

31 May 2019

**Our Ref: 19-437**

**Chief Executive Officer**

Mareeba Shire Council  
PO Box 154  
MAREEBA QLD 4880

Attention: Mr Brian Millard – Senior Planner ([BrianM@msc.qld.gov.au](mailto:BrianM@msc.qld.gov.au))

Dear Brian,

**APPLICATION FOR A DEVELOPMENT PERMIT FOR RECONFIGURING A LOT AT 437 KOAH ROAD, KOAH.**

We refer to the above-described matter and confirm that Urban Sync Pty Ltd has been engaged by John Henry Anderson to submit a development application to Mareeba Shire Council for assessment with respect to the above described land. In support of the application, we attach the following documents to assist with Council's assessment:

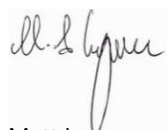
- DA Form 1 as **Attachment 1**;
- Plan of Subdivision as **Attachment 2**;
- Site Searches as **Attachment 3**;
- Correspondence with Mareeba Shire Council as **Attachment 4**;
- Assessment of the applicable development codes under the *Mareeba Shire Council Planning Scheme 2016* as **Attachment 5**; and
- Assessment of the applicable State Development Assessment Provisions Code as **Attachment 6**.

In accordance with s51(2) of *Planning Act 2016*, land owners' consent has not been provided as the Applicant is the land owner.

In accordance with correspondence between Urban Sync and Brian Millard of Mareeba Shire Council, the application fee for the proposed subdivision has already been paid (**Attachment 4**).

We trust this application can now be progressed for assessment. Should you require any further information or clarification on any matters regarding this application, please do not hesitate to contact me using the below details.

Yours faithfully,



Matt Ingram  
Senior Planner

E [matt@urbansync.com.au](mailto:matt@urbansync.com.au) | T 07 4051 6946 | M 0488 200 229

DEVELOPMENT PERMIT FOR RECONFIGURING A LOT

437 KOAH ROAD, KOAH

*31 May 2019*

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# I EXECUTIVE SUMMARY

John Henry Anderson (the Applicant) seeks the requisite statutory development approval from Mareeba Shire Council (Council) to support the subdivision of land at 437 Koah Road, Koah, more formally described as Lot 272 on NR6957 (the site). **Error! Reference source not found.**

In a planning context, the site is located within the Rural Residential Zone of the *Mareeba Shire Planning Scheme 2016* (Planning Scheme), where reconfiguring a lot triggers the need for a **Code Assessable** Reconfiguring a Lot development application, subject to assessment against the provisions of the current Planning Scheme, to be lodged with and approved by Council. Accordingly, this application seeks the following approval:

- **Development Permit for Reconfiguring a Lot (1 Rural Residential Lot into 8 Rural Residential Lots).**

This development application report has been undertaken to:

- Examine the physical characteristics of the site and their appropriateness in relation to the proposed subdivision;
- Accurately describe the proposed subdivision, as reflected in the design plans prepared by Twine Surveys Pty Ltd;
- Address all applicable statutory requirements triggered through the *Planning Act 2016* (PA), *Planning Regulations 2017* (PR) and the Planning Scheme; and
- Address any 'key' planning issues and minor non-compliances with the Planning Scheme provisions and in doing so, demonstrate that the development complies with the Assessment Benchmarks or can be conditioned to achieve reasonable compliance.

The subdivision of land to create allotments in excess of 2,000m<sup>2</sup> is generally encouraged under the existing planning frameworks which are applicable to the site. There are very few departures away from the 'deemed to comply' Acceptable Outcomes, although where these departures have been identified, a performance-based assessment has been provided to justify and demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the relevant Assessment Benchmarks, can still be achieved.

Accordingly, we now submit this application to Council for assessment and trust that it suitably addresses all the statutory requirements under the Planning Scheme and State legislation to allow favourable consideration, subject to the imposition of reasonable and relevant conditions.



## 2 APPLICATION DETAILS

### 2.1 APPLICATION SUMMARY

<b>Approval Sought:</b>	Development Permit for Reconfiguring a Lot (1 Rural Residential Lot into 8 Rural Residential Lots)
<b>Applicant:</b>	John Henry Anderson
<b>Project Description Details:</b>	8 lot subdivision
<b>ASSESSMENT DETAILS</b>	
<b>Assessment Manager:</b>	Mareeba Shire Council
<b>Development Category:</b>	Assessable Development
<b>Assessment Category:</b>	Code Assessable
<b>Public Notification:</b>	N/A
<b>PRE-LODGEMENT CONSULTATION</b>	
<b>Council:</b>	Informal discussions with Council's Senior Planning Officer Brian Millard (See <b>Attachment 4</b> ).
<b>State Authority:</b>	N/A
<b>RELEVANT STATE PLANNING INSTRUMENTS</b>	
<b>Legislation:</b>	<i>Planning Act 2016 (Qld)</i>
<b>Planning Policy:</b>	Queensland State Planning Policy (July 2017)
<b>Planning Policy Assessment Benchmarks:</b>	Natural Hazards Risk and Resilience
<b>Regional Plan:</b>	Far North Queensland Regional Plan 2009-2031
<b>Regional Plan Land Use:</b>	Regional Landscape and Rural Production Area
<b>Development Assessment Mapping:</b>	<ul style="list-style-type: none"> <li>• Water Resources; and</li> <li>• Native Vegetation Clearing</li> </ul>
<b>Referrals:</b>	Yes – Clearing Native Vegetation
<b>RELEVANT LOCAL PLANNING INSTRUMENTS</b>	
<b>Planning Scheme:</b>	<i>Mareeba Shire Council Planning Scheme 2016</i>
<b>Local Plan:</b>	N/A
<b>Zone:</b>	Rural Residential



<b>Zone Precinct:</b>	Precinct C – 2 Hectare Precinct
<b>Overlays:</b>	<ul style="list-style-type: none"> <li>• Bushfire Hazard;</li> <li>• Environmental Significance;</li> <li>• Flood Hazard;</li> <li>• Hill and Slope Area;</li> <li>• Residential Dwelling; and</li> <li>• Transport Infrastructure – Road Hierarchy</li> </ul>

## 2.2 SUPPORTING DOCUMENTATION

Document	Company	Reference	Revision	Author	Reviewer	Date
Planning Report	Urban Sync	19-437	A	J. Phipps	M. Ingram	29 May 2019

