

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.

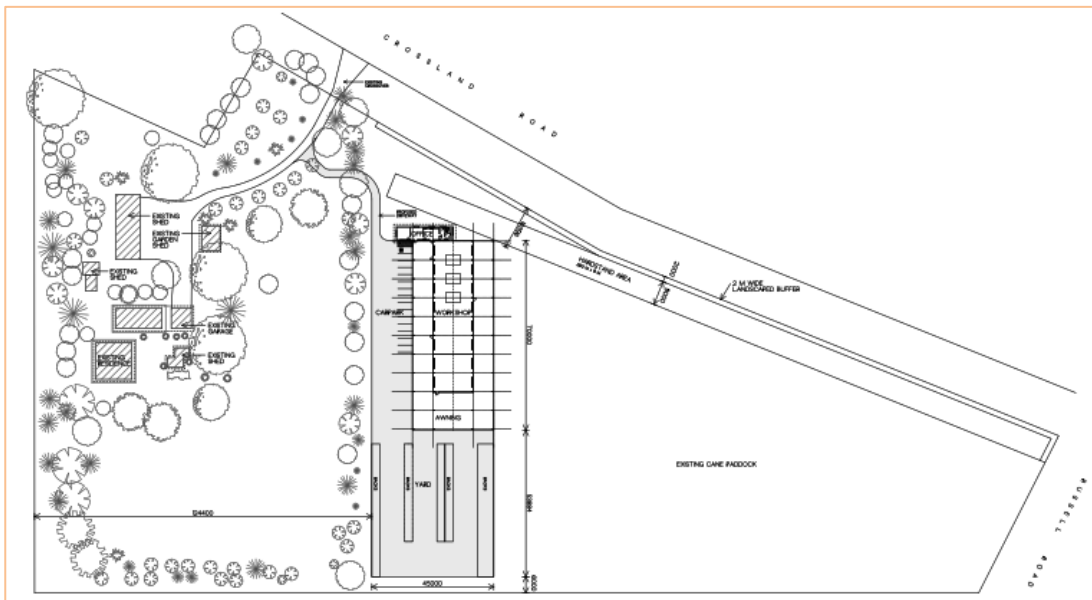


Figure 4: Proposed Site Plan. Source: PD Designs

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.

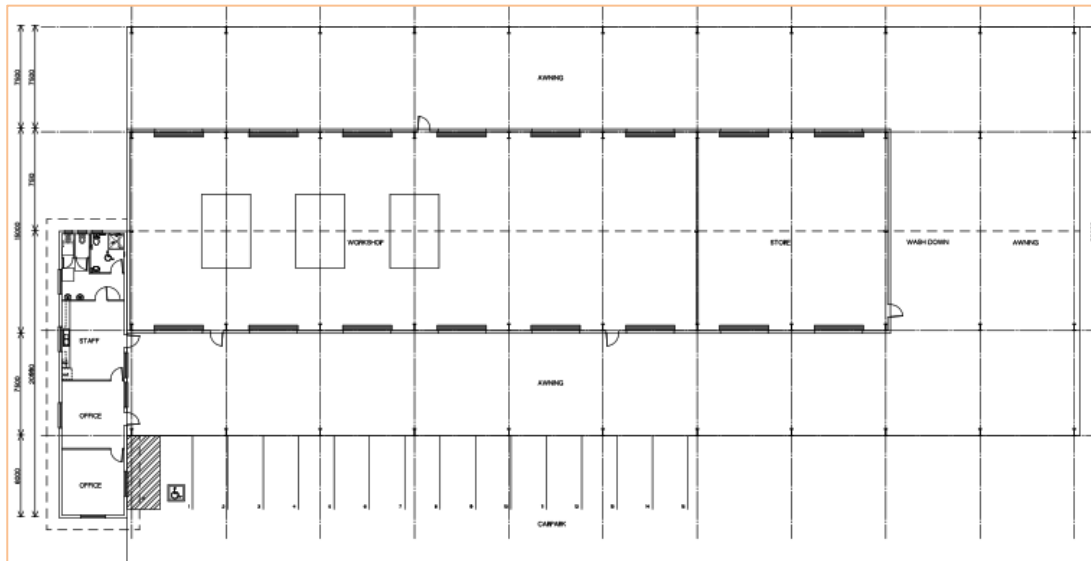


Figure 5: Workshop and Office Space Plans. Source: PD Designs

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)

