: Workshop and Office Space Plans. Source: PD Designs

The development will require a connection to Council's reticulated water supply, electricity and telecommunications infrastructure (see **Appendix D** for the location of electricity and telecommunications infrastructure). An onsite effluent disposal facility (septic) will be provided as a part of the development. Crossland Road provides appropriate infrastructure for the small increase in demand expected as a result of development.

The following comments are provided on the operation of the site

Traffic

Limited vehicle movements from the site as the use results in very occasional deliveries and dispatches. During the stinger season maintenance crews work remotely without the need to attend the workshop or office. The traffic generated would be less than that of an agricultural industry which would be as of right land use on the subject site.

Noise

Water pressure cleaning would occur approximately 60 days per year. Noise generated within the workshop would be no greater than that of a primary producer's machinery shed. Noise emanating from the workshop is expected to be consistent with that generated by a typical rural use. The site will be adequately screen/buffered from the adjoining properties with the maintenance of the existing landscaping with the area surrounding the existing dwelling onsite, provision of landscaped buffer along the road frontage and continuation of sugarcane production with the balance of the site.

Amenity

Proposed structures onsite will have an approximate height of 5.0m and will be finished in neutral colours. The proposed use will be screened from the surrounding properties. The shed itself will be no different to that of a machinery shed that could be established by primary producer. Furthermore, the site will be adequately screen/buffered from the adjoining properties with the maintenance of the existing landscaping with the area surrounding the existing dwelling onsite, provision of landscaped buffer along the road frontage and continuation of sugarcane production with the balance of the site.



Rural Production Land

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.

Given that the subject land has an area of only five (5) hectares it is not economically viable or sustainable for agricultural pursuits. When excluding the existing dwelling and surrounding curtilage there is only approximately 3.0ha available for agricultural use. The reduction of agricultural land as a result of establishing the hardstand will be minimal. In many circumstances properties of similar areas are lost to lifestyle uses with a total loss of agricultural production. The proposal ensures that what land is available onsite will remain in agricultural production. The proposal protects the agricultural productivity of the subject land and adjoining properties.

Wholistically, the proposed land use is considered to provide negligible impact on the amenity of the surrounding rural area and contains structures consistent with other rural allotments in the locality. The development is able to be adequately serviced by all utility infrastructure and proposes efficient access to the transport network.

All existing landscaped vegetation and structures within the site will be retained throughout development, with the balance of the site to remain available for sugar cane farming. The existing dwelling will continue to be utilised for residential purposes.



5.0 THE PLANNING FRAMEWORK – ASSESSMENT CRITERIA FOR DEVELOPMENT IN THE CAIRNS SOUTH STATE DEVELOPMENT AREA

The site is located within the Rural Use Precinct and is not considered to conflict with the intent or purpose of the precinct. The proposed development will utilise approximately a further 7,000m² (14%) of the site's agriculturally productive land and is not seen to fragment any remaining productive areas. Structures proposed for maintenance operations are similar to that of agricultural infrastructure (workshop shed and storage areas) and do not impede on the function of the existing dwelling house within the site or negatively impact the amenity of the general agricultural area. The proposal is seen to provide a negligible overall effect to the surrounding locality and the purpose of the State Development Area. An assessment of the proposal against the SDA Wide Assessment Criteria has been provided below to demonstrate compliance with the overall expectations of the Cairns South State Development Area Scheme.

5.1 INFRASTRUCTURE AND SERVICES

A connection to Council's reticulated water supply system is existing and services the dwelling on site. The proposed shed and ancillary office space can be readily connected to the existing water supply and onsite wastewater infrastructure is to be provided as part of the development. Connection to the electricity and telecommunications network is readily available. All utility infrastructure (including water, electricity and telecommunications) is located within the Crossland Road Reserve. **Appendix D** contains plans for all surrounding public utilities.

The existing crossover provides an appropriate point of access to the site and will be upgraded during development. The proposed low impact industry is not expected to place any unnecessary pressure on existing services and will integrate with existing and planned infrastructure provision. The development is expected to generate little waste or environmental nuisance that may impede on existing agricultural land uses.

5.2 EMISSIONS

The development will facilitate repair and servicing of marine stinger nets. Noise generated by pressure washing equipment and light tools during repair is expected to be minor and not likely to provide nuisance to any surrounding land uses. The workshop and hardstand washdown areas are located a minimum of 60m from the closest residence preventing nuisance of spray drift. No odour, dust, light spill, smoke or ash emissions are expected due to operations and noise from pressure washing is limited to only 60 business days each year. 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 low impact industry will provide negligible impact on surrounding lots via release of emissions.

The site will be adequately screen/buffered from the adjoining properties with the maintenance of the existing landscaping with the area surrounding the existing dwelling onsite, provision of landscaped buffer along the road frontage and continuation of sugarcane production with the balance of the site.

5.3 CONTAMINATED LAND

The land is not contaminated, therefore this criteria is not relevant to the assessment.



5.4 ACID SULFATE SOILS

The proposal does not include extensive excavation and filling therefore avoiding the disturbance of Acid Sulfate Soils. The development is designed, and expected to be carried out in accordance with current best practice to ensure the release of Acid Sulfate Soils is avoided.

5.5 CLIMATE CHANGE

The proposed Low Impact Industry is not expected to generate any environmental nuisances. The development is considered compatible with the changing climate and presents negligible impacts. All operations are considered similar to existing agricultural activities within the region.

5.6 TRANSPORT

The development site is serviced by an existing road network of a standard that can accommodate the proposed land use. The development will provide an upgraded access and driveway to integrate with Crossland Road. Private vehicles are expected for use within the functioning development site by employees, with heavier vehicles (i.e. light trucks) expected infrequently for deliveries of materials. The proposed access is considered appropriate for use by the above vehicle types and the frequency at which they will access the development. Adequate vehicle parking (including an accessible space) is proposed onsite. No end of trip facilities are required for pedestrians or cyclists.

5.7 ENVIRONMENT, CULTURAL HERITAGE AND COMMUNITY

The subject lot is not identified as containing any specific cultural heritage sites and contains an existing residential and agricultural use with which the proposed structures are consistent. The development site does not contain any matters of environmental significance and the low impact facility is not expected to negatively impact the landscape value of the site. The proposed structures are similar to that situated in neighbouring sites (agricultural and machinery sheds) therefore retaining consistency among built form in the general vicinity. Landscaping is proposed along the Crossland Road frontage to further screen operations from the public road retaining visual community value.

5.8 ENGINEERING AND DESIGN STANDARDS

Development is designed in accordance with the relevant engineering and design standards Stated in Table 11. The proposed development is expected to be implemented in accordance with the abovementioned standards.

5.9 OTHER GOVERNMENT MATTERS

The development is considered consistent with all applicable regional plans, the SPP and SDA Provisions.



5.10 ENERGY AND WATER EFFICIENCY

The proposed site layout nominates a general East-West building orientation appropriate for solar implementation and maximises cross ventilation within the building through the use of 8 industrial roller doors. Extensive awnings (see proposal plan C2 in **Attachment B**) are provided on three sides of the workshop as shade treatments. Water collected from washdown operations will be utilised in irrigating the sugar cane within the balance of the site.

5.11 VISUAL IMPACTS

The proposed structures are consistent with existing built form within the generally agricultural area (i.e. industrial and machinery sheds, storage and hardstand areas). Most operations and materials are to be concealed within the workshop shed and to the rear of the structure, screened from view of public road users. These elements along with the hardstand strip are to be further screened by a 2m wide landscaping buffer on the boundary of the lot. Structures will contain appropriate colour and material treatments as to retain visual amenity of the site and surrounding land uses. Continued use of the balance of the site for cane production will further shield view of operations from the road frontage and surrounding uses.

5.12 BUILT FORM

The proposed development utilises a shed and hardstand areas for operations. The building type, scale and external treatments are consistent with the character of surrounding agricultural structures contained within other sites in the locality.

5.13 RECONFIGURING A LOT

The proposal is for a Material Change of Use. The Reconfiguring a Lot criterion is not applicable to this Development Application.