## 2.3 PLANS OF DEVELOPMENT

Project	DWG No.	Issue	Prepared By	Date
Proposed Reconfiguration of a Lot (1 Lot into 8 Lots).	7695 – LL1	A	Twine Surveys Pty Ltd	09/02/2016



## 3 SITE DETAILS

### 3.1 SITE DESCRIPTION

<b>Registered Landowners:</b>	John Henry Anderson
<b>Site Location:</b>	437 Koah Road, Koah
<b>Lot and Description:</b>	Lot 272 on NR6957
<b>Site Area:</b>	17.032 ha
<b>Tenure:</b>	Freehold
<b>Easements/Encumbrances:</b>	Nil
<b>Local Government Authority:</b>	Mareeba Shire Council



**Figure 1: Site location – 437 Koah Road, Koah (Source: Queensland Globe, State of Queensland 2017).**

<b>Current Use/s:</b>	Agricultural & Residential
<b>Existing Improvements:</b>	Dwelling house, shed(s), dam and other ancillary rural type structures (fencing, access tracks etc.)
<b>Topography:</b>	The site falls to the south-west, towards the adjacent waterway.
<b>Waterways:</b>	The Clohesy River abuts the rear of the site.
<b>Vegetation:</b>	The rear of the site, generally adjacent to the rear boundary, contains dense vegetation, of which is mapped as remanent vegetation. There is a fruit orchid adjacent to the north-western boundary while areas of sparse vegetation are located throughout the remainder of the site.



<b>Environmental Management &amp; Contaminated Land:</b>	To the best of Urban Sync's knowledge, the site is NOT listed on the Environmental Management Register or the Contaminated Lands Register.
<b>Heritage Places:</b>	The site is not an identified State or local 'Heritage Place', nor are any adjacent sites.

### 3.2 INFRASTRUCTURE AND SERVICES

<b>Road Frontage:</b>	The site has an approximate 540m frontage to Koah Road, which is identified as a Major Rural Road in Council's road hierarchy. Koah Road is a single lane undivided two-way, sealed carriage way within a 25m wide road reserve. The road reserve does not include any improvements.
<b>Water &amp; Sewerage Supply:</b>	This site is not connected to reticulated water or sewer.
<b>Stormwater:</b>	Stormwater from the site appears to be discharged via sheet flow to Koah Road and/or the Clohesy River at the rear of the site.
<b>Electricity &amp; Telecommunications:</b>	The site is connected to both electricity and telecommunications services.



## **4 DEVELOPMENT BACKGROUND**

### **4.1 RELEVANT APPROVALS**

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An online search of Council's 'existing applications' did not uncover any existing approvals over the site. We are also unaware of any previous approvals that may have been obtained.

### **4.2 PRELODGEEMENT MEETINGS**

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Informal discussions with Brian Millard of Council's Planning team were undertaken; however, no formal pre-lodgement meetings were undertaken.



## 5 DEVELOPMENT PROPOSAL

### 5.1 GENERAL DESCRIPTION

This development application seeks the requisite statutory development approval from Council to support the subdivision of land at 437 Koah Road, Koah, more formally described as Lot 272 on NR6957. Accordingly, this application seeks the following approval:

- **Development Permit for Reconfiguring a Lot (1 Rural Residential Lot into 8 Rural Residential Lots).**

### 5.2 PROPOSAL DETAILS

The proposed subdivision involves the creation of eight (8) new rural residential allotments, generally as depicted in the plan of subdivision prepared by Twine Surveys (see **Attachment 2**).

The summarised development statistics for the proposed subdivision are detailed in **Table 1** below:

**Table 1: Subdivision Statistics**

Reconfiguring a Lot Proposal					
Number of Existing Lots		One (1)	Number of Proposed Lots		Eight (8)
Parkland	Nil	Easements	Nil	Leases	Nil
Proposed Reconfiguration Arrangements					
Current			Proposed		
Description	Area	Road Frontage	Lot Number	Area	Road Frontage (Approximate)
Lot 272 on NR6957	17.032Ha	540m frontage to Koah Road	721	2.000Ha	59m
			722	2.148Ha	75m
			723	2.148Ha	72m
			724	2.148Ha	70m
			725	2.148Ha	61.5m
			726	2.148Ha	73m
			727	2.148Ha	60.5m
			728	2.144Ha	60.5m

### 5.3 STAGING

The proposed subdivision will be staged, although staging specifics are at this stage, not known.

### 5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

#### 5.4.1 Water Supply

Except for proposed Lot 721, each new lot will be serviced via an on-site water supply system (dam, rainwater tanks etc.) to be provided at the same time as a dwelling is built on the new lot.



#### 5.4.2 Sewerage Supply

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Except for proposed Lot 721, each new lot will be serviced by an on-site effluent disposal system to be provided at the same time as a dwelling is built on the new lot.

#### 5.4.3 Electricity and Telecommunications

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Except for proposed Lot 721, each new lot will be provided with electricity and telecommunications services from the adjacent existing infrastructure in Koah Road.

#### 5.4.4 Stormwater (Quantity)

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Except for proposed Lot 721, each new lot will drain to Koah Road and/or the Clohesy River.

#### 5.4.5 Stormwater (Quality)

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As the proposed development is not for 'urban purposes' (as defined in the *Planning Regulations 2017*), no stormwater quality devices are proposed (as is required by the State Planning Policy).

#### 5.4.6 Bulk Earthworks

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No earthworks are required or proposed to facilitate the proposed subdivision.

#### 5.4.7 Erosion and Sediment Control

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Erosion and sediment control measures will not be required for the proposed subdivision. However, appropriate erosion and sediment control measures will be implemented on each new allotment during the construction of dwelling houses as required.

### 5.5 TRANSPORT AND ACCESSIBILITY

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#### 5.5.1 External Upgrades

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No external upgrades are proposed.

#### 5.5.2 Access Locations

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No changes to the existing access to proposed Lot 721 are proposed. All other proposed Lots will be provided with a new access to Koah Road at the same time as a dwelling is built on each lot.

### 5.6 INFRASTRUCTURE CHARGES

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Chapter 4 of the PA – Infrastructure, outlines provisions for local governments to prescribe infrastructure charges for demands placed on trunk infrastructure where a Local Government Infrastructure Plan (LGIP) is included as part of the Planning Scheme and is adopted by resolution. These provisions have been reflected in Mareeba Shire Council's Infrastructure Charges Resolution (No. 1) 2019 (AICR), which came into effect from 9 November 2018.