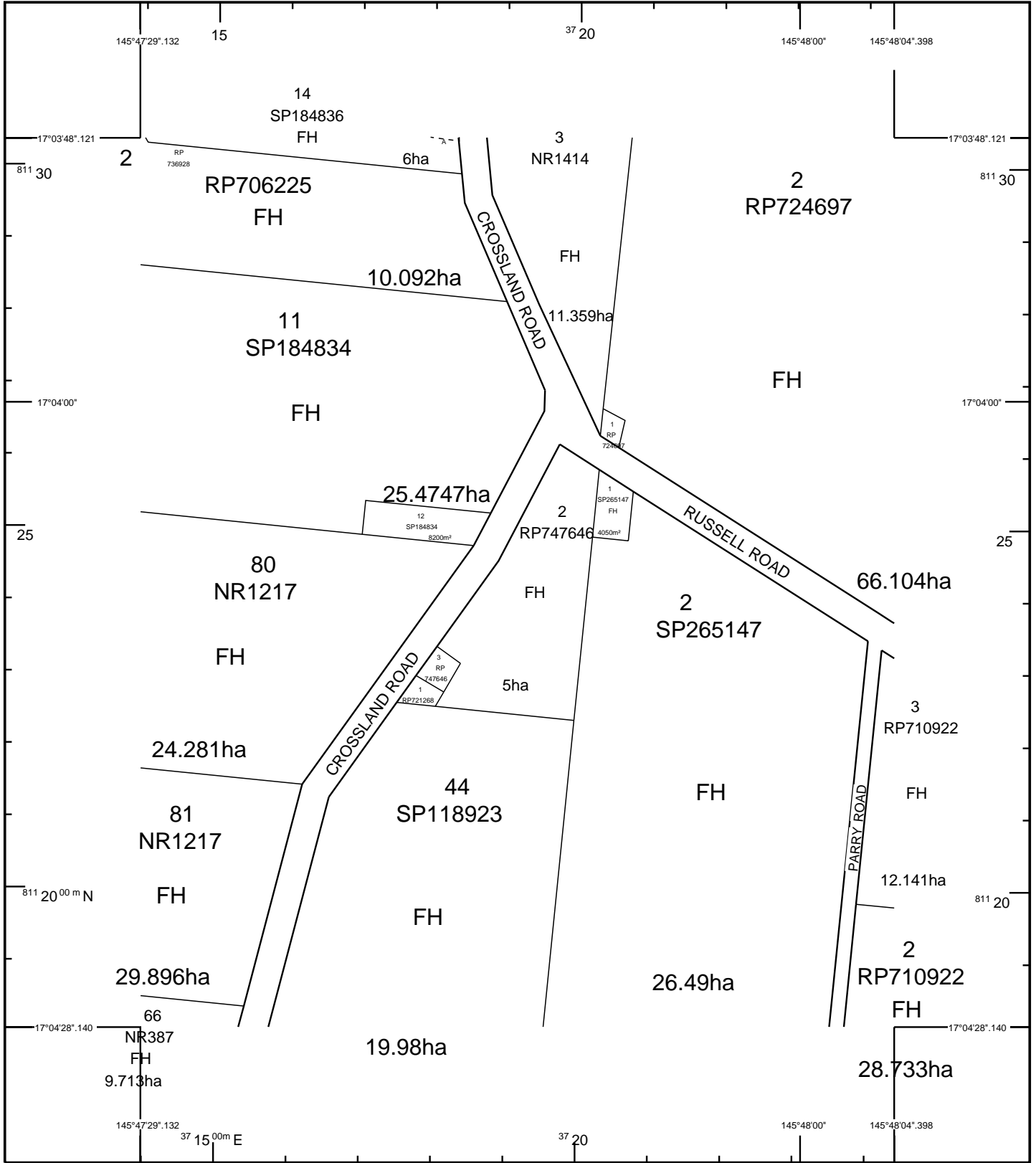
ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **



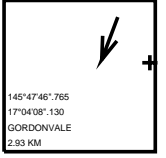
STANDARD MAP NUMBER
8063-14314



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.