5.14 LANDSCAPING

Landscaping is proposed along most of the frontage boundary and will adjoin established landscaping at the existing crossover. Existing landscaping and vegetation surrounding the dwelling house will be retained. The continued farming of cane in the balance of the site will also contribute to screening operations and structures. All landscaping is considered low maintenance.

5.15 NATURAL HAZARDS – FLOODING

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 structures are not habitable and support the retention of flood plain storage. The proposed use does not include the storage of hazardous materials therefore diminishing risk to public safety in the event of a flood. The location of structures do not impede on existing drainage paths within the site or locality.

5.16 NATURAL HAZARDS – OTHER

The proposed development is not seen to increase the severity of any natural hazard. The site is not located within an erosion prone or bushfire hazard area.



5.17 WATER QUALITY

The proposed development does not provide adverse impacts on environmental values of receiving waters or groundwater. The site is located approximately 800m from the nearest natural waterway and does not pose risk of runoff into the stream. No non-tidal artificial waterways are included within the site or neighbouring parcels and stormwater is expected to be discharged appropriately through the implementation of suitable drainage measures. Operations do not produce nutrient or sediment heavy discharge and is expected to provide negligible effect on general water quality. Runoff from washdown activities will be captured and utilised for the irrigation of sugarcane within the balance of the site.



6.0 CONCLUSION

This proposal has detailed a development application to the State seeking a Development Permit for a Material Change of Use (Low Impact Industry), on land located at 136 Crossland Road, Gordonvale.

As previously mentioned, suitable sites that include a linear 250m yard required for the operation are non-existent. The enclosed documentation demonstrates that the proposal is minor in nature with negligible impact on the intent of the SDA allowing support of the proposal to be provided.

In summary, the proposed development is recommended for approval based on the following reasons:

- The proposal facilitates operations essential to Uninet for maintenance of marine stinger net enclosures;
- 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 proposed low impact industry will not place undue pressure on the transport network or any Council/telecommunication infrastructure;
- The proposed use is less intense than rural industries (produce packing shed, machinery maintenance shed) that are accepted land uses within the subject site;
- The proposed facility is expected to generate only minor noise for a maximum of 60 days per year, avoiding disruption of surrounding sensitive land uses (dwellings);
- The development will not fragment existing productive agricultural land and retains the balance of the site as such;
- The proposed development is located in an area appropriate for the use;
- Appropriate parking and access is proposed for the development contributing to user safety;
- The proposal provides landscaping to buffer activities from the publicly accessible road and retains all vegetation on site;
- The existing residential use will continue without impact on site;
- The proposal ensures that what land is available onsite will remain in agricultural production and protects the agricultural productivity of the subject land and adjoining properties.

Given the above facts and circumstances presented in this report, we recommend that the State approve the development subject to reasonable and relevant conditions.

APPENDIX A

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Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 21389241	Search Date: 07/07/2022 08:43
Date Title Created: 16/02/1989	Request No: 41602951
Previous Title: 20738095	

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 747646
Local Government: CAIRNS

REGISTERED OWNER

Dealing No: 719669512 10/10/2019

KIM HAMILTON MOSS
JOANNE CHRYSTINE MOSS

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20449118 (POR 45)

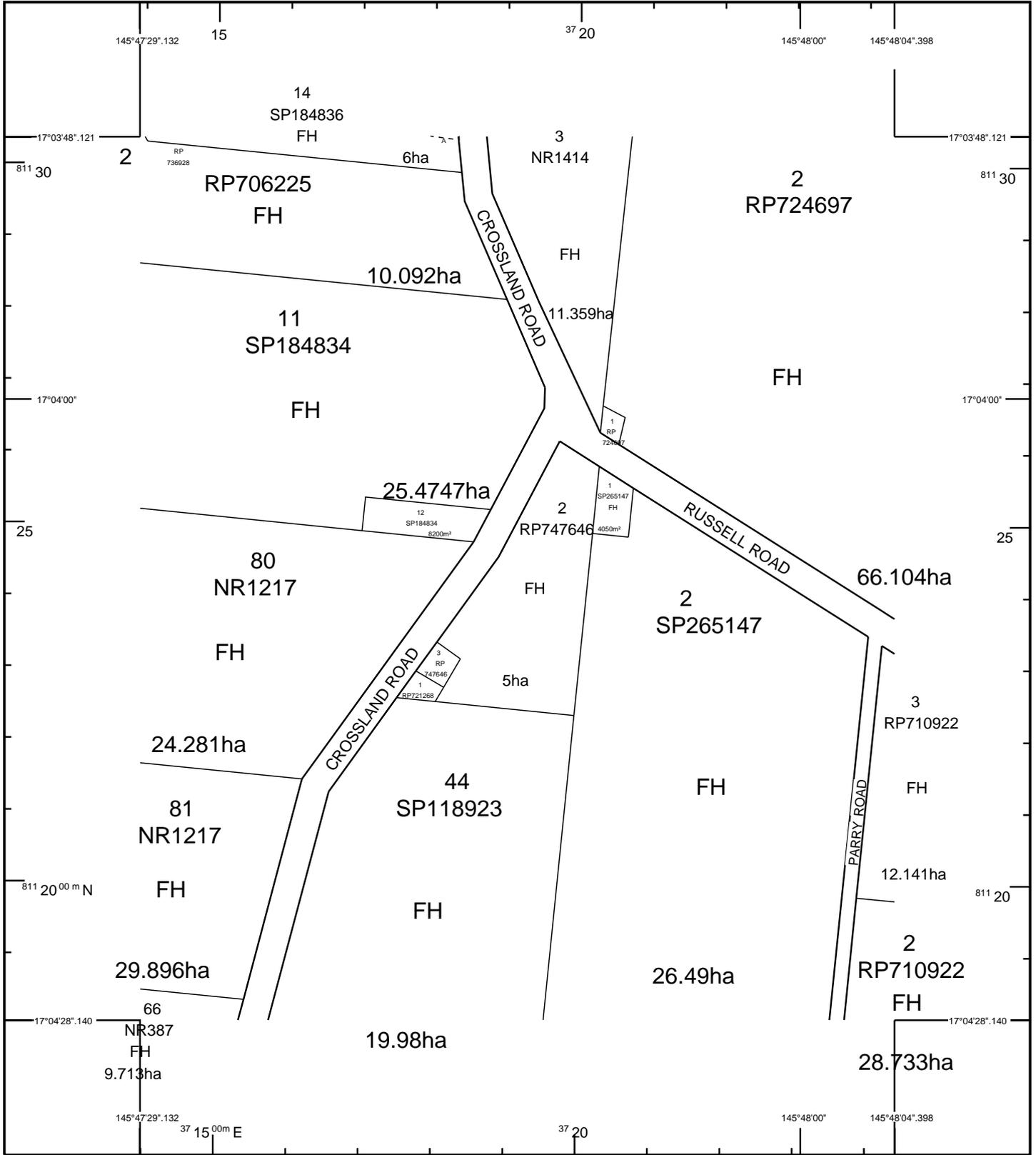
ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



STANDARD MAP NUMBER
8063-14314



SmartMap

An External Product of
SmartMap Information Services
Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB	
Lot/Plan	2/RP747646
Area/Volume	5ha
Tenure	FREEHOLD
Local Government	CAIRNS REGIONAL
Locality	GORDONVALE
Segment/Parcel	21788/13