The site is in the Rural Residential Zone which is not located within the Priority Infrastructure Area of Mareeba Shire Council Local Government Area. In accordance with Council's AICR, Infrastructure Charges are applicable to the proposed subdivision as the AICR applies to the entire Mareeba Shire Council Local Government Area and can be calculated as follows:

- Charges based on the proposed development (see Council's AICR); less;
- Discounts for the existing lawful uses over the site.



As the site is not connected to any reticulated water or sewer, the AICR states that an Infrastructure Charges Fee Reduction of 40% (20% for Sewer and 20% for Water) is applicable.

In addition to the reductions listed in the AICR for water and sewer, section 120 of the PA states that a levied charge may be only for **extra demand placed upon trunk infrastructure** (emphasis added). In relation to this, we draw Council's attention to the recent Planning and Environment Court of Queensland decision in *Wagner Investments Pty Ltd & Anor v Toowoomba Regional Council {2019} QPEC 24* where Judge Jones deemed that the proposed development did not place any additional demand on stormwater trunk infrastructure both of as a matter of fact, but more importantly, **because there was no trunk infrastructure in existence or planned adjacent to the site** (emphasis added).

In the context of the proposed subdivision, this decision must be considered on the following grounds:

- There is no trunk stormwater infrastructure in existence or planned adjacent to, or within close proximity to the site. As a result, we consider it highly reasonable to assume that the proposed subdivision will not place any additional demand on Council's trunk stormwater infrastructure. Accordingly, a further 20% reduction (for the stormwater component of the levied charge) should be applied to the levied charge applicable to the proposed subdivision;
- There are no trunk parks or community land infrastructure in existence or planned adjacent to, or within close proximity to the site. Given the size of the proposed allotments, their proximity to numerous, large and existing natural areas AND the significant distance between the site and any existing or planned trunk park infrastructure (11km as the crow flies to Kuranda and 18km as the crow flies to Mareeba), we consider it reasonable to assume that future residents of the proposed lots are very unlikely to spend any considerable time utilising trunk park facilities within the shire. We do, however, consider it reasonable that residents of the shire contribute towards trunk land for community purposes and hence, seek that a further 10% (parks contribution of the parks and community land trunk infrastructure component) be applied to the levied charge applicable to the proposed subdivision;
- There is no trunk road infrastructure in existence or planned adjacent to, or within close proximity to the site. We do however, consider it reasonable that residents of the shire contribute towards the road network which they will use. Accordingly, no reduction to the trunk roads infrastructure component of the levied charge is sought.

Hence, as the general applicable Infrastructure Charge for a Dwelling House (3 or more bedrooms) is **\$18,340.00**, the applicable 20% component of the levied charge applicable to each trunk infrastructure component totals \$3,668.00. In this instance, we have argued that 70% of this charge (20% for water, sewer and stormwater and 10% for parks) should not be levied as the proposed subdivision will place no extra demand on these trunk infrastructure networks. This equates to a total charge of \$38,514 for the proposed subdivision (\$5,502.00 x 7 for each additional lot being proposed).

## 6 LEGISLATIVE REQUIREMENTS

### 6.1 PLANNING ACT 2016

#### 6.1.1 Confirmation that the Development is not Prohibited

The proposed subdivision is not prohibited. This has been established by considering all the relevant State and local instruments which can provide prohibitions under the PA, including Schedule 10, Parts 2-5, Parts 10-11 and Parts 16 and 20, of the *Planning Regulation 2016* ('PR').

#### 6.1.2 Assessable Development

The proposed subdivision involves Reconfiguring a Lot in respect to '*creating lots by subdividing another lot*'. Reconfiguring a Lot in this instance is Code Assessable and is hence, deemed to be considered "Assessable Development" pursuant to Section 44 (3) of the PA, which states that "*Assessable Development is development for which a development approval is required.*"

#### 6.1.3 Statutory Considerations for Assessable Development

When assessing the application, the relevant considerations of the Assessment Manager in making the decision are in accordance with Sections 59, 60(2), and 62 of the PA and Sections 25 to 28 of the PR.

#### 6.1.4 Assessment Manager

The Assessment Manager for this development application is Mareeba Shire Council, as determined by Schedule 8 of the PR.

### 6.2 FAR NORTH QUEENSLAND REGIONAL PLAN

The site is located within the 'Regional Landscape and Rural Production' Regional Land Use Category of the Far North Queensland 2009-2031 (see **Attachment 3**). The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009-2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

### 6.3 STATE PLANNING POLICY

The State Planning Policy (SPP) came into effect on July 2017 under the PA. Part E of the SPP includes an array of State interests and associated assessment benchmarks which need to be considered during the development assessment process, where these State interests have not already been appropriately reflected within the relevant planning scheme. A review of the SPP mapping indicates that the proposed development/site is subject to several State interests, as outlined below (see also **Attachment 3**):

- Natural Hazards Risk and Resilience:
  - Flood Hazard Area – Level 1 – Queensland Floodplain Assessment Overlay; and
  - Bushfire Prone Area.

The Minister has identified that the Planning Scheme appropriately advances the SPP. Accordingly, all the applicable State interests have been appropriately reflected in the Planning Scheme and in turn, compliance with the SPP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).



## 6.4 REFERRALS & STATE DEVELOPMENT ASSESSMENT PROVISIONS

A review of the DA mapping system indicates that the site is subject to the following matters of State interest (see **Attachment 3**):

- Water Resources (Water Resource Planning Area Boundaries); and
- Native Vegetation Clearing (Regulated Vegetation Management Map (Category A and B Extract).

In consultation with the PR and the above identified matters of interest, the proposed subdivision triggers the following referrals:

- State Assessment Referral Agency – Schedule 10, Part 3, Division 4, Table 2 – Reconfiguring a Lot that is assessable development under s21 (clearing native vegetation).

As a result, the following module of the State Development Assessment Provisions (version 2.4) are applicable:

- State Code 16 – Native Vegetation Clearing

A full assessment against this module is provided in **Attachment 6**.

## 6.5 PLANNING SCHEME (MAREEBA SHIRE COUNCIL PLANNING SCHEME 2016)

### 6.5.1 Applicable Overlays

The site is affected by the following Planning Scheme overlays:

- Bushfire Hazard (Medium Potential Bushfire Intensity);
- Environmental Significance (Waterway 100 metre buffer area);
- Flood Hazard (Potential Flood Hazard Area);
- Hill and Slope Area;
- Residential Dwelling (Residential Dwelling House and Outbuilding); and
- Transport Infrastructure – Road Hierarchy (Major Rural Road).