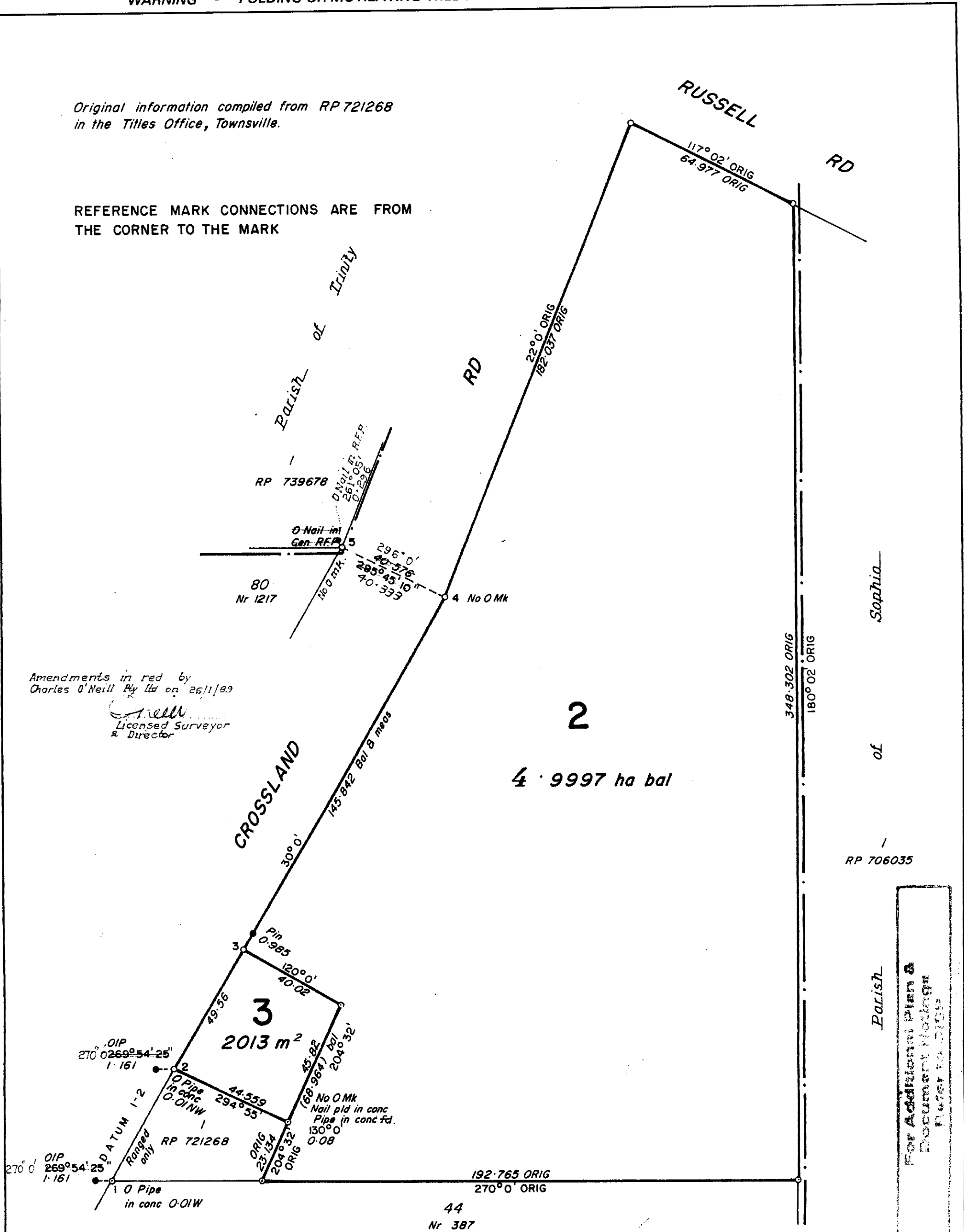
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747646

747646



Amendments in red by
Charles O'Neill Pty Ltd on 26/1/89
Charles O'Neill
Licensed Surveyor
& Director

For Additional Plans & Documents Refer to 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	
				PARISH GRAFTON	
				COUNTY Nares	
MAP REF. P.M.	PROCLAIMED SURVEY AREA	SURVEYED BY Charles O'Neill Pty Ltd ...13.1.9...1.88...	MERIDIAN RP 721268	SCALE 1:1250	REGISTERED PLAN 747646

3297 WAT

No. 811826

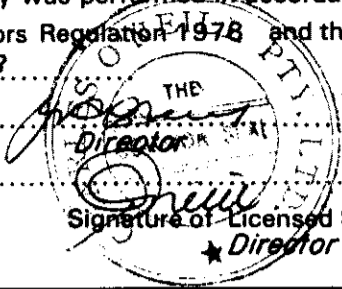
CERTIFICATE

Charles O'Neill Pty Ltd

hereby certify that the company has surveyed the land comprised in this plan by Peter Joseph Sedgwick, Surveying Associate, for whose work the company accepts responsibility

that the plan is accurate, that the said survey was performed in accordance with the Surveyors Act 1977 and the Surveyors Regulation 1978 and that the said survey was completed on 13.9.88

Date 20th September, 1988



Signature of Licensed Surveyor / Director

FOR TITLES OFFICE USE ONLY

Previous Title C.T. Vol. N. 738, Folio 95 Lot 2 RP 721263

Council of the Shire of Mulgrave certifies that all the requirements of this Council, the Local Government Acts of 1936 to 1987 and all By-Laws have been complied with and approves this Plan of Subdivision

Dated this twenty-fourth day of October 1988

Signatures of T.A. PYNE Chairman and N. MILLS Shire Clerk

I / We THOMAS SIMON WATERS

(Names in full)

as Proprietor / s of this land, agree to this Plan and dedicate the new roads shown hereon to public use.

Signature of Proprietor / s

Signature of T.S. Waters

Stamp: SHORTH FEES \$11.00 b 52909

Table with columns: Lot, Vol., Fol., Lot, Vol., Fol., Lot, Vol., Fol. Contains handwritten entries for lots 2 and 3.

Lodged by

MACDONNELLS ADMINISTRATION PTY. LTD. TOWNSVILLE

Calc. Bk. No. 144, Examined 7/12/89, Passed 7/12/89, Charted 9/3/89, Map Ref. P.M.

Particulars entered in Register Book

Vol N 738 Folio 95

13 MAR 1989

19 FEB 1989

DEPT. REGISTRAR OF TITLES (NORTHERN DISTRICT)

Fees Payable: Postal fee and P, Lodgt. Exam. & Entd. on Doc, New Title, Entd. on Dee, Photo Fee, Total, Short Fees Pa. Includes handwritten amounts and a barcode.

19 DEC 1988 2:32 PM

Received Registrar of Titles

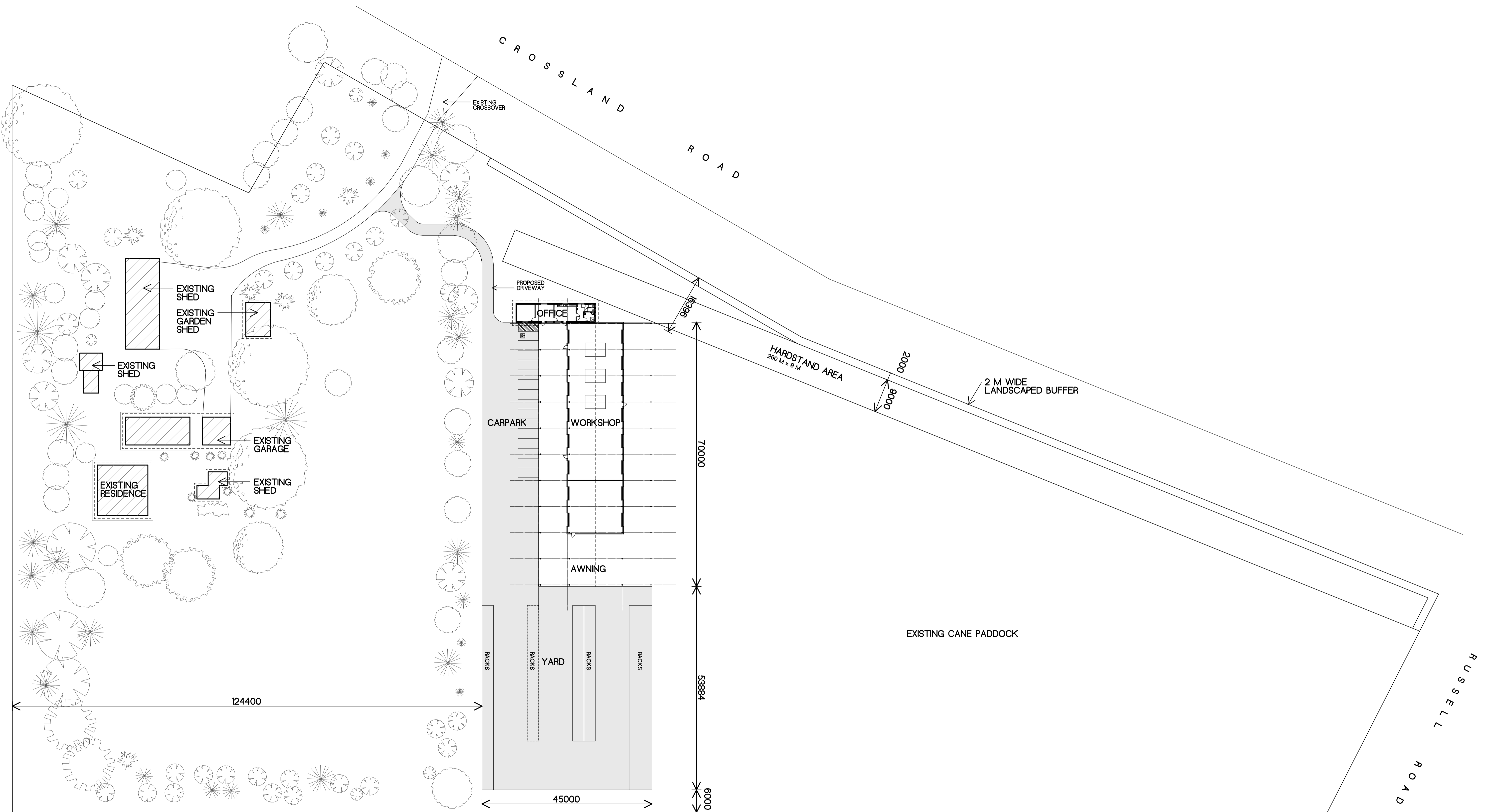
Journal No.

Receipt No.

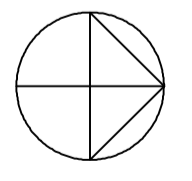
APPENDIX B

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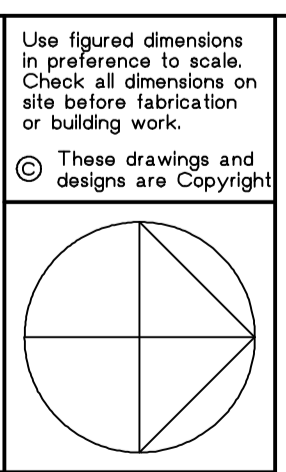




SITE PLAN
1:500



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

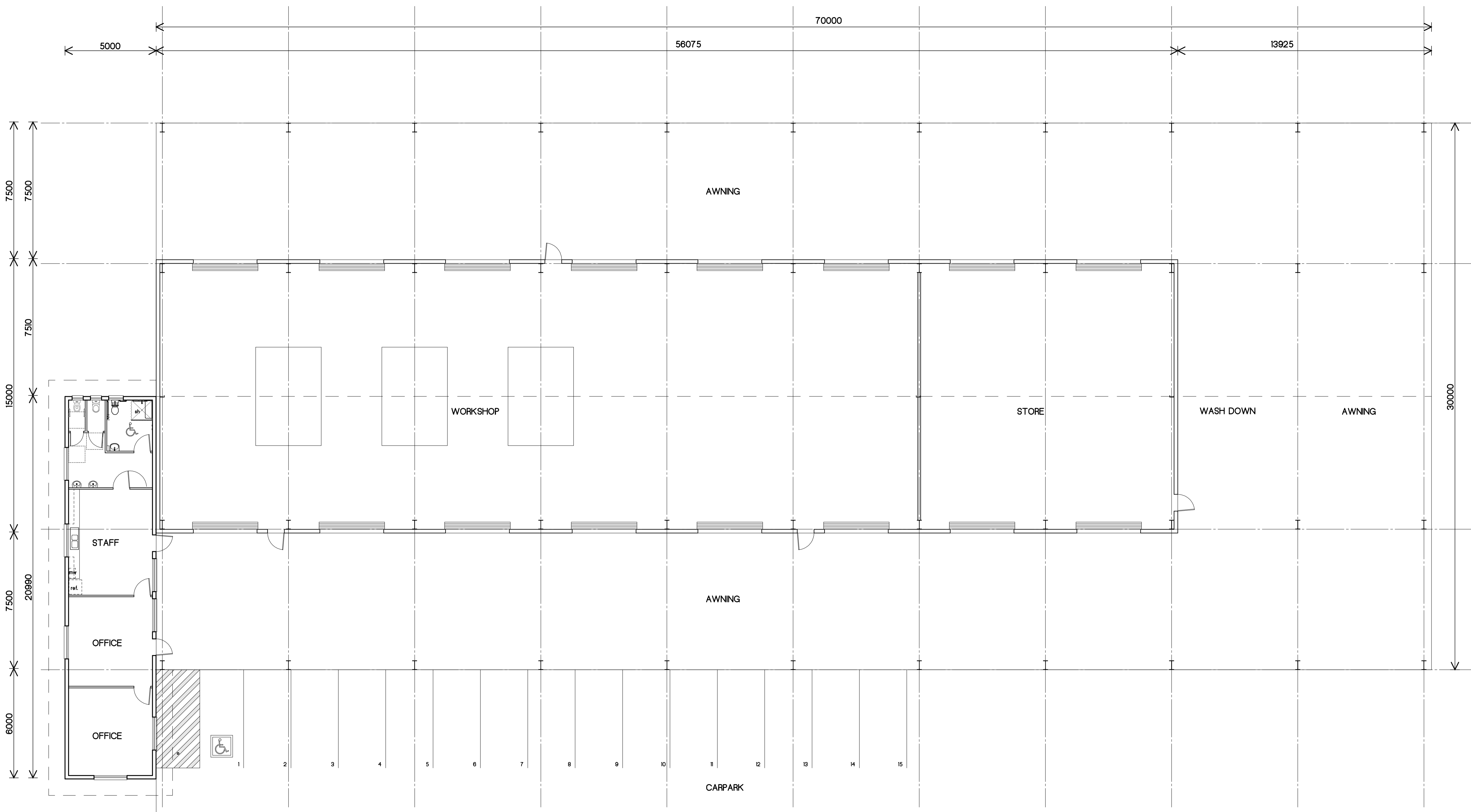
date JUNE 2022

job number **2615** 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

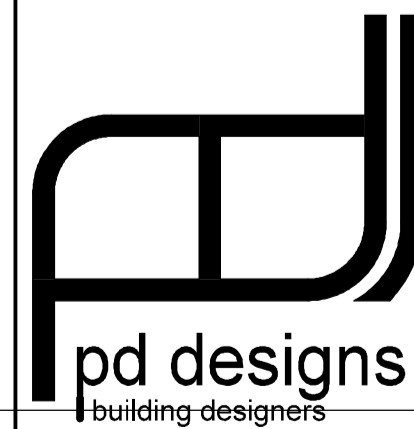
lic. under QBCC Act 1991 - No. 1191543
abr: 73 437 147 573
acn: 143 382 889

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

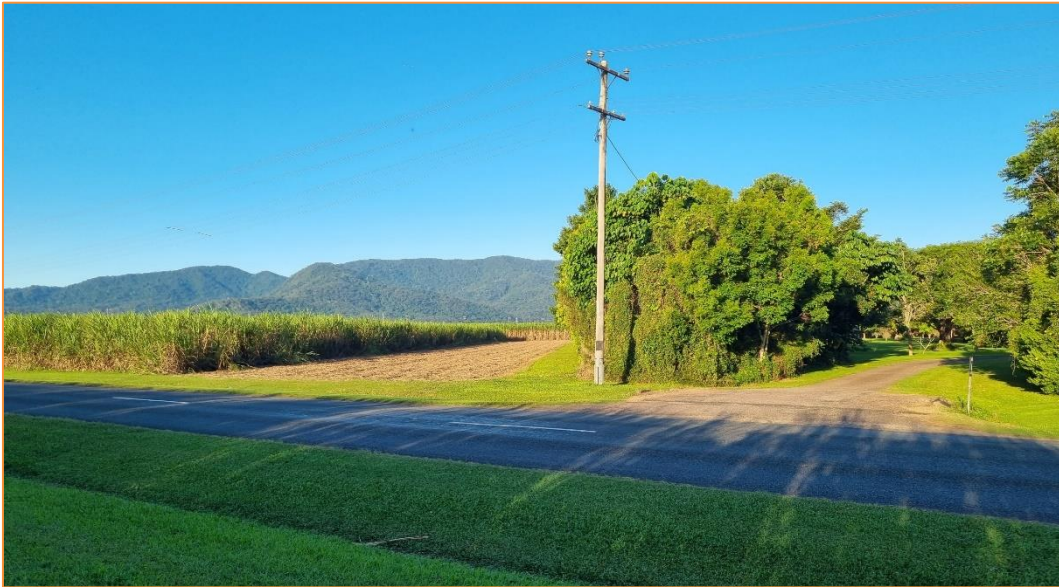
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Site Photographs

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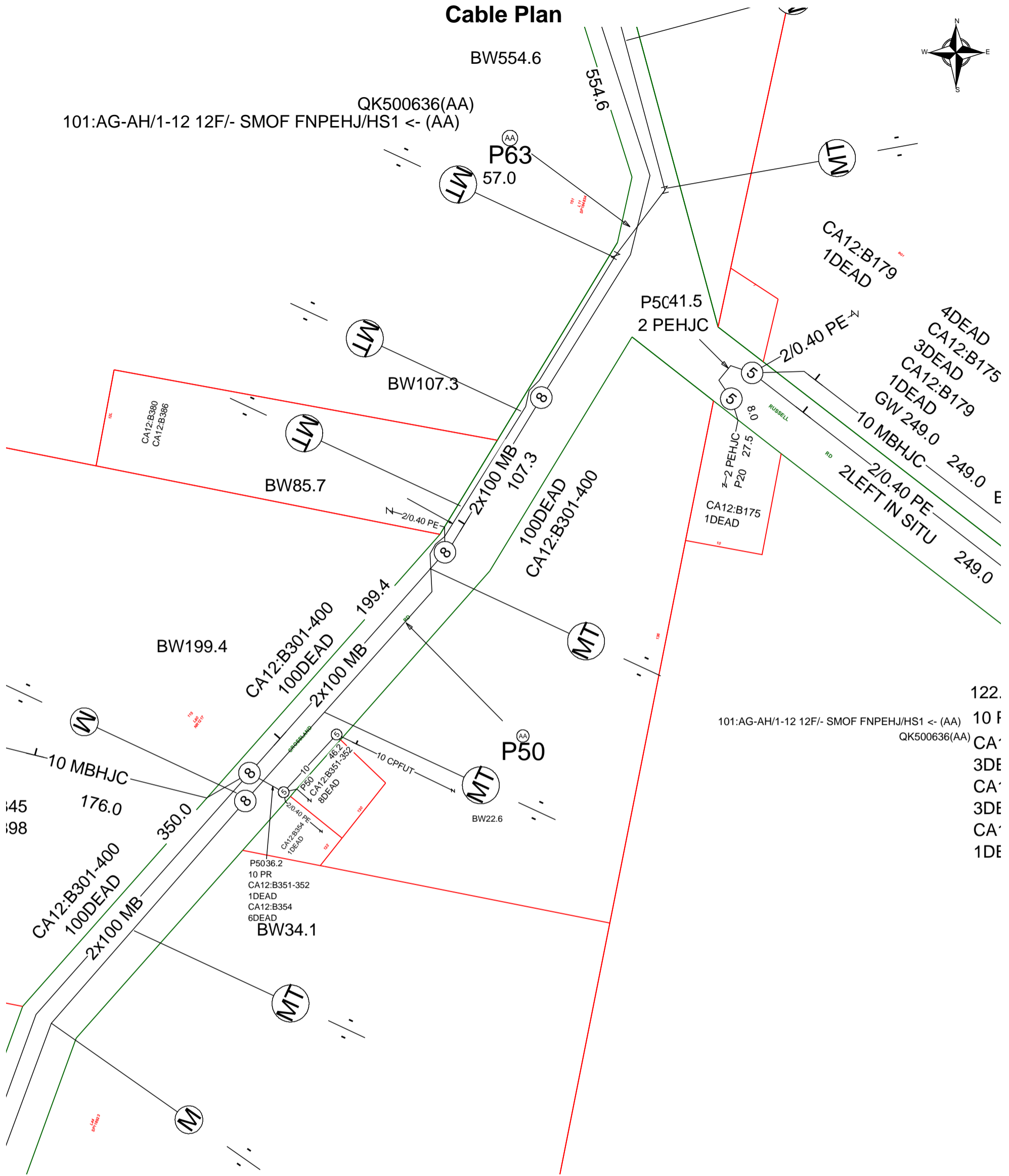
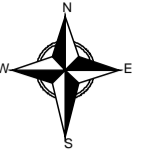
The position of all services shown are approximate only. Services are to be physically located prior to the start of any works related to or affected by the information on the plan.

CAIRNS REGIONAL COUNCIL



Scale = 1:2676.240
22-August-2022 A3P
DO NOT SCALE

Cable Plan



122.
10 F
101:AG-AH/1-12 12F/- SMOF FNPEHJ/HS1 <- (AA)
QK500636(AA)
CA'
3DE
CA'
3DE
CA'
1DE



Report Damage here or ph 13 22 03
email - Telstra.Plans@team.telstra.com
Planned Services - ph 1800 653 935 (AEST bus hrs only)

Sequence Number: 213629293

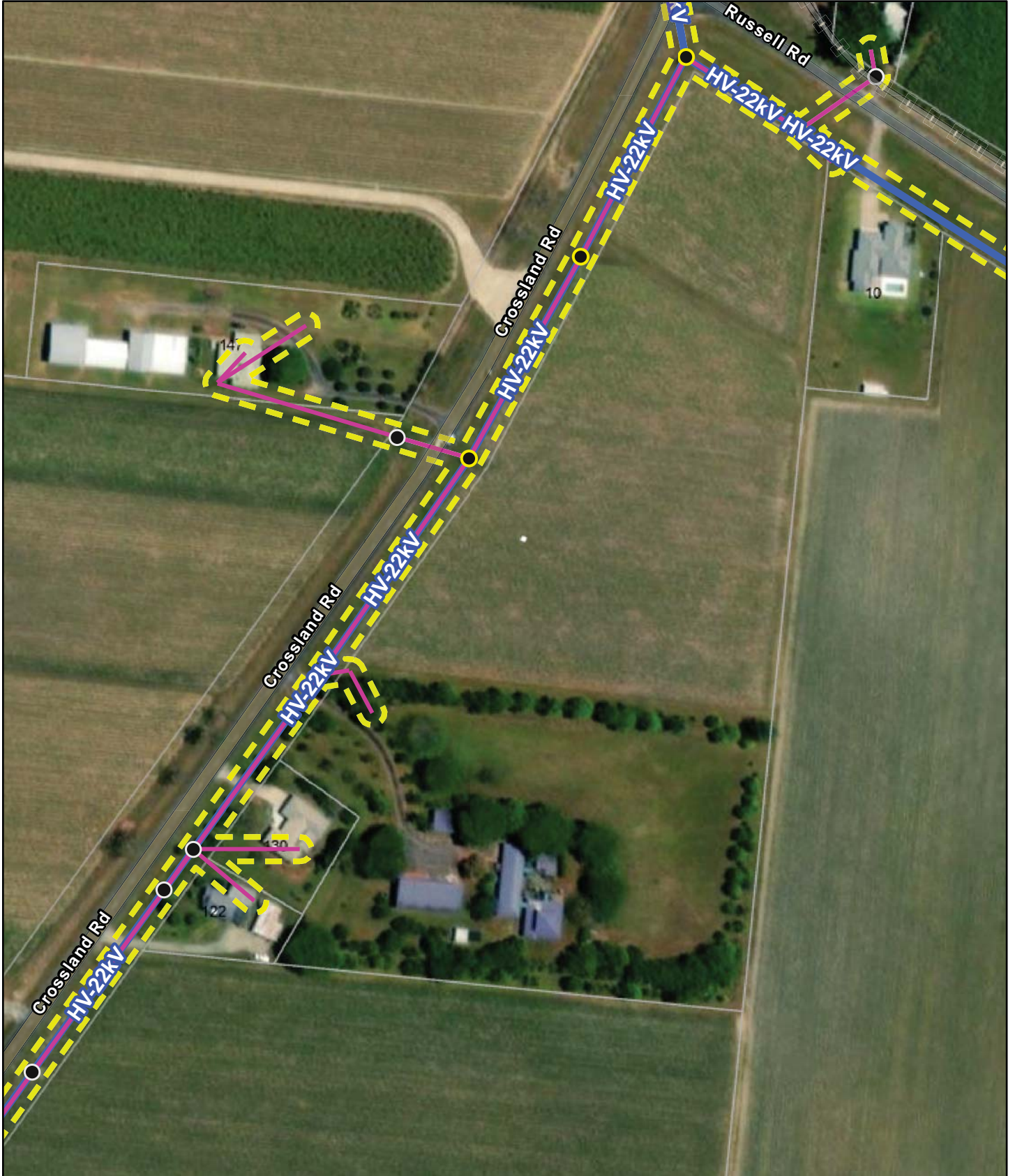
CAUTION: Fibre optic and/ or major network present in plot area. Please read the Duty of Care and contact Telstra Plan Services should you require any assistance.

TELSTRA CORPORATION LIMITED A.C.N. 051 775 556

Generated On 14/07/2022 10:40:29

WARNING
Telstra plans and location information conform to Quality Level "D" of the Australian Standard AS 5488-Classification of Subsurface Utility Information. As such, Telstra supplied location information is indicative only. Spatial accuracy is not applicable to Quality Level D. Refer to AS 5488 for further details. The exact position of Telstra assets can only be validated by physically exposing it. Telstra does not warrant or hold out that its plans are accurate and accepts no responsibility for any inaccuracy. Further on site investigation is required to validate the exact location of Telstra plant prior to commencing construction work. A Certified Locating Organisation is an essential part of the process to validate the exact location of Telstra assets and to ensure the asset is protected during construction works.
See the Steps- Telstra Duty of Care that was provided in the email response.

Look Up and Live Map



8/12/2022, 11:36:02 AM

1:2,257

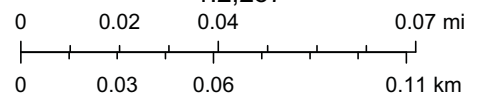
Ergon Poles Network

- 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

Kim Hamilton Moss

Date signed 23-8-2022

Joanne Chrystine Moss

Joanne Chrystine Moss

Date signed 23-8-2022