CLIENT SERVICE STANDARDS

PRINTED 22/08/2022
DCDB 19/08/2022
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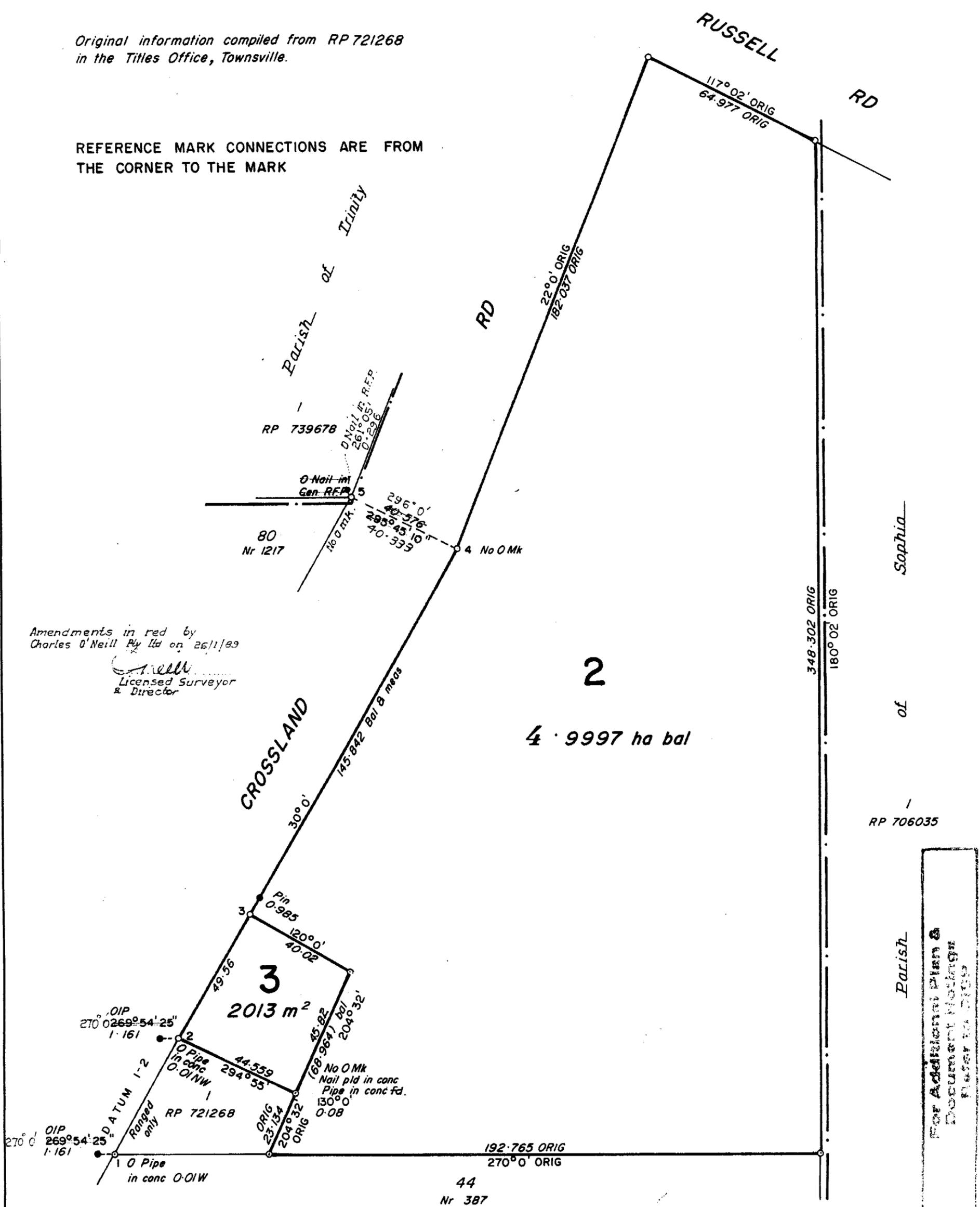
WARNING - FOLDING OR MUTILATING WILL LEAD TO REJECTION - PLAN MAY BE ROLLED

Original information compiled from RP 721268
in the Titles Office, Townsville.

REFERENCE MARK CONNECTIONS ARE FROM
THE CORNER TO THE MARK

747646 PLAN MUST BE DRAWN WITHIN BLUE LINES

747646 PLAN MUST BE DRAWN WITHIN BLUE LINES



747646

747646

No FIELD NOTES LODGED		PLAN OF Lots 2 & 3		ORIG. PORTION 45	
ORIGINAL GRANT N 17 D A		cancelling Lot 2 on RP 721268		TOWN	
MAP REF. P.M.		PROCLAIMED SURVEY AREA		PARISH GRAFTON	
SURVEYED BY Charles O'Neill Pty Ltd ...13.1.9...1.88...		MERIDIAN RP 721268		COUNTY Nares	
SCALE 1:1250		REGISTERED PLAN 747646			

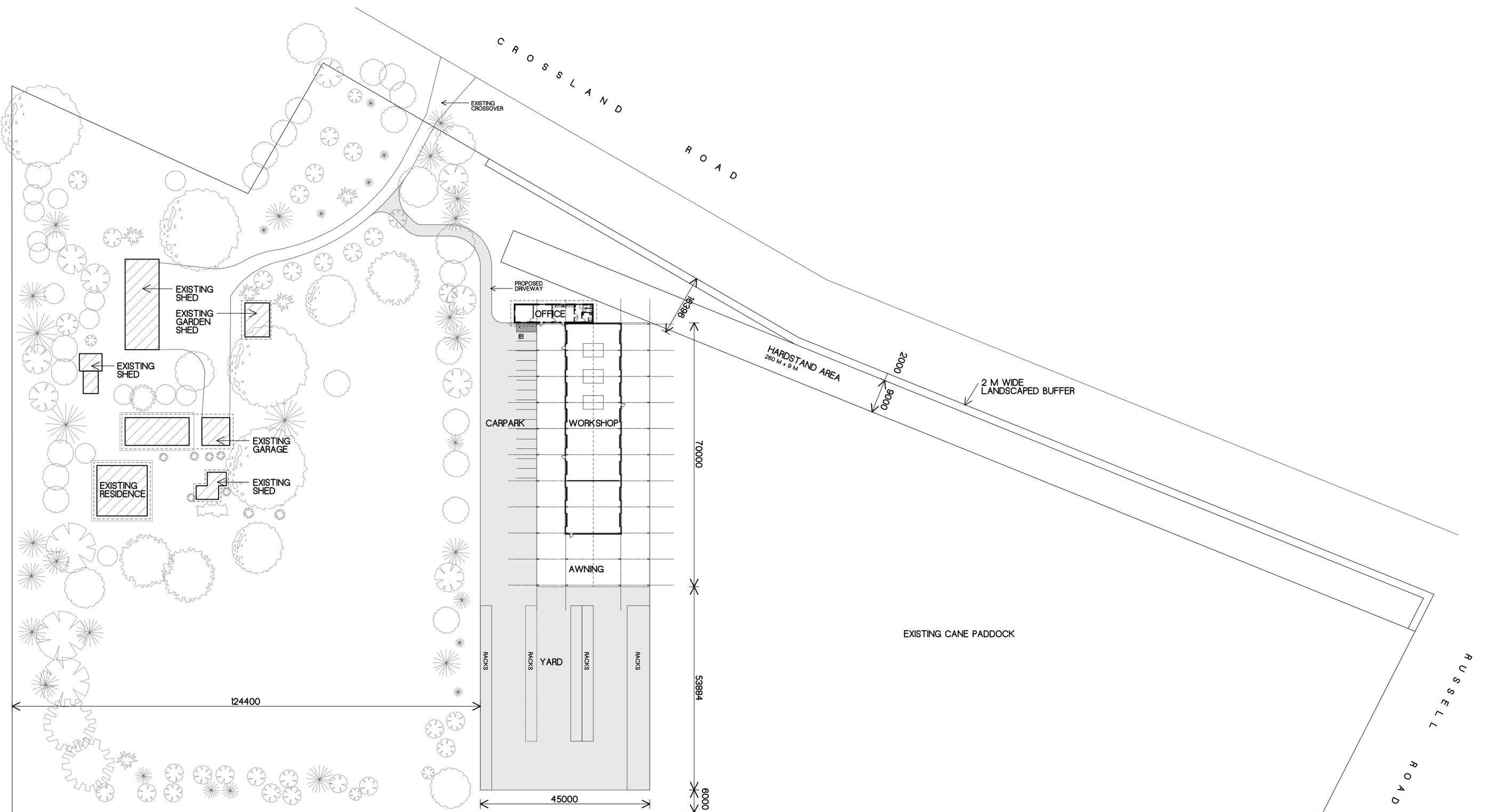
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3297 WAT

APPENDIX B

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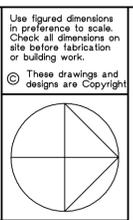




SITE PLAN
1:500



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



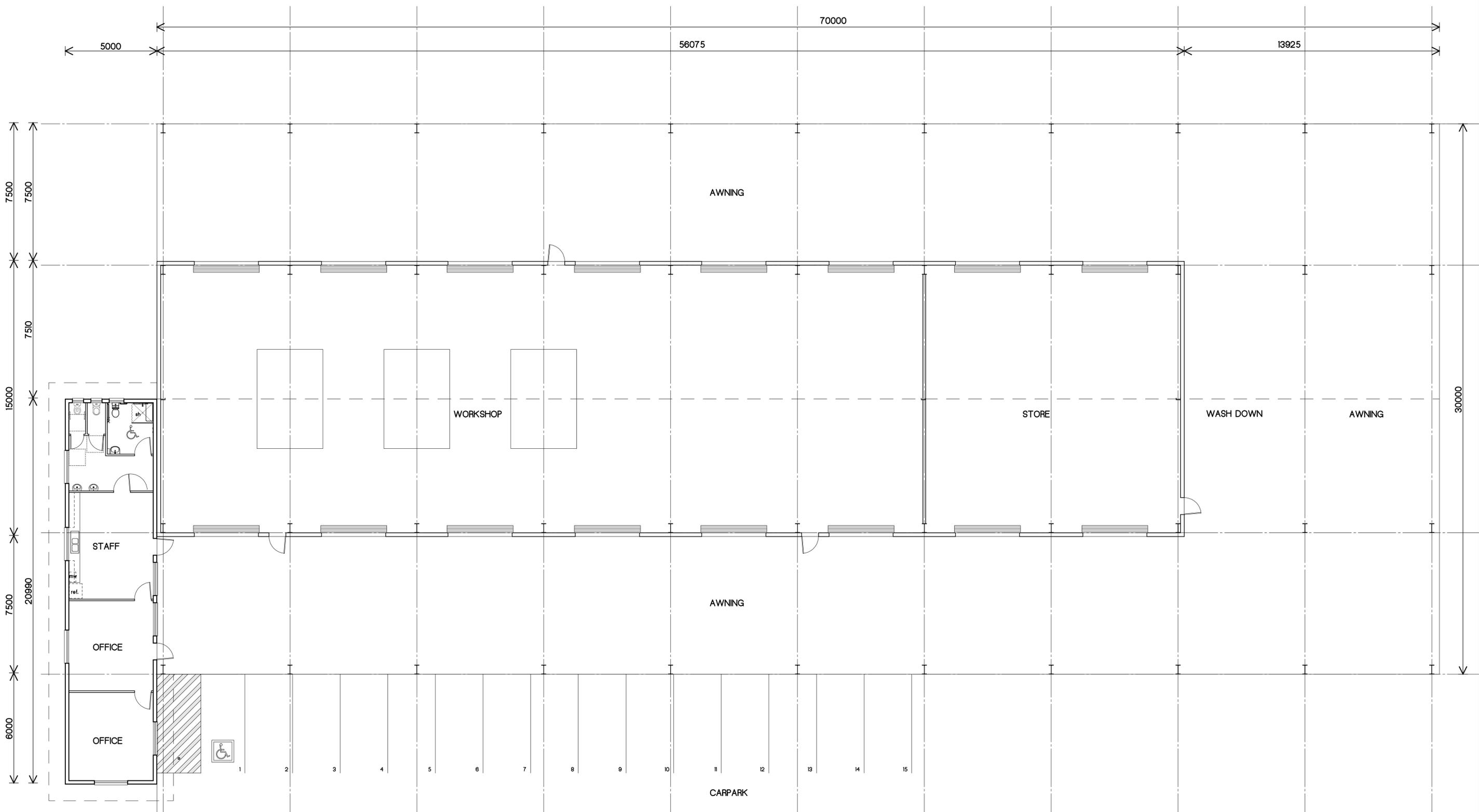
project
PROPOSED WORKSHOP
FOR :
UNINET ENCLOSURE SYSTEMS

**LOT 2, CROSSLAND ROAD,
GORDONVALE**

scale 1:500
ON A1 SHEET
job number **2615**
date JUNE 2022
sheet **C1** OF 2

P 07 4056 1883,
F 07 4056 3595
M 0427 561 883
E info@pd designs.com.au
96A gordon street, gordonvale,
QLD. 4865
lic. under QBCC Act 1991 - No. 1191543
abr: 73 437 147 573
acn: 143 382 889

WIND CLASSIFICATION
C2



PLAN
1:100

DRIVEWAY

	<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@pd designs.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. 1191543 asn: 73 437 147 573 asn: 143 382 889</p>	<p>job number 2615</p>
		<p>date JUNE 2022</p> <p>sheet C2 OF 2</p>

APPENDIX C

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Site Photographs

136 Crossland Road (2/RP747646)



Photograph 1: Proposed development area (represented by strip of cleared cane)



Photograph 2: Proposed development area (represented by strip of cleared cane)



Photograph 3: Proposed development area as viewed from existing residence.

APPENDIX D

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Property Boundaries

□ Property Boundaries

Building Setbacks

■ Plans

■ Envelopes

Stormwater Drainage

Drainage Pipes / Culverts / Channels

— Abandoned

— Culvert

— Open Drain

— Pipe

— Waterway

Sewer Assets

● Sewer Node

Sewer Vacuum Main

— Active

— Awaiting Approval

Sewer Rising Main

— Active

— Awaiting Approval

Sewer Gravity Main

— Gravity Main

— Gravity Main - Private

— Outfall

— Overflow

Water Assets

● Water Nodes

Water Mains

— Potable 300mm and above

— Potable 100mm - 299mm

— Potable < 100mm

— Private 100mm and above

— Private < 100mm

— Awaiting Approval 100mm and above

— Awaiting Approval < 100mm

— Raw 300mm and above

— Raw < 300mm

— Overflow or Scour

Water Main (Abandoned)

— Abandoned 300mm and above

— Abandoned 100mm - 299mm

— Abandoned < 100mm

Water Main (Recycled)

— Recycled 300mm and above

— Recycled 100mm - 299mm

— Recycled < 100mm

□ Water Grid



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The position of all services shown are approximate only. Services are to be physically located prior to the start of any works related to or affected by the information on the plan.

CAIRNS REGIONAL COUNCIL

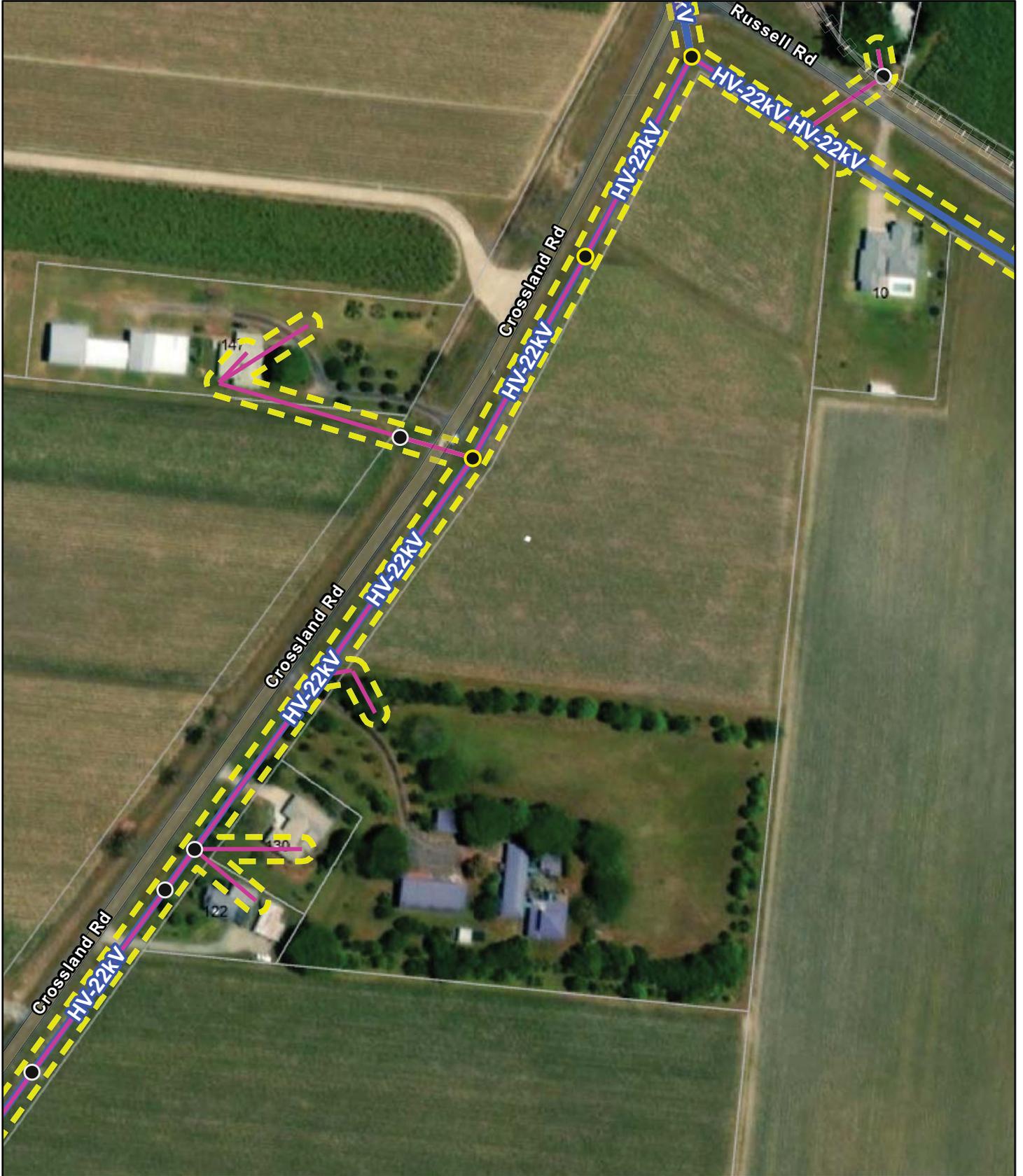


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DO NOT SCALE

Look Up and Live Map



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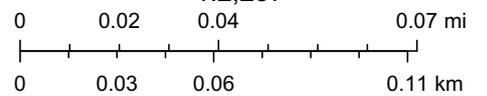
Ergon Poles Network

- Pole
- Pole w Ground Stay

- Ergon LV Network
- Ergon HV Network
- - - Ergon Exclusion Zone 3m

Ergon HV Network Label Base, Lot Type Parcel

Ergon LV Network Label Addresses



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Part of the Energy Queensland Group

Owner's consent for making a development application

Kim Hamilton Moss & Joanne Chrystine Moss

as owners of the premises identified as follows:

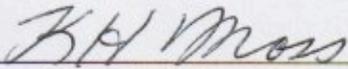
Lot 2 on RP747646

consent to the making of a development application by:

Kim Hamilton Moss & Joanne Chrystine Moss c/- Brazier Motti Pty Ltd

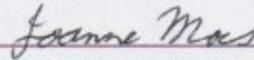
on the premises described above for:

Material Change of Use for Low Impact Industry (Repair, Storage & Ancillary Office)



Kim Hamilton Moss

Date signed 23-8-2022



Joanne Chrystine Moss

Date signed 23-8-2022

The proponent is required to provide the Coordinator-General with a response to the information requested below.

The requested additional information seeks to clarify inadequacies in the application material provided; the scope of the proposed development; the impacts of the proposed development, and mapping requirements.

Responding comprehensively to this request may assist in streamlining the assessment process.

No.	Issue	Information requested
Application material		
1	Cairns South SDA Development Scheme (the development scheme)	<p>Section 5.0 of the planning report provides a brief assessment of the development scheme however it does not provide an assessment against the strategic vision, the overall objectives, the rural use precinct preferred development intent or the SDA wide assessment criteria.</p> <p>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.</p>
2	Onsite operations	<p>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.</p> <p>The proponent is requested to provide:</p> <ul style="list-style-type: none"> (a) 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 (b) further information to explain how the netting and inflatable beach structures are delivered to and transported around site.

Environment		
3	Wastewater reuse	<p>The development scheme’s overall objectives seek to co-locate industry to optimise the shared use of by-products including energy, water, and waste.</p> <p>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.</p> <p>It is also noted that Section 5.10 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.</p> <p>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.</p> <p>As the wastewater is expected to have increased saline properties the proponent is requested to provide:</p> <ul style="list-style-type: none"> (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 the water and the point of discharge to the remaining balance of the lot where it is to be used for cropping.
4	Site Based Stormwater Management	<p>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.</p>

		<p>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.</p> <p>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, ensuring the proposed strategies are consistent with Table 11 -Relevant engineering and design standards, of the development scheme.</p>
5	Flooding	<p>The development scheme’s overall objectives and SDA wide assessment criteria requires development to achieve appropriate flood immunity and avoid adverse impacts both within and outside the Cairns South SDA.</p> <p>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 achieve this flood immunity.</p> <p>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.</p>
6	Landscaping	<p>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.</p> <p>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</p>

		(b) explaining how the proposed landscape plan (refer to line item 8 below) will manage and/or mitigate the visual impacts of the development.
Transport		
7	Vehicle access	<p>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.</p> <p>The proponent is requested to submit:</p> <ul style="list-style-type: none"> (a) additional information on the number and types of vehicle movements and frequency associated with the proposed use (b) a swept path diagram for the largest expected vehicles to be used during operation of the facility having particular regard to the access road.
Mapping and plans		
8	Plans / drawings	<p>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.</p> <p>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.</p> <p>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.</p>

		<p>The proponent is requested to submit a revised set of plans clearly illustrating the following:</p> <ul style="list-style-type: none">(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. <p>The proponent is requested to submit:</p> <ul style="list-style-type: none">(a) a landscape plan illustrating the two-metre vegetation buffer which includes details of the plant type, species, number and height <p>The plans are to be dimensioned and to scale, include a north point, name, title block, date, revision and be appropriately annotated.</p>
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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.

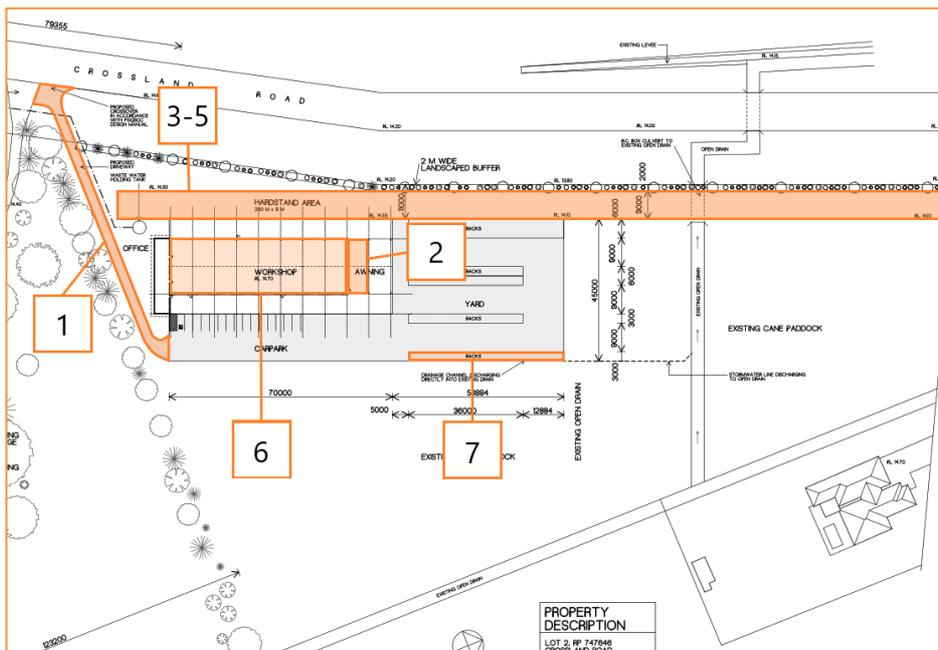


Figure 1: Site plan containing nominated activity locations. Source: Brazier Motti