### 6.5.2 Applicable Codes

The proposed subdivision is subject to assessment against the following relevant codes and provisions of the Planning Scheme:

Scheme Component	Comment
<b>Zone Code</b>	
Rural Residential Zone Code	Refer to <b>Section 6.6.2</b>
<b>Local Plan Code</b>	
N/A	N/A
<b>Overlay Codes</b>	
Bushfire Hazard Overlay Code; Environmental Significance Overlay Code; Flood Hazard Overlay Code; Hill and Slope Area Overlay Code;	Refer to <b>Attachment 5</b> and Section 6.6.3



Residential Dwelling Overlay Code; and Transport Infrastructure Overlay Code.	
<b>Development Codes</b>	
Landscaping Code; Parking and Access Code; Works, Services and Infrastructure Code; and Reconfiguring a Lot Code.	Refer to <b>Attachment 5</b> and Section 6.6.4.

## 6.6 PLANNING SCHEME ASSESSMENT

### 6.6.1 Strategic Framework

The proposed subdivision is Code Assessable and hence, in accordance with s45(3) of the PA, no assessment against the Strategic Framework is required.

### 6.6.2 Rural Residential Zone Code

The proposed subdivision complies with or can be conditioned to comply with the Rural Residential Zone Code. Due to the high level of compliance shown with the Code, a full assessment against the code has not been provided.

### 6.6.3 Overlay Codes

#### ***Bushfire Hazard Overlay Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Bushfire Hazard Overlay Code.

#### ***Environmental Significance Overlay Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Environmental Significance Overlay Code.

#### ***Flood Hazard Overlay Code***

The proposed subdivision complies with or can be conditioned to comply to ensure that no future buildings or structures are located within the Flood Hazard area. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.

#### ***Hill and Slope Area Overlay Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Bushfire Hazard Overlay Code. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.

#### ***Residential Dwelling Overlay Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Residential Dwelling Overlay Code, noting that each new lot will be connected to electricity and telecommunications services prior to the endorsement of the plan of subdivision, while future purchasers will provide vehicle crossovers, and all on-site water, firefighting and effluent infrastructure. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.

#### ***Transport Infrastructure Overlay Code***

The proposed subdivision complies with or can be conditioned to comply with the Transport Infrastructure Overlay Code. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.



## 6.6.4 Development Codes

### ***Landscaping Code***

The proposed subdivision complies with or can be conditioned to comply (Street Trees) with the Landscaping Code. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.

### ***Parking and Access Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Parking and Access Code, noting that future purchasers will provide all new vehicle crossovers. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.

### ***Reconfiguring a Lot Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Reconfiguring a Lot Code.

### ***Works, Services and Infrastructure Code***

The proposed subdivision complies with, or can be conditioned to comply with, the Works, Services and Infrastructure Code, noting that each new lot will be connected to electricity and telecommunications services prior to the endorsement of the plan of subdivision, while future purchasers will provide vehicle crossovers, and all on-site water, firefighting and effluent infrastructure. Due to the high level of compliance shown with the code, a full assessment against the code has not been provided.



## 7 CONCLUSION

This report supports a development application made by John Henry Anderson seeking the requisite statutory development approval from Mareeba Shire Council to support the subdivision of land at 437 Koah Road, Koah, more formally described as Lot 272 on NR6957. This application has sought the following development approval from Council:

- **Development Permit for Reconfiguring a Lot (1 Rural Residential Lot into 8 Rural Residential Lots)**

This report has described the proposed subdivision, identified the applicable statutory and legislative requirements of Mareeba Shire Council under their Planning Scheme, the *Mareeba Shire Council Planning Scheme 2016*, as well as those at the State level under the *Planning Act 2016* and other, relevant State legislation and requirements, and in doing so, demonstrated the suitability of the land to accommodate eight (8) rural residential allotments.

This report has highlighted that the proposed subdivision is generally compliant with all the 'deemed to comply' Acceptable Outcomes. Where a non-compliance has occurred, a performance-based assessment has been provided to justify and demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. Accordingly, the proposed subdivision should be approved subject to the imposition of reasonable and relevant conditions of approval.





## DA Form 1 – Development application details

Approved form (version 1.0 effective 3 July 2017) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development**, use this form (*DA Form 1*) **and** parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

**Note:** All terms used in this form have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules).

### PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	John Henry Anderson
Contact name (only applicable for companies)	C/- Urban Sync Pty Ltd
Postal address (P.O. Box or street address)	PO Box 2970
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	4051 6946
Email address (non-mandatory)	Matt@urbansync.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	18-437

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
<input type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application <input checked="" type="checkbox"/> No – proceed to 3)

## PART 2 – LOCATION DETAILS

## 3) Location of the premises (complete 3.1) or 3.2), and 3.3) as applicable)

**Note:** Provide details below and attach a site plan for any or all premises part of the development application. For further information, see [DA Forms Guide: Relevant plans](#).

## 3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**  
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon; all lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		437	Koah Road	Koah
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4881	272	NR6957	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

## 3.2) Coordinates of premises (appropriate for development in remote areas, over part of a lot or in water not adjoining or adjacent to land e.g. channel dredging in Moreton Bay)

**Note:** Place each set of coordinates in a separate row. Only one set of coordinates is required for this part.

Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other:	

## 3.3) Additional premises

- Additional premises are relevant to this development application and their details have been attached in a schedule to this application  
 Not required

## 4) Identify any of the following that apply to the premises and provide any relevant details

In or adjacent to a water body or watercourse or in or above an aquifer  
 Name of water body, watercourse or aquifer:

On strategic port land under the *Transport Infrastructure Act 1994*  
 Lot on plan description of strategic port land:   
 Name of port authority for the lot:

In a tidal area  
 Name of local government for the tidal area (if applicable):   
 Name of port authority for tidal area (if applicable):

On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*  
 Name of airport:

Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*  
 EMR site identification:

<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

**5) Are there any existing easements over the premises?**

*Note: Easement uses vary throughout Queensland and are to be identified correctly and accurately. For further information on easements and how they may affect the proposed development, see [DA Forms Guide](#).*

- Yes – All easement locations, types and dimensions are included in plans submitted with this development application
- No

**PART 3 – DEVELOPMENT DETAILS****Section 1 – Aspects of development****6.1) Provide details about the first development aspect**a) What is the type of development? (*tick only one box*)

- Material change of use       Reconfiguring a lot       Operational work       Building work

b) What is the approval type? (*tick only one box*)

- Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment       Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

1 Rural Residential Lot into 8 Rural Residential Lots

e) Relevant plans

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.2) Provide details about the second development aspect**a) What is the type of development? (*tick only one box*)

- Material change of use       Reconfiguring a lot       Operational work       Building work

b) What is the approval type? (*tick only one box*)

- Development permit       Preliminary approval       Preliminary approval that includes a variation approval

c) What is the level of assessment?

- Code assessment       Impact assessment (*requires public notification*)

d) Provide a brief description of the proposal (*e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots*):

e) Relevant plans

*Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#).*

- Relevant plans of the proposed development are attached to the development application

**6.3) Additional aspects of development**

Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application

- Not required

**Section 2 – Further development details**

7) Does the proposed development application involve any of the following?	
Material change of use	<input type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input checked="" type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete <i>DA Form 2 – Building work details</i>

**Division 1 – Material change of use**

**Note:** This division is only required to be completed if any part of the development application involves a material change of use assessable against a local planning instrument.

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)

8.2) Does the proposed use involve the use of existing buildings on the premises?		
<input type="checkbox"/> Yes		
<input type="checkbox"/> No		

**Division 2 – Reconfiguring a lot**

**Note:** This division is only required to be completed if any part of the development application involves reconfiguring a lot.

9.1) What is the total number of existing lots making up the premises?	
1	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input checked="" type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a construction road (complete 13))

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify: Rural Residential
Number of lots created				8
10.2) Will the subdivision be staged?				
<input checked="" type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?		Please refer to Section 5.3 of the Planning Report.		
What stage(s) will this development application apply to?		Please refer to Section 5.3 of the Planning Report.		

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

**12) Boundary realignment**  
**12.1) What are the current and proposed areas for each lot comprising the premises?**

Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )

**12.2) What is the reason for the boundary realignment?**

**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**  
*(attach schedule if there are more than two easements)*

Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? <i>(e.g. pedestrian access)</i>	Identify the land/lot(s) benefitted by the easement

**Division 3 – Operational work**

*Note: This division is only required to be completed if any part of the development application involves operational work.*

**14.1) What is the nature of the operational work?**

<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input type="checkbox"/> Other – please specify: <input style="width: 500px;" type="text"/>		

**14.2) Is the operational work necessary to facilitate the creation of new lots?** *(e.g. subdivision)*

<input type="checkbox"/> Yes – specify number of new lots:	<input style="width: 100px;" type="text"/>
<input type="checkbox"/> No	

**14.3) What is the monetary value of the proposed operational work?** *(include GST, materials and labour)*

\$-

**PART 4 – ASSESSMENT MANAGER DETAILS**

**15) Identify the assessment manager(s) who will be assessing this development application**

Mareeba Shire Council

**16) Has the local government agreed to apply a superseded planning scheme for this development application?**

Yes – a copy of the decision notice is attached to this development application

Local government is taken to have agreed to the superseded planning scheme request – relevant documents attached

No

**PART 5 – REFERRAL DETAILS**

**17) Do any aspects of the proposed development require referral for any referral requirements?**

*Note: A development application will require referral if prescribed by the Planning Regulation 2017.*

No, there are no referral requirements relevant to any development aspects identified in this development application – proceed to Part 6

**Matters requiring referral to the chief executive of the Planning Regulation 2017:**

Clearing native vegetation

Contaminated land *(unexploded ordnance)*



<input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have not been devolved to a local government)</i> <input type="checkbox"/> Fisheries – aquaculture <input type="checkbox"/> Fisheries – declared fish habitat area <input type="checkbox"/> Fisheries – marine plants <input type="checkbox"/> Fisheries – waterway barrier works <input type="checkbox"/> Hazardous chemical facilities <input type="checkbox"/> Queensland heritage place <i>(on or near a Queensland heritage place)</i> <input type="checkbox"/> Infrastructure – designated premises <input type="checkbox"/> Infrastructure – state transport infrastructure <input type="checkbox"/> Infrastructure – state transport corridors and future state transport corridors <input type="checkbox"/> Infrastructure – state-controlled transport tunnels and future state-controlled transport tunnels <input type="checkbox"/> Infrastructure – state-controlled roads <input type="checkbox"/> Land within Port of Brisbane’s port limits <input type="checkbox"/> SEQ development area <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – community activity <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – indoor recreation <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – residential development <input type="checkbox"/> SEQ regional landscape and rural production area or SEQ Rural living area – urban activity <input type="checkbox"/> Tidal works or works in a coastal management district <input type="checkbox"/> Urban design <input type="checkbox"/> Water-related development – taking or interfering with water <input type="checkbox"/> Water-related development – removing quarry material <i>(from a watercourse or lake)</i> <input type="checkbox"/> Water-related development – referable dams <input type="checkbox"/> Water-related development – construction of new levees or modification of existing levees <i>(category 2 or 3 levees only)</i> <input type="checkbox"/> Wetland protection area
<b>Matters requiring referral to the local government:</b>
<input type="checkbox"/> Airport land <input type="checkbox"/> Environmentally relevant activities (ERA) <i>(only if the ERA have been devolved to local government)</i> <input type="checkbox"/> Local heritage places
<b>Matters requiring referral to the chief executive of the distribution entity or transmission entity:</b>
<input type="checkbox"/> Electricity infrastructure
<b>Matters requiring referral to:</b> <ul style="list-style-type: none"> <li>• The <b>chief executive of the holder of the licence</b>, if not an individual</li> <li>• The <b>holder of the licence</b>, if the holder of the licence is an individual</li> </ul> <input type="checkbox"/> Oil and gas infrastructure
<b>Matters requiring referral to the Brisbane City Council:</b>
<input type="checkbox"/> Brisbane core port land
<b>Matters requiring referral to the Minister under the Transport Infrastructure Act 1994:</b>
<input type="checkbox"/> Brisbane core port land <input type="checkbox"/> Strategic port land
<b>Matters requiring referral to the relevant port operator:</b>
<input type="checkbox"/> Brisbane core port land (below high-water mark and within port limits)
<b>Matters requiring referral to the chief executive of the relevant port authority:</b>
<input type="checkbox"/> Land within limits of another port
<b>Matters requiring referral to the Gold Coast Waterways Authority:</b>
<input type="checkbox"/> Tidal works, or development in a coastal management district in Gold Coast waters
<b>Matters requiring referral to the Queensland Fire and Emergency Service:</b>
<input type="checkbox"/> Tidal works, or development in a coastal management district

18) Has any referral agency provided a referral response for this development application?		
<input type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application <input checked="" type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and the development application the subject of this form, or include details in a schedule to this development application (if applicable).		

## PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application <input type="checkbox"/> I do not agree to accept an information request for this development application
<b>Note:</b> By not agreeing to accept an information request I, the applicant, acknowledge:
<ul style="list-style-type: none"> <li>that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties</li> <li>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</li> </ul>
Further advice about information requests is contained in the <a href="#">DA Forms Guide</a> .

## PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)			
<input type="checkbox"/> Yes – provide details below or include details in a schedule to this development application <input checked="" type="checkbox"/> No			
List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – the yellow local government/private certifier's copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?
<input type="checkbox"/> Yes – show cause or enforcement notice is attached <input checked="" type="checkbox"/> No

## 23) Further legislative requirements

**Environmentally relevant activities**

23.1) Is this development application also taken to be an application for an environmental authority for an **Environmentally Relevant Activity (ERA)** under section 115 of the *Environmental Protection Act 1994*?

Yes – the required attachment (form EM941) for an application for an environmental authority accompanies this development application, and details are provided in the table below

No

**Note:** Application for an environmental authority can be found by searching “EM941” at [www.qld.gov.au](http://www.qld.gov.au). An ERA requires an environmental authority to operate. See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information.

Proposed ERA number:

Proposed ERA threshold:

Proposed ERA name:

Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.

**Hazardous chemical facilities**

23.2) Is this development application for a **hazardous chemical facility**?

Yes – *Form 69: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application

No

**Note:** See [www.justice.qld.gov.au](http://www.justice.qld.gov.au) for further information.

**Clearing native vegetation**

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation the chief executive of the *Vegetation Management Act 1999* is satisfied the clearing is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*?

Yes – this development application is accompanied by written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

No

**Note:** See [www.qld.gov.au](http://www.qld.gov.au) for further information.

**Environmental offsets**

23.4) Is this development application taken to be a prescribed activity that may have a significant residual impact on a **prescribed environmental matter** under the *Environmental Offsets Act 2014*?

Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter

No

**Note:** The environmental offset section of the Queensland Government's website can be accessed at [www.qld.gov.au](http://www.qld.gov.au) for further information on environmental offsets.

**Koala conservation**

23.5) Does this development application involve a material change of use, reconfiguring a lot or operational work within an assessable development area under Schedule 10, Part 10 of the Planning Regulation 2017?

Yes

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

**Water resources**

23.6) Does this development application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, taking overland flow water or waterway barrier works**?

Yes – the relevant template is completed and attached to this development application

No

**Note:** DA templates are available from [www.dilgp.qld.gov.au](http://www.dilgp.qld.gov.au).

23.7) Does this application involve **taking or interfering with artesian or sub artesian water, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water** under the *Water Act 2000*?

Yes – I acknowledge that a relevant water authorisation under the *Water Act 2000* may be required prior to commencing development

No

**Note:** Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### Marine activities

23.8) Does this development application involve **aquaculture, works within a declared fish habitat area or removal, disturbance or destruction of marine plants?**

Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

No

**Note:** See guidance materials at [www.daf.qld.gov.au](http://www.daf.qld.gov.au) for further information.

### Quarry materials from a watercourse or lake

23.9) Does this development application involve the **removal of quarry materials from a watercourse or lake** under the *Water Act 2000*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Natural Resources and Mines at [www.dnrm.qld.gov.au](http://www.dnrm.qld.gov.au) for further information.

### Quarry materials from land under tidal waters

23.10) Does this development application involve the **removal of quarry materials from land under tidal water** under the *Coastal Protection and Management Act 1995*?

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment and Heritage Protection at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

### Referable dams

23.11) Does this development application involve a **referable dam** required to be failure impact assessed under section 343 of the *Water Supply (Safety and Reliability) Act 2008* (the *Water Supply Act*)?

Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the *Water Supply Act* is attached to this development application

No

**Note:** See guidance materials at [www.dews.qld.gov.au](http://www.dews.qld.gov.au) for further information.

### Tidal work or development within a coastal management district

23.12) Does this development application involve **tidal work or development in a coastal management district?**

Yes – the following is included with this development application:

Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)

A certificate of title

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for further information.

### Queensland and local heritage places

23.13) Does this development application propose development on or adjoining a place entered in the **Queensland heritage register** or on a place entered in a local government's **Local Heritage Register**?

Yes – details of the heritage place are provided in the table below

No

**Note:** See guidance materials at [www.ehp.qld.gov.au](http://www.ehp.qld.gov.au) for information requirements regarding development of Queensland heritage places.

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

### Brothels

23.14) Does this development application involve a **material change of use for a brothel?**

Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*

No**Decision under section 62 of the *Transport Infrastructure Act 1994***

23.15) Does this development application involve new or changed access to a state-controlled road?

 Yes - this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied) No

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

## 24) Development application checklist

I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17

 Yes**Note:** See the *Planning Regulation 2017* for referral requirementsIf building work is associated with the proposed development, Parts 4 to 6 of *Form 2 – Building work details* have been completed and attached to this development application Yes Not applicable

Supporting information addressing any applicable assessment benchmarks is with development application

**Note:** This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see [DA Forms Guide: Planning Report Template](#). Yes

Relevant plans of the development are attached to this development application

**Note:** Relevant plans are required to be submitted for all aspects of this development application. For further information, see [DA Forms Guide: Relevant plans](#). Yes

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21))

 Yes Not applicable

## 25) Applicant declaration

 By making this development application, I declare that all information in this development application is true and correct Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001***Note:** It is unlawful to intentionally provide false or misleading information.**Privacy –** Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, *Planning Regulation 2017* and the DA Rules except where:

- such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the *Planning Regulation 2017*, and the access rules made under the *Planning Act 2016* and *Planning Regulation 2017*; or
- required by other legislation (including the *Right to Information Act 2009*); or
- otherwise required by law.

This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

## PART 9 – FOR OFFICE USE ONLY

Date received:  Reference number(s): **Notification of engagement of alternative assessment manager**

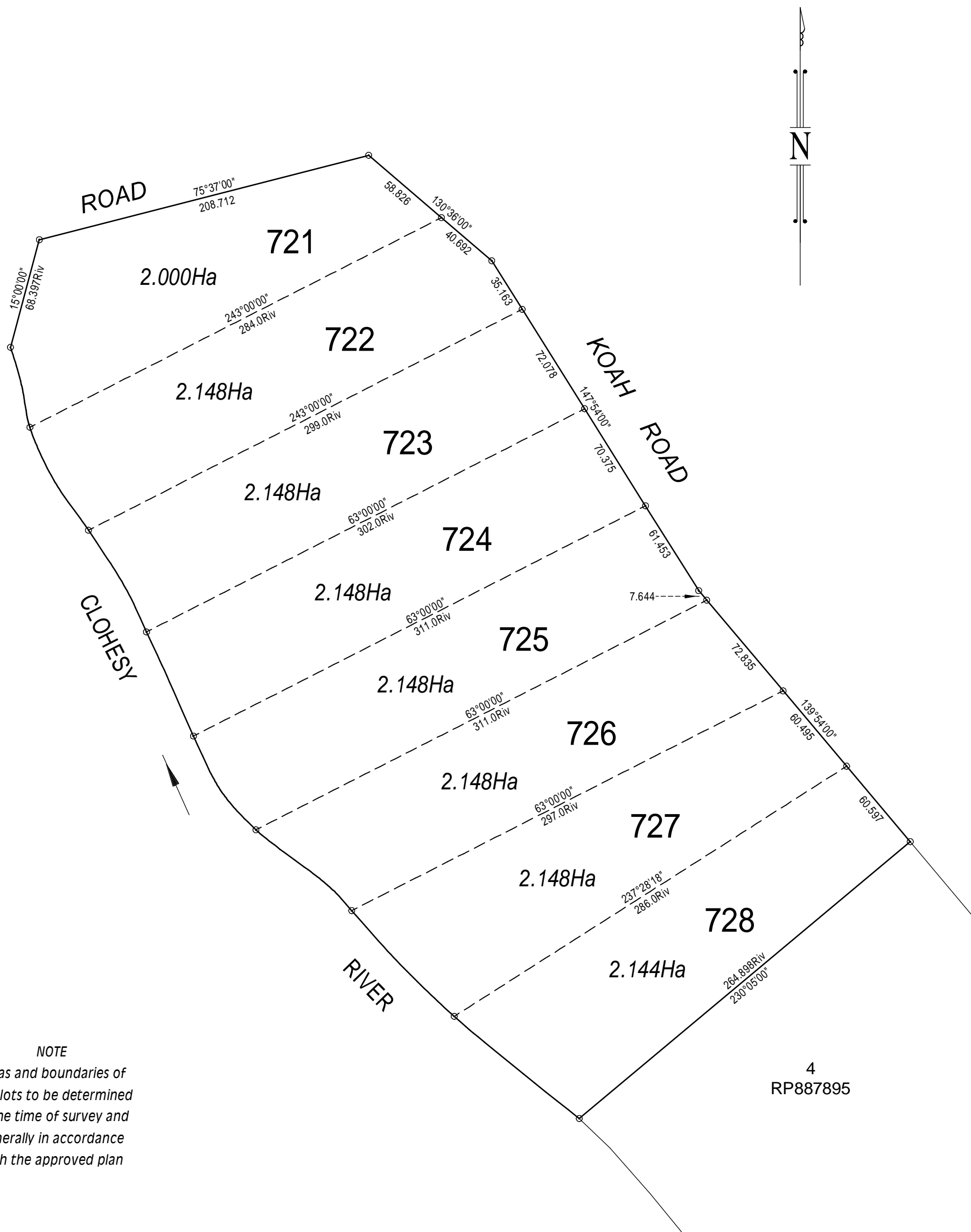
Prescribed assessment manager	
Name of chosen assessment manager	
Date chosen assessment manager engaged	
Contact number of chosen assessment manager	
Relevant licence number(s) of chosen assessment manager	

**QLeave notification and payment***Note: For completion by assessment manager if applicable*

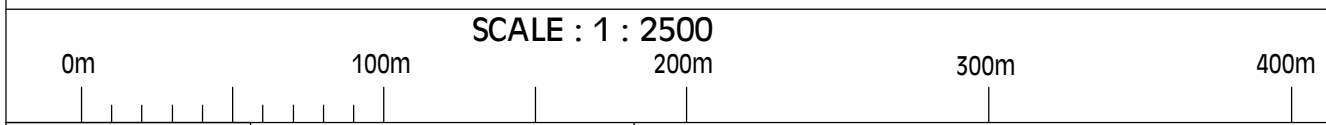
Description of the work	
QLeave project number	
Amount paid (\$)	
Date paid	
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

The *Planning Act 2016*, the *Planning Regulation 2017* and the *DA Rules* are administered by the Department of Infrastructure, Local Government and Planning. This form and all other required development application materials should be sent to the assessment manager.





**NOTE**  
 Areas and boundaries of new lots to be determined at the time of survey and generally in accordance with the approved plan



PROPERTY DESCRIPTION LOT 272 ON NR6957	REGISTERED OWNER J H ANDERSON
---	----------------------------------

AMENDMENTS
A - ORIGINAL

LOCAL GOVERNMENT: MSC  
 LOCALITY: KOAH  
 SITUATED AT :  
 437 KOAH ROAD

**PROPOSED RECONFIGURATION  
 OF A LOT (1 LOT INTO 8 LOTS)**

DWG NO. 7695 - LL1 9.2.2016      REV A

**TWINE SURVEYS PTY LTD**

36 Mabel St, Atherton 4883  
 PO Box 146, Atherton 4883  
 P 07 40911303  
 E info@twinesurveys.com.au





ROAD

721

722

723

724

725

726

727

728

KOAH ROAD

CLOHESY

RIVER

4

RP887895



# CURRENT TITLE SEARCH

NATURAL RESOURCES, MINES AND ENERGY, QUEENSLAND

Request No: 31337024

Search Date: 30/05/2019 15:56

Title Reference: 21191225

Date Created: 22/02/1983

## REGISTERED OWNER

Dealing No: 701316936 20/05/1996

JOHN HENRY ANDERSON

## ESTATE AND LAND

Estate in Fee Simple

LOT 272 CROWN PLAN NR6957  
Local Government: MAREEBA

## EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21191225 (POR 272)

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - Yes 22/10/1996 701606549 Certificate No. 2

\*\* End of Current Title Search \*\*

COPYRIGHT THE STATE OF QUEENSLAND (NATURAL RESOURCES, MINES AND ENERGY) [2019]  
Requested By: D-ENQ GLOBALX TERRAIN



## DA Mapping System – Print Screen

Date: 08/04/2019

0 140 280 420 560

Metres



Department of State  
Development, Manufacturing,  
Infrastructure and Planning

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**Disclaimer:**

This map has been generated from the information supplied to the Department of State Development, Manufacturing, Infrastructure and Planning for the purposes of the Development Assessment Mapping System. Note that this is a print screen only. The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

# Legend


## Drawn Polygon Layer


Override 1

## Cadastre (10k)


 Cadastre (10k)

## Regulated vegetation management map (Category A and B extract)

 Category A on the regulated vegetation management map

 Category B on the regulated vegetation management map

## Water resource planning area boundaries

 Water resource planning area boundaries

## DA Mapping System – Print Screen

Date: 08/04/2019

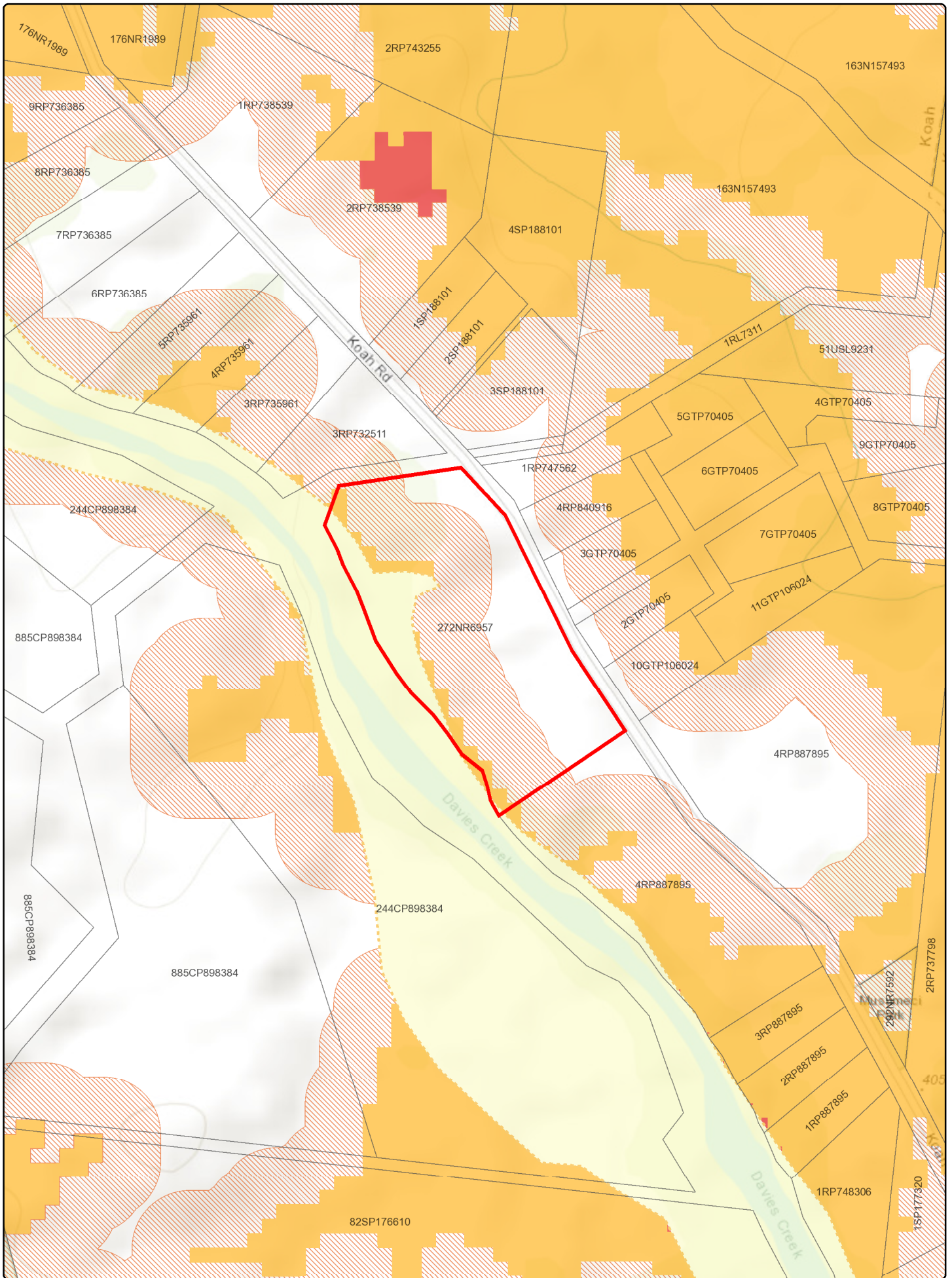
### Disclaimer:

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Infrastructure and Planning

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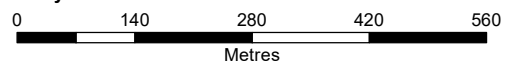
Date: 08/04/2019

**State Planning Policy**  
 Making or amending a local planning instrument  
 and designating land for community infrastructure



Department of State  
 Development, Manufacturing,  
 Infrastructure and Planning

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# Legend


## Drawn Polygon Layer

Override 1


## Cadastre (10k)


 Cadastre (10k)


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


 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

## Bushfire prone area

 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer



Date: 08/04/2019

Department of State  
Development, Manufacturing,  
Infrastructure and Planning

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## State Planning Policy

Making or amending a local planning instrument  
and designating land for community infrastructure

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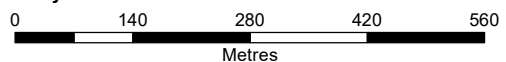


Date: 08/04/2019

**State Planning Policy**  
**Making or amending a local planning instrument**  
**and designating land for community infrastructure**

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# Legend


## Drawn Polygon Layer


Override 1


## Cadastre (10k)

 Cadastre (10k)

## Regional land use categories (SEQ, WBB, MIW, FNQ)

 Urban Footprint

 Rural Living Area

 Regional Landscape and Rural Production Area



Date: 08/04/2019

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## Justin Phipps

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**From:** Brian Millard <BrianM@msc.qld.gov.au>  
**Sent:** Wednesday, 10 April 2019 9:21 AM  
**To:** Justin Phipps  
**Subject:** