

12 August 2019

PPNQ Developments Pty Ltd
c/- Planning Plus
PO Box 399
REDLYNCH QLD 4870

By Email: info@planningplusqld.com.au

Dear Sir,

INFORMATION REQUEST

Development Application:	8/30/277
Online reference:	9522/2019
Property address:	4L Captain Cook Highway, and 900L Captain Cook Highway, Kewarra Beach
Property description:	Lots 4 & 900 on SP285555
Application proposal:	Variation Request to Vary the Effect of the Planning Scheme for Use Rights in Accordance with The Palms Plan of Development

Officers acknowledge the Development Application and the associated Palms Plan of Development (PoD). Upon review, it is understood that the proposed Variation Request is sought in accordance with the Overall Master Plan for the site. Officers understand that the intention of the Overall Master Plan and the PoD is to provide flexibility in the establishment of a range of uses across all Precincts.

There is, however, a number of inconsistencies between the Overall Master Plan and the PoD. For example, the Table of Assessment for Precinct 1 identifies a range of uses which are Code Assessable, however, only a Tourist Park has been identified within the Overall Master Plan. Similarly, the Development Application identifies the potential for the establishment of a Retirement Village, Multiple Dwellings and/or an Educational Establishment in Precinct 3, where the Overall Master Plan only identifies residential lots.

There is also a considerable amount of detail in the Overall Masterplan where it seeks to create a number of residential lots in Precinct 2 and 3 and provides a form of development for the Tourist Park proposed in Precinct 1.

It is noted that where specific plans (i.e. the Overall Master Plan) are called up within the PoD, any downstream Development Application will be assessed for its compliance with the nominated plan.

To clarify the intent of this Application it is recommended that the Applicant:

1. Amend the Overall Master Plan, where necessary, to ensure flexibility is achieved where desired; and
2. Consider the implications of including detailed plans as part of a Variation Request which may be subject to change over the life of the development. For example, if the future development of Precinct 1 is intended to include a range of uses, then the Tourist Park identified on the Overall Master Plan should be removed.

Alternatively, the Applicant may wish to refine the Structure Plan, to be the guiding plan for future development over the subject site, with the Overall Master Plan provided as supporting documentation to the Development Application only.

The following Information Request includes items that relate primarily to the Variation Request; however, there are also items that are specific to the Master Plans should the Applicant propose to proceed with the Application as currently proposed. Officers highly recommend that these items are incorporated into the PoD to ensure appropriate Development Outcomes are achieved for the life of the development.

In addition to the above and in accordance with Part 3 (Information Request) of the Development Assessment Rules, the following information is required in order to complete an assessment of the proposal:

Confirmation of Development Intention

The Applicant is requested to confirm that the subject application is a Preliminary Approval for a Variation Request only, with specific development outcomes to be contained within the PoD, to inform the future development of the site. On the basis that the application is only for a Preliminary Approval for a Variation Request, Officers consider that only the Precinct Plan and Structure Plan should be referred to in PoD (and associated Codes), and the Overall Master Plan be included as supporting information to the application only.

If the Application is not intended to be a Variation Request only, please provide clarification on the following-

1. DA Form 1 identifies that the application is for a Variation Request only, however, Section 5.1.3 of the Planning Report identifies two aspects of the development, the first being the Variation Request subject to Impact Assessment, and the second being a Material Change of Use for a range of uses subject to either Code Assessment or Accepted Development under the current Sport and Recreation zoning of the site. It is unclear as to why the additional Material Change of Use component in Section 5.1.3 has been included. Accordingly, the Applicant is requested to clarify if a Development

Permit is sought for the uses identified in Section 5.1.3 of the Planning Report; and

2. Please clarify if the intention is also to secure a specific development type for the Reconfiguring a Lot (including lot layout, road layout etc) and Material Change of Use for the Tourist Park components of the development. In this instance, the application would also need to include a Preliminary Approval for Reconfiguring a Lot and Material Change of Use for Tourist Park, in addition to the Preliminary Approval for a Variation Request. Should the Applicant wish to include additional types of development, the application will need to be amended accordingly through the change application provisions as detailed within the *Planning Act 2016*.

Town Planning – The Development Generally

3. The Applicant is requested to provide further consideration in relation to the Open Space corridors throughout the site, and what the appropriate Assessment Benchmarks should be, particularly if this land is to be transferred to public ownership as a result of the development. Accordingly, Officers query if an additional Precinct should be included on The Palms Precinct Plan for Open Space.
4. Please confirm the intended currency period for the subject application. It is noted that the currency period under the *Planning Act 2016* is six (6) years, unless otherwise stated.
5. Officers acknowledge Section 6.5.1 of the Planning Report which provides consideration to the Strategic Framework in accordance with CairnsPlan 2016 v1.3. The Applicant is requested to provide a further detailed assessment of the Strategic Framework, in particular, the relevant elements of Settlement Pattern, Natural Areas and Features and Infrastructure. The assessment should be undertaken in accordance with the substantiating reports and assessments, including those which are being requested as part of the Information Request (i.e. Needs Assessment, Ecological Assessment etc).
6. Please remove Lot 6 on RP804481 from the Structure Plan as it does not form part of the subject application.
7. Please amend the Legend of the Precinct Plan to correctly label Precinct 1a as detailed in The Palms Precinct Code. Additionally, please label each Precinct on the map to clearly identify which Precinct is which.
8. Please provide further clarification as to the distinction between Precinct 1 and Precinct 1a. If there is no direct relationship between the Precincts, the Applicant is requested to amend the Precincts to provide them both with separate numbers. This will provide clarity and certainty for the community, developer/s and Council when considering future Development Applications.
9. Officers note that the boundaries of the Structure Plan and the Precinct Plan appear not to align. For example, the boundary of the Commercial/Tourism

Precinct in the Structure Plan and Precinct 1 appear to be inconsistent in terms of their meets and bounds. Please amend the plans accordingly to ensure they are consistent.

10. The Applicant is requested to consider whether the main vehicular access from the existing round-a-bout on Moore Road be included within Precinct 3, as it largely serves vehicular access to the residential components of the development.
11. The Palms Precinct Code and The Palms Development Code are used interchangeably throughout the application, including within the PoD. Please clarify and amend the PoD accordingly to use consistent terminology throughout.
12. Section 6.3 of the Planning Report outlines that the proposed Variation Request does not apply to the western portion of Lot 900 on SP285555. Officers note that DA Form 1, the Overall Master Plans and Structure Plan include Lot 900 on SP285555, however the Precinct Plan does not include the lot.

Please confirm whether the intention is that the PoD applies to Lot 900, or alternatively, that Cairns Regional Council's Planning Scheme applies. Please amend the Precinct Plan to clarify the land proposed to be regulated under the PoD and/or the Cairns Regional Council's Planning Scheme.

Note:

Lot 900 may not need to form part of the subject application.

13. The Development Application states that the Sport and Recreation zoning of the subject *land no longer appropriately responds to the desires, aspirations and needs of the community and does not facilitate the full range of uses which are most appropriate for the site based on market forces and the surrounding land use patterns*. The application has not been accompanied by a Housing, Tourism and Non-Residential Needs Assessment that demonstrates that there is a quantifiable need for the proposed development and which also demonstrates that there is no longer a need for the Sport and Recreation zoned land. Officers consider that the Application has not demonstrated that the proposed development will not have an adverse impact on existing uses and surrounding land zoned for similar uses (e.g. centres).

The Applicant is requested to provide a Housing, Tourism and Non-Residential Needs Assessment. The Needs Assessment should include, but not be limited to the following matters:

- a) The need for the overall development including its individual components being housing, tourism and non-residential uses;
- b) The impact of the overall development on existing similar development and zoned for land;
- c) The need for Sport and Recreation zoned land within the vicinity of the site and the local government area;

- d) The impact of removing the land from the available land included in a Sport and Recreation zone;
- e) Detail the required / needed scale and extent of uses proposed within development (e.g. identify the needed Gross Floor Area (GFA) for each land use);
- f) Provide detail on the intended role and function of the centre activities; and
- g) The impact the proposed development will have on the existing hierarchy of centres.

Note:

The Needs Assessment should detail the amount (e.g. GFA) of commercial / centre activities that are being assessed and considered appropriate (if any) within each Precinct.

14. The Development Application identifies a conceptual Tourist Park, with an approximate yield of 500 villas, caravan and camping sites, although, engineering and traffic demands appear to be based on approximately 200 villas and 250 caravan/camping sites.

Although it is understood that the Tourist Park is conceptual, the *Holiday Park Concept Plan* does not distinguish between the mix of accommodation, the locations of the accommodation types, or the numbers of same.

The Applicant is requested to provide further justification and information regarding the above.

Note:

As detailed herein, if the proposed Tourist Park is to identify an example of development over the site and is not intended to be developed, it might be more appropriate to remove it from the Overall Master Plan, and rely upon PoD to inform the development opportunities of the site.

Note:

The above specifically relates to the Overall Master Plan.

15. Further to the above, Officers raise concern with regards to the location of the proposed Tourist Park in Precinct 1 within close proximity to the existing residential uses immediately adjoining the northern boundary of the subject site. In particular, concern is raised regarding the proposed setback of 6 metres and proposed visual buffer of 4 metres from the boundary of the existing adjoining residential uses as detailed in AO5.1 of the Palms Precinct Code.

Whilst it is acknowledged that a setback has been identified in the Code to mitigate the impacts to adjoining properties as a result of the development, Officers consider that a setback of 6 metres, vegetated or not, is not sufficient in providing an appropriate setback. The setback is not considered sufficient as the

proposed Tourist Park is a higher use of the site than what is currently allowed for as part of the existing zoning as Sport and Recreation. This land use is not an anticipated land use within the Sport and Recreation Zone or within a residential neighbourhood.

The Applicant is requested to provide an increased setback, and an Acoustic Assessment for the proposed Tourist Park which demonstrates how the potential impacts of the Tourist Park (i.e. noise, dust, visual etc) will be mitigated such that there is no adverse impact on the existing adjoining residential uses to the north of the site. Any mitigation measures must be clearly identified in the Palms Precinct Code as Assessment Benchmarks.

Note:

The above specifically relates to the Overall Master Plan.

16. The internal road network (and potentially the Open Space network) are assumed to be within public ownership. The surrounding group title properties have a number of pedestrian connections / stubs to the site. Given the future public ownership, pedestrian connectivity into the site from external sites should be provided for.
17. The Development Application has not identified whether the intention is that the proposed development will include areas of Body Corporate/Common Property, or if the development in its entirety is proposed to be freehold. Officers raise concern regarding the extent of infrastructure and Open Space areas required to be maintained by Council, should the development be freehold.

The Applicant is requested to provide further clarification regarding the ownership and maintenance regimes for the development in its entirety. In particular, please identify any areas proposed to be included in a Body Corporate/Common Property arrangement. Officers advise that the three (3) lots on the western portion of Precinct 3 (and potentially other areas) are typically not supported in a freehold arrangement.

Additionally, should any existing or proposed water bodies not form part of the drainage functions to be identified in the Drainage Master Plan as requested in item 46, these should be removed.

Note:

The above specifically relates to the Overall Master Plan.

Town Planning – The Plan of Development

The Plan of Development (PoD)

Should the Variation Request, including the PoD be approved, it will become a Local Categorising Instrument. Accordingly, the PoD needs to be an instrument that is clear about the relationship between it and other instruments, including the framework that it establishes for development assessment. In consideration of the above, the following is requested:

18. Please amend references within the PoD from 'CairnsPlan' and 'CairnsPlan 2016' to "Cairns Regional Council's Planning Scheme". The PoD needs to be clear that should Cairns Regional Council's Planning Scheme change, the current provisions of the Planning Scheme at the time apply.
19. Please amend the PoD to clearly establish a hierarchy of Assessment Benchmarks. For example, is the PoD equivalent to a Local Plan or a Zone Code, and how does that link with other Codes which are identified as being applicable.
20. Please clarify how objectives of the Palms Precinct Code (e.g. 1.1 The Palms Master Plan Objectives) are called up in the assessment of all future Development Applications. The objectives need to be included within Assessment Benchmarks.
21. Please amend the PoD to include a list of Planning Scheme Policies that relate to the Variation Request. Please remove any reference to the version of the Planning Scheme Policy that currently applies, as the Policies contain standards (e.g. the FNQROC Development Manual) that are subject to change.
22. Development subject to Impact Assessment (including undefined uses) should be required to be assessed against the PoD and the relevant Planning Scheme at the time of lodging a subsequent Development Application. To the extent of any inconsistencies, the PoD should prevail.

Tables of Assessment

23. Upon review of the Tables of Assessment, it is noted that there are a range of land uses which are regulated under the PoD, of which the following appear to be inconsistent with the intended purpose of the respective Precinct Code:
 - a) Precinct 1 – Tourist Accommodation
 - A Dwelling House as Accepted Development
 - A Home-based business as Accepted Development
 - A Residential care as Code Assessable
 - A Retirement facility as Code Assessable
 - b) Precinct 1a – Tourist Accommodation (Village) Precinct
 - Dwelling house as Accepted Development
 - Residential care as Code Assessable
 - Retirement facility as Code Assessable
 - Tourist park as Code Assessable

It is recommended that the Tables of Assessment be reviewed in conjunction with the Purpose, Overall Outcomes and Assessment Benchmarks of the Precincts, to ensure the land uses contained within the PoD are appropriate for the respective Precinct.

The Palms Precinct Code

24. The Development Outcomes detailed within the Palms Precinct Code are not specific enough for Council to assess future Development Applications against the Code. As it stands, Officers consider that the Code does not provide specific outcomes for development (for example PO1, PO2, PO3 & PO5) and therefore does not provide certainty.

The Applicant is requested to amend the Palms Precinct Code to have a clearly identified and articulated development intent for each Precinct, including Development Outcomes within the Purpose, Overall Outcomes and Assessment Benchmarks (i.e. Performance Outcomes and Acceptable Outcomes).

The Development Outcomes within the Code(s) need to align with the substantiating reports and assessments, including those that are being requested within the Information Request.

25. Please amend the Palms Precinct Code to include 'AO8' at the top of the Acceptable Outcome.
26. It is noted that the Palms Precinct Code does not contain setbacks for all land uses identified within the PoD. Please undertake a review of all land uses intended to be regulated by the PoD and ensure that appropriate setback distances for buildings and structures are included. It is recommended that the Palms Precinct Code include a table which clearly identifies the setbacks for each land use for reference.

Note:

The table requested above may take a similar form to Table 9.4.9.3.b – Lot Reconfiguration outcomes within the current CairnsPlan 2016 v1.3

27. The Palms Precinct Code refers to “where adjoining existing residential development”, this should be changed to “where adjoining a sensitive land use or land zoned for that purpose”.

The Overlay Codes

28. Officers are not supportive of the alternative Overlay Codes being duplicated within the PoD as the Codes do not appear to make any substantive changes to the planning scheme provisions. Officers recommend that the proposed PoD be amended to identify that the Overlays and Overlay Codes as contained within Cairns Regional Council's Planning Scheme are the relevant Assessment Benchmarks.

Should the Applicant have a specific variation to provisions of the Codes, these provisions are to be contained within the Palms Precinct Code as Assessment Benchmarks. On the basis that a formal hierarchy is established, these provisions would then prevail to the extent of any inconsistencies between the

PoD and the Planning Scheme. Where this is proposed, further information is to be provided to demonstrate how and why these provisions are to be varied.

Note: It is evident that the intention was to have everything self-contained within the PoD, however this approach denies the opportunity for future Development Applications to meet contemporary requirements. CairnsPlan Overlay Codes are often reflective of State planning interests and are subject to review, including in line with amendments to State planning instruments. State planning instruments are amended periodically and prevail over a Local Categorising Instrument to the extent of an inconsistency.

Land use and General Development Codes

29. As per item 28, Officers are not supportive of the Land Use and General Development Codes being duplicated within the PoD. Officers recommend that the proposed PoD be amended to identify that the Land Use and General Development Codes as contained within Cairns Regional Council's Planning Scheme are the relevant Assessment Benchmarks.

Should the Applicant have a specific variation to provisions of the Codes, these provisions are to be contained within the Palms Precinct Code as Assessment Benchmarks. These provisions would then prevail to the extent of any inconsistencies between the PoD and the Planning Scheme. Where this is proposed, further information is to be provided to demonstrate how and why these provisions are to be varied.

Visual Amenity and Landscape Architecture

30. As currently illustrated in the PoD and supporting plans to the Planning Report, it appears that the site could be developed in a way that generates adverse visual impacts, particularly where proposed residential lots or the Tourist Park could interface with existing residential properties adjacent the site.

The Applicant is requested to demonstrate how the lot layout and future development would be controlled to limit unacceptable visual impacts on adjoining residential properties. Officers advise that the proposed vegetated buffer along the edge of the site (where adjoining existing residential properties) is considered unsatisfactory and needs to be reviewed giving specific consideration to endangered vegetation and higher order uses (i.e. Tourist Park).

Ecology

Officers recognise the significance of providing linear vegetation corridors aligning with existing riparian areas both internal and external to the site, and highlight the importance of ensuring that they be retained as suitable fauna linkages from the range to the coast. Where possible, development should retain and enhance existing remnant vegetation patches as well as waterways, and ensure adequate setbacks and buffers to these areas are provided to minimise and avoid edge effects.

31. Officers acknowledge the Threatened Flora and Fauna Survey prepared by EcoRex. Upon review of the report, Officers advise that insufficient information has been provided to quantify the potential impact on fauna, fauna habitat, flora and vegetation communities of the subject site and surrounds as a result of the development.

The Applicant is requested to provide a comprehensive Ecological Assessment that includes a survey and assessment of fauna, details of vegetation communities and mapping on the subject site.

32. The Proposal Plans supplied with the Development Application do not clearly demonstrate the retention and protection of mapped endangered vegetation.

The Applicant is requested to provide a plan that clearly identifies the retention and protection of existing endangered remnant vegetation with appropriate setbacks and buffers, in addition to areas for rehabilitation and enhancement. The plan must also include dimensions of corridors and setback distances to waterways and remnant vegetation.

33. Provide a detailed survey of trees within 30 metres of the site boundary which have a Diameter at Breast Height (DBH) of 50cm or greater, excluding vegetation that is proposed retained as a part of the development.

34. Upon review of the Master Plans, it is noted that lots are proposed within the south-western portion of the subject site which contain endangered remnant vegetation. Officers advise that the removal of this vegetation is not supported for the reasons identified above. Accordingly, further information is to be provided as to how this existing endangered remnant vegetation will be retained and protected should the indicative lot layout shown on the Master Plans be adopted.

Note: The above specifically relates to the Overall Master Plan.

Open Space, Parkland and Landscape

35. Officers raise concern regarding the extent of Open Space areas proposed throughout the development, and the ownership and maintenance of same. As identified in Item 3, Officers queried as to whether an additional Precinct for proposed Open Space should be included. The Palms Precinct Code should include specific provisions relating to Open Space within the Purpose, Overall Outcomes and Assessment Benchmarks.

In order to assist with informing specific provisions of the PoD, it is requested that the Applicant provide an Open Space and Conceptual Landscape Master Plan. The Master Plan should address (but not be limited to) the following:

- a) A delineation of the boundaries of the proposed active parkland as separate from general areas of Open Space;

- b) How the parks and open space proposed to be provided meet the recreational and Crime Prevention Through Environmental Design (CPTED) needs of the local community;
 - c) Provision of a single central recreation node which incorporates a network of pathways that provide suitable connectivity within and around the parkland;
 - d) Provision of functional, connected, safe and low maintenance public Open Spaces;
 - e) Opportunities for revegetation and/or rehabilitation of riparian waterway corridors, where not nominated as a designated park; and
 - f) Clarification on if the central green spine proposed within Precinct 1 forms part of the overall supply of Open Space, and if this is to include any trails or tracks.
36. In conjunction with item 35, clarification is required as to how the Open Space and Conceptual Landscape Master Plan implements the recommendations of the Open Space report by MAK Planning and Design (location of the parks, park sizes, indicative outlines of the parks, anticipated embellishment of each park, off-road connections between each park etc).

Infrastructure planning

Council's Local Government Infrastructure Plan (LGIP) was prepared using a series of assumptions about the expected growth and development envisaged by the Planning Scheme (the type, scale, location and timing of development, etc). The proposal will change the assumptions as contained within the LGIP for the site (i.e. the change from primarily Sport and Recreation to housing, tourism and non-residential). The extent of change and any impacts on Council's infrastructure provision or long term financial planning needs to be clearly understood.

37. Officers acknowledge the Engineering Report prepared by Trinity Engineering, which identifies the expected infrastructure demand and servicing solutions required to support the development.

The Applicant is requested to provide further information in relation to the expected yields proposed by the development. Tables 1 and 5 of the Engineering Report contain the water and sewerage reticulation network demands, and include yields for the proposed development types. Further detail is required as to the yields contained in those tables, (i.e. have they been calculated using broad hectare rates or based upon a more detailed proposed plan of development). Accordingly:

- a) If broad hectare rates have been used, the demand assumptions (rate, planned density and area of land) need to be stated (it is recommended that the demand assumptions and rates in Council's LGIP are used in the calculation of demand);

- b) If a more detailed proposed plan of development has been used it should be provided and a summary of the yields also be provided. The summary of yields should include: the type, scale, location and number of development expected (i.e. the no. of 3 or more bedroom dwellings or 2 bedroom units, cabins or campsites or GFA of non-residential uses); and
 - c) The conversion of the yield to demand should also be stated for all trunk infrastructure networks (also using rates contained in Council's LGIP).
38. The Applicant is requested to provide further information in relation to the anticipated timing for the development, including any sequencing and staging of the development. Consideration will also need to be given to any trunk infrastructure that is required to be provided, is provided in an efficient and orderly manner that aligns with Council's plans for infrastructure identified in the LGIP.

Note: This information will be used to better understand the proposed development, the servicing capability, any impacts on Council's infrastructure networks, any additional infrastructure provision or long term financial impacts associated with the proposal.

Transport Planning

39. Officers acknowledge the Traffic Impact Assessment prepared by Cardno.

The Applicant is requested to provide an amended Traffic Impact Assessment prepared by an appropriately qualified and experienced Traffic Engineer with respect to the impacts of the proposed development on the existing transport network and Council's ultimate road network. The assessment must be prepared in accordance with Austroads guide to Traffic Management Part 12 and certified by an appropriately qualified and experienced Registered Professional Engineer Queensland (RPEQ) in this field and is to include (but not be limited to) the following:

- a) The proposed staging of the development and anticipated timing as per item 38;
- b) The submitted traffic assessment adopts a single specific land use/yield scenario whilst the Material Change of Use component may permit other Code Assessable uses that haven't been considered or which may occur in different combinations. This could lead to a situation where the development is more intensive than that assessed (i.e. Childcare, Resort Complex, and Health Care Services are not assessed in the current traffic report but are proposed as Code Assessable uses). Please undertake a sensitivity analysis based on potential various land uses;
- c) The submitted traffic assessment must provide intersection analysis results output directly from the SIDRA program;

- d) An evaluation of both horizontal and vertical sight distance at the new intersections with Moore Road and Paradise Palms Drive to ensure compliance with the relevant criteria for Approach Sight Distance (ASD), Entering Sight Distance (ESD) and Safe Intersection Sight Distance (SISD);
 - e) Identification of any augmentations to the existing road network required for the new intersections with Moore Road and Paradise Palms Drive. This includes any requirements for turn lanes, deceleration lanes and traffic islands, line-marking, signage and other necessary external works;
 - f) Give consideration to a single lane roundabout at Moore Road / Southern Site Access intersection and undertake a SIDRA analysis;
 - g) A traffic assessment must be undertaken on the internal road layout. It is to include, but not be limited to, the following:
 - i. As per Complete Streets, intersection spacing for streets on opposite sides of the road is recommended to be 40 metres and on the same side of the road to be 60 metres. Specify intersection spacing for all intersections along the Minor Collector;
 - ii. Details for all four-way intersection treatments are required; and
 - iii. Clarification is required whether the new Minor Collector Road will be used as a future bus route. As per S1006D, bus routes require a 10 metres carriageway width. Please identify any potential future bus stop locations along this road.
 - h. Identification of any augmentations to the existing road network required for the proposed bus stops along Moore Road and Paradise Palms Drive.
40. In addition to the Traffic Impact Assessment, a Footpath Master Plan must be submitted which includes (but not be limited to) the following:
- a) Further detail on pedestrian and cyclist connectivity internally, and access from external catchments including pedestrian connection to the eastern side of the Captain Cook Highway. There appears to be a lack of connectivity into the development from the surrounding residential areas;
 - b) Details regarding pedestrian connectivity to public transport; and
 - c) The Footpath Master Plan must take into consideration items including CPTED and must be located on the periphery of the revegetated/forested areas. Pathways cutting through vegetation should be minimised and only provided where necessary for linking purposes.
41. Further information is required on the standard of all existing bridges, culverts and crossings that are proposed to be retained as part of the development. In

particular, the details should include the standard these were designed and constructed to as well as As Constructed Drawings.

Water and Waste

42. The Applicant is requested to provide an updated Water Supply Master Plan addressing the following:
 - a) The 20 ML ground level storage is to be known as Moore Road Reservoir not as Kewarra Beach Reservoir as written in the submission;
 - b) How the storage capacity of Paradise Palms Reservoir is to be augmented to comply with FNQROC storage requirements. The minimum storage requirements identified in the Water Services Association of Australia (WSA) are not accepted;
 - c) Provide details and descriptions of all the connection points to Council's network;
 - d) No connection is permitted to the existing 450mm water main located within the Captain Cook Highway road reserve. This main is intended to be a reservoir trunk main dedicated for bulk transfer; and
 - e) The proposed water network servicing the site will obtain water from two district boundaries, being Paradise Palms Reservoir and Moore Road Reservoir. District zonal boundary valves will be required separating the two demand zones. A minimum of two (2) connection points will be required for each district to provide continuity of supply during maintenance times. The location of the district boundaries and meters are to be identified on the Master Plan.
43. The Applicant is requested to provide a Water Supply and Sewerage Infrastructure Plan identifying potential external upgrades required to service the development. The impact assessment is to include external water and sewerage mains, valving, reservoirs, pump stations and any other infrastructure that may require upgrading.
44. The Applicant is requested to provide an updated Sewerage Master Plan addressing the following:
 - a) Identify when the upgrade / duplication of the 300mm dia main on Captain Cook Highway to Deep Creek Pump Station (DC1) is required and at which stage the infrastructure is to be built; and
 - b) Identify where the existing 225mm dia. sewer within the site will be realigned to suit the proposed lot layout. It is noted that the three isolated lots in the south-west corner of the site (adjoining The Keys development) are located over an existing sewer easement.

45. The Applicant is requested to provide confirmation that recycled water will no longer be required from Council and the current agreement can be terminated. Provide details of any private infrastructure external to the site or within Council's land that is owned by Paradise Palms that will need to be decommissioned.

Flooding and Stormwater Management – Generally

46. It is noted that proposed hydraulic structures have been nominated in the Hydraulic Impact Assessment, prepared by Premise (Table 7.1, Page 15). However, in order to ensure connectivity of drainage structures and other associated drainage infrastructure (pits, pipes etc.), a Drainage Master Plan is to be submitted for the entire development area. The Drainage Master Plan must include, as a minimum:
- a) Identify any requirement for drainage easements through the site (minimum easement width of 3.0 metres is required to allow for maintenance activities). Note: This specifically relates to the Overall Master Plan;
 - b) Provide information on the proposed works and any impacts proposed at any drainage outlet from the proposed development;
 - c) Clearly identify the type of crossings, as noted within The Report, proposed for any identified drainage lines that cross roads or other creeks/tributaries contained within the site;
 - d) Proposed underground stormwater infrastructure required to service the entire development (inclusive of concept pipe sizing);
 - e) Existing and ultimate overland flow paths are to be highlighted; and
 - f) Nominate lawful points of discharge.

Flooding and Stormwater Management – Flood Modelling

47. A review of the Hydraulic Impact Assessment, prepared by Premise has resulted in a number of items which require further clarification, as follows:
- a) With regards to the verification of stormwater flows against the Rational Method, The Report (Section 6.2.1 para 1) indicates that the flows *have not been compared and modified to 'match' simplified methods, such as the Rational Method, as this is considered unsuitable for this investigation.* While this is consistent with the current recommendations of ARR2019, it is recommended, in line with the Queensland Urban Drainage Manual (QUDM), that verification of the flows be undertaken using alternative methods or models as appropriate. Comparisons to the previous studies of the catchment will provide some reference to accuracy of the current assessment and should be provided;
 - b) It can be noted that despite the above, that Rational Method calculations were subsequently included in Appendix C of The Report. The Applicant is

to submit further justification for the time of concentration adopted, together with details regarding the routing method between sub-catchments adopted within XPSWMM;

- c) Confirm which rainfall losses have been adopted for the assessment given the contradiction between Section 6.2.4 para 3 and Table 6.4. Justification is to be provided for the adopted values;
- d) Provide further details with respect to the existing culvert and bridge structures included in the hydraulic modelling. Provide justification of loss coefficients adopted for the bridge structure;
- e) Provide further detail with respect what is meant by Section 8 para 3 with respect to the “previous appreciation of the potential impacts” and “accepted tolerances”; and
- f) It is unclear from the report whether there is any interaction between the northern catchments, such as E27C which does not appear to be included in the hydraulic modelling, and the flows impacting the site. It is also noted that the increased impervious area and subsequent impacts associated with the proposed Retirement Precinct have not been considered as part of this assessment. Provide further information regarding the potential impacts of the development on these northern catchments.

General Comments

Town Planning

1. Council recently resolved to endorse amendments to its Local Laws and Planning Scheme with respect to Advertising Devices. Public consultation was undertaken between 11 July until 9 August on the following proposed amendments:
 - a) Proposed amended Local Law No. 1 (Administration) 2016;
 - b) Proposed Local Law No. 4 (Advertising Devices) 2019; and
 - c) Proposed amendment to CairnsPlan 2016 Planning Scheme.

Should the Local Law amendments in their proposed form be adopted, Officers would not be supportive of the inclusion of Operational Works for Advertising Devices within the PoD.

Flooding and Stormwater Management

2. While the use of LiDAR data for this preliminary assessment may be adequate, areas of the site that are covered by dense vegetation, such as the main waterways, may not accurately represent the conveyance cross section. It is likely that this will result in conservative estimates of peak flood levels, however the additional conveyance within the waterways may alter the effectiveness of the proposed mitigation measures and relative impacts.

Based on this, detailed survey of the waterways will be a requirement for all future Development Application over the subject site.

3. As portions of the development have the potential to become isolated in the event that the internal road crossings are inundated during a significant event, consideration of flood events greater than the 1% AEP is recommended to ensure residents remain safe and are not at risk for an extended period. When defining the appropriate flood immunity for the proposed uses, the recommendations provided by the State Planning Policy (and in particular the guidance material Natural Hazards, risk and resilience – Floods, July 2017), where retirement villages are to have a higher minimum immunity than the 1% AEP event, should be considered.

Further assessment of this item will be conditioned for all future Development Applications over the subject site.

Transport

4. Officers advise that Council's new/draft Active Transport Strategy will be available online once it's endorsed by Council (~Oct / Nov). Footpath design and construction to be in accordance with Council's new/draft Active Transport Strategy, (as well as Austroads, TMR Guidelines and FNQROC Development Manual etc) which recommends a minimum 2.5 metre path as standard.
5. There is a strategic investigation route identified in the Active Transport Strategy, this will be an important link for the new development across the Highway. Plans will be available when Strategy is endorsed by Council.

If required, Council is willing to convene a meeting to discuss the above information request.

RESPONDING TO THIS INFORMATION REQUEST

As an Applicant this application may be responded to by giving to Council:

- All of the information requested; or
- Part of the information requested; or
- A notice that none of the information will be provided.

When submitting your response to the Information Request to Council, **please indicate within your response if you have provided: all, part of or none of the required information**, as per Part 3 of the Development Assessment Rules.

In accordance with Part 3 of the Development Assessment Rules, if the Applicant does not respond to the Information Request within three (3) months, Council's assessment will continue without the benefit of this information.

COPIES OF RESPONSES TO REFERRAL AGENCIES

Please also note that any referral agency for the application may make a separate Information Request. If responding to a referral agency Information Request, a copy of that response must also be given to Council in accordance with Part 3 of the Development Assessment Rules.

COST RECOVERY FEES

Please note that in accordance with Council's Schedule of Fees and Charges for 2019/20, Council notifies the Applicant that it intends to recover costs associated with having the application material assessed by external consultants. Such costs will be limited to the actual costs incurred in conducting the assessment and will not include ancillary costs associated with such assessment.

Should you require any further information or assistance, please contact either Claire Anderson or Nicole Tsakissiris of Council's Planning Approvals Team on telephone number (07) 4044 3318 or (07) 4044 3241.

Yours faithfully

A handwritten signature in black ink, appearing to read 'K. Reaston', with a small dot at the end.

Kelly Reaston
General Manager Planning and Environment