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>

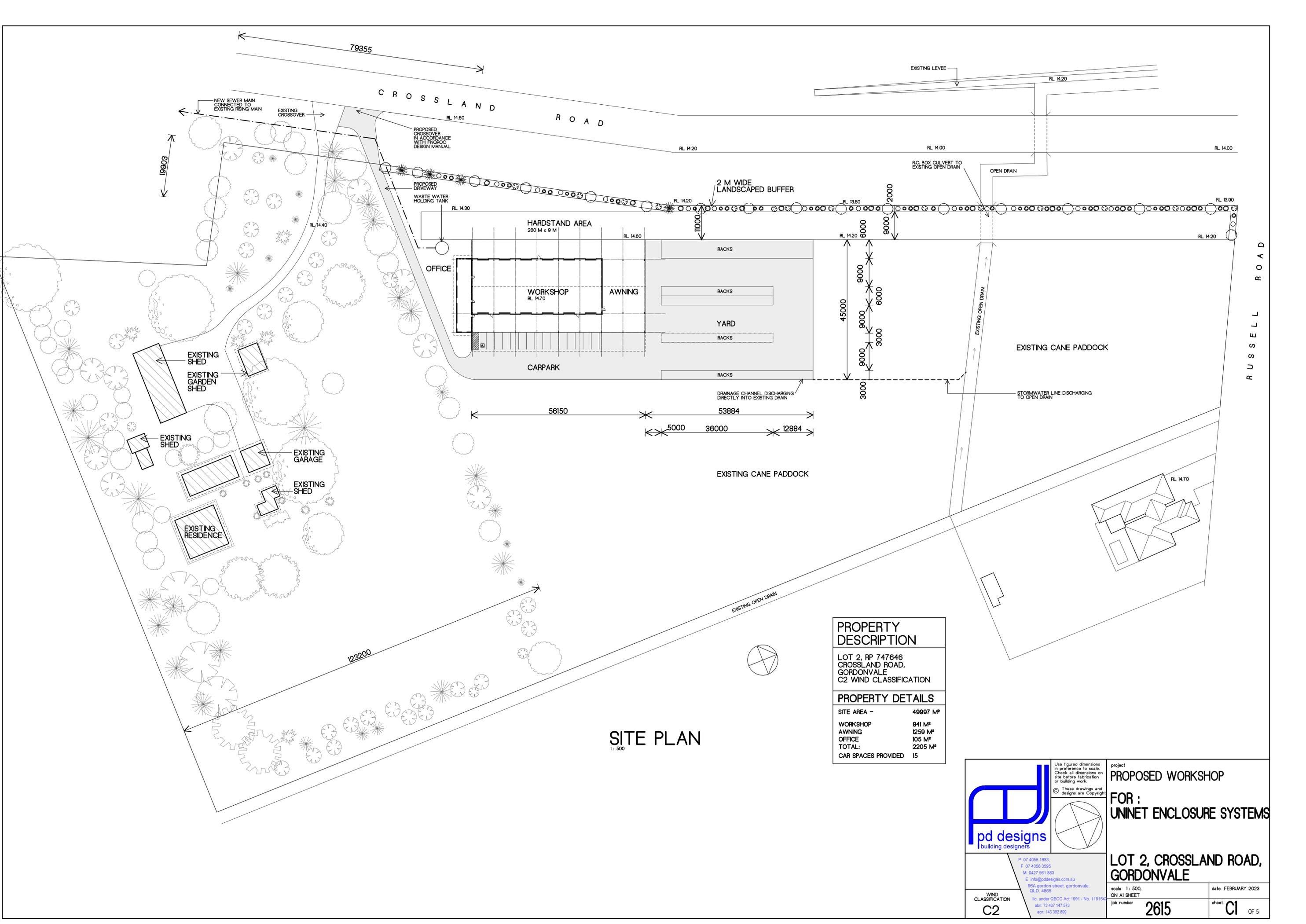


Performance outcomes	Acceptable outcomes	Applicant response
	AO7.2 Species of plants are selected for long term performance designed to suit the degree of access to podiums and roof tops for maintenance.	Not Applicable No podium planting is proposed.
Weeds and invasive species		
PO8 Development provides 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.	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.	Complies AO8.1 No weed or invasive species have been detected on site. Any species detected in future will be removed.
Safety		
PO9 The landscape design enhances personal safety and reduces the potential for crime and vandalism. Note – Planning scheme policy – Crime prevention through environmental design (CPTED) provides guidance on meeting this outcome.	AO9.1 No acceptable outcomes are provided.	Complies PO9 The landscaped buffer area will provide screening of operations within the site, preventing overlooking.
Utilities and services		
PO10 The location and type of plant species does not adversely affect the function and accessibility of services and facilities and service areas.	AO10.1 Species are selected in accordance with Planning scheme policy – Landscaping.	Complies AO10.1 Species have been selected in accordance. The type of plant species will not adversely affect any services.

ATTACHMENT D

brazier motti



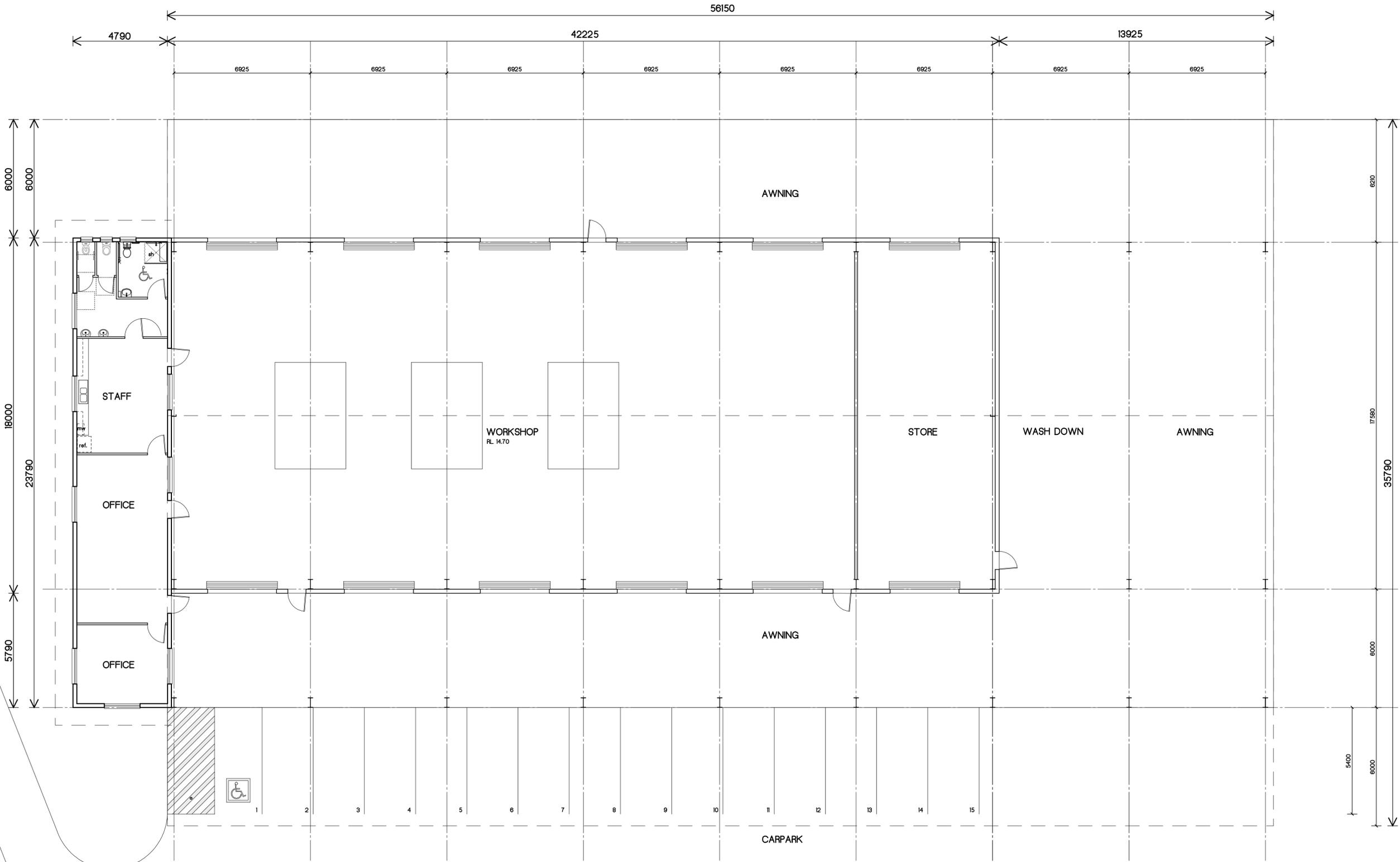


SITE PLAN

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

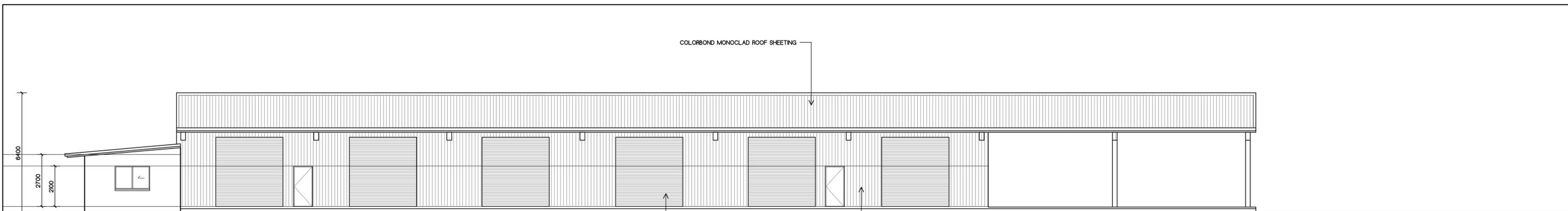
 <p>pd designs building designers</p>	<p>Use figured dimensions in preference to scale. Check all dimensions on site before fabrication or building work.</p> <p>© These drawings and designs are Copyright</p>	<p>project PROPOSED WORKSHOP</p> <p>FOR : UNINET ENCLOSURE SYSTEMS</p>
	<p>P: 07 4056 1883 F: 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>scale 1: 500, ON A1 SHEET</p> <p>job number 2615</p>	<p>date FEBRUARY 2023</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>date FEBRUARY 2023</p> <p>job number 2615</p> <p>sheet C2 OF 5</p>

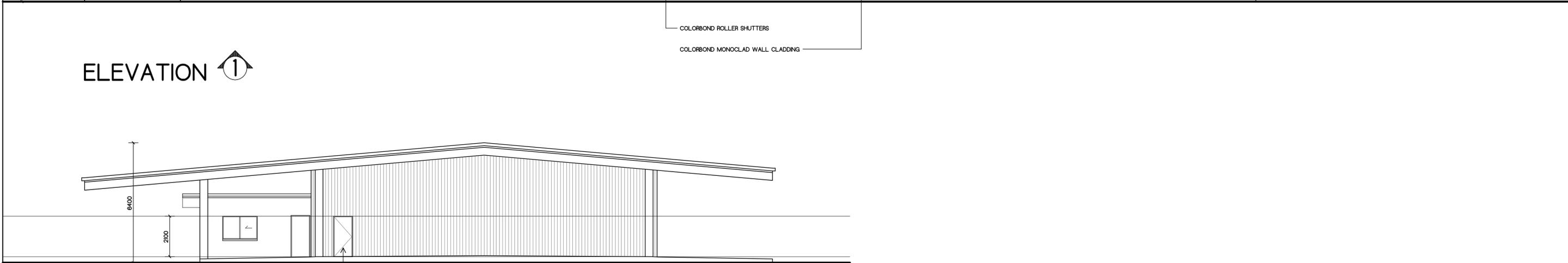


ELEVATION ①

COLORBOND MONOCLAD ROOF SHEETING

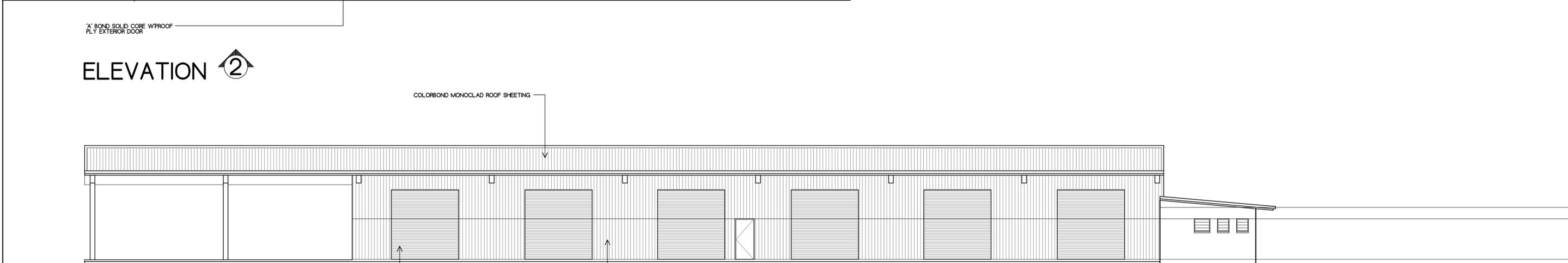
COLORBOND ROLLER SHUTTERS

COLORBOND MONOCLAD WALL CLADDING



ELEVATION ②

'A' BOND SOLID CORE WPROOF FLY EXTERIOR DOOR

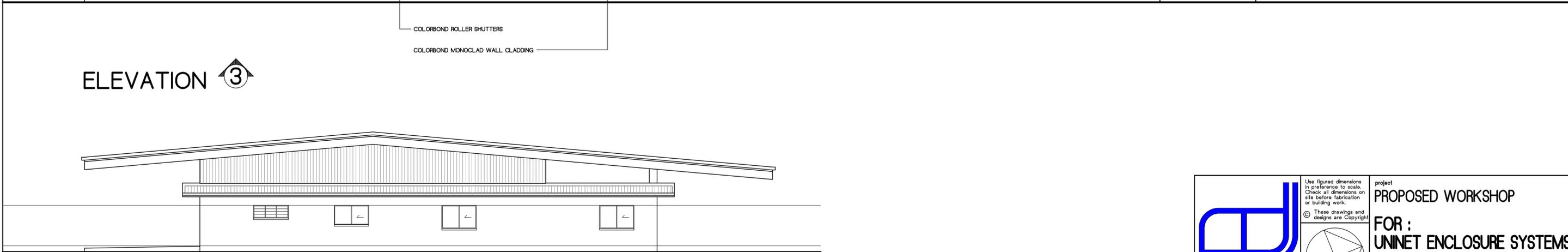


ELEVATION ③

COLORBOND MONOCLAD ROOF SHEETING

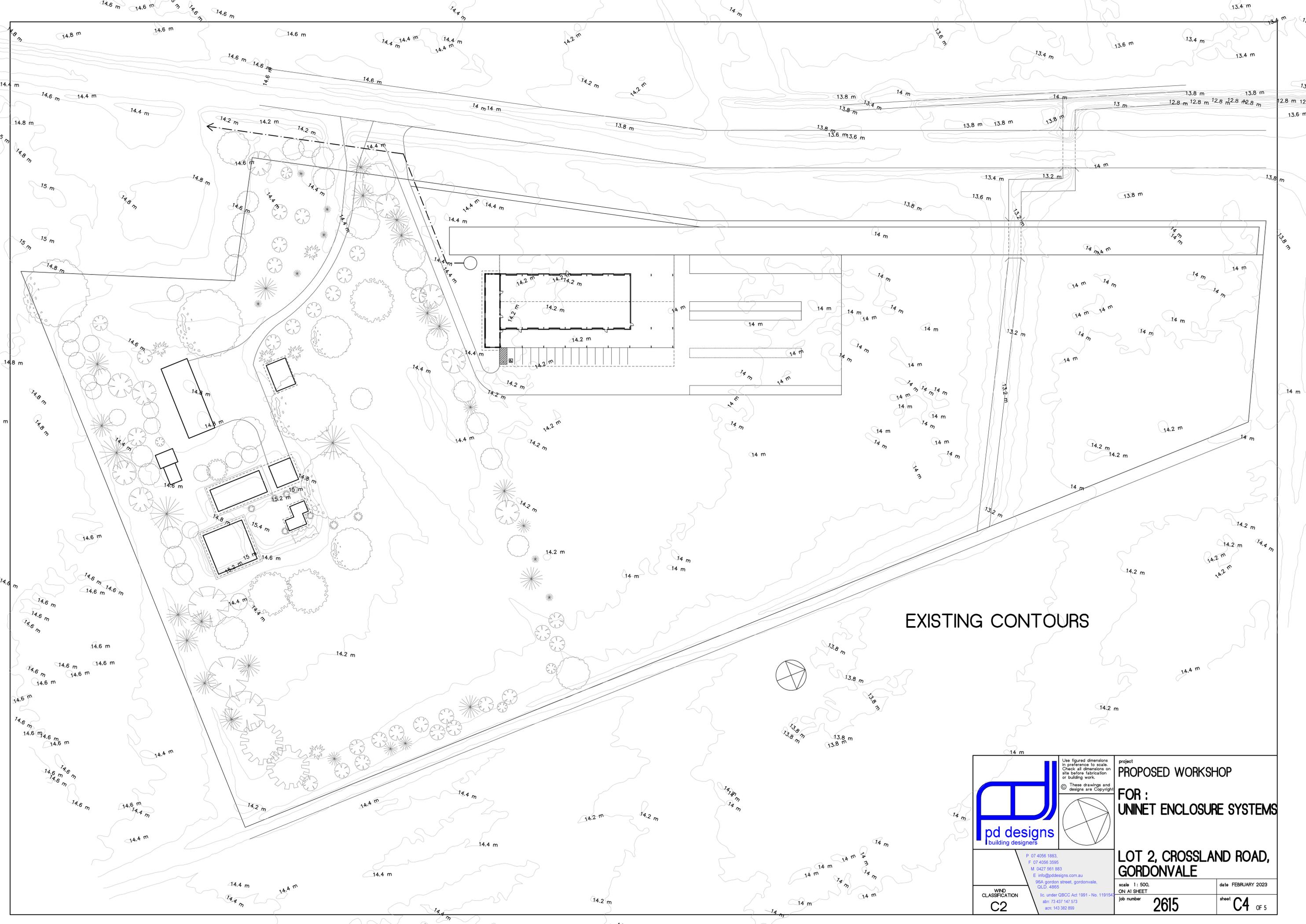
COLORBOND ROLLER SHUTTERS

COLORBOND MONOCLAD WALL CLADDING

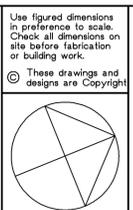
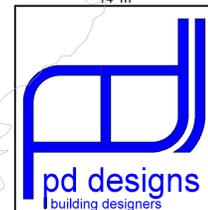


ELEVATION ④

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EXISTING CONTOURS



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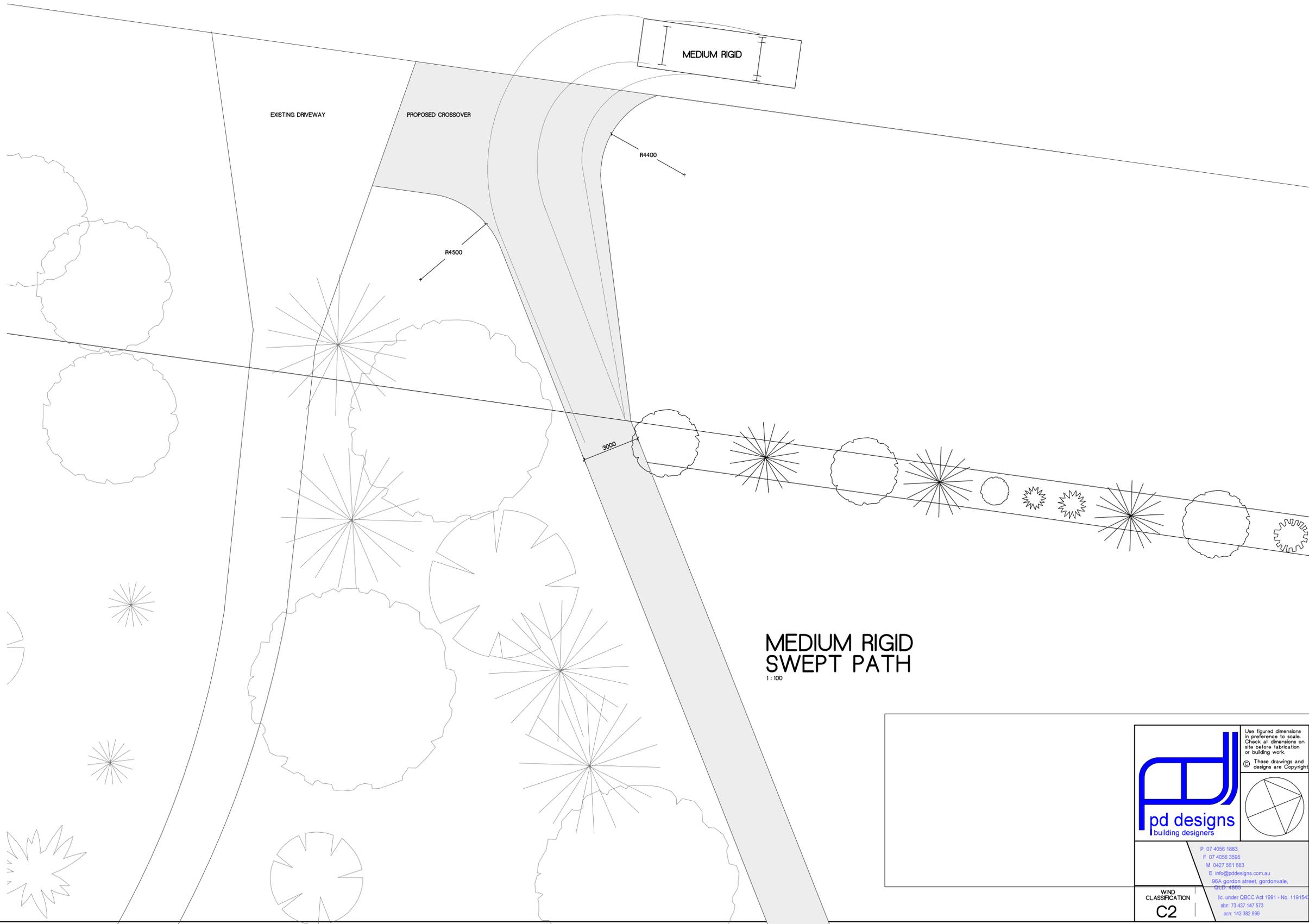
LOT 2, CROSSLAND ROAD, GORDONVALE

WIND CLASSIFICATION
C2

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asn: 143 382 899

scale 1 : 500,
ON A1 SHEET
job number
2615

date FEBRUARY 2023
sheet
C4 OF 5



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acn: 143 382 899

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job number	2615	sheet C5 OF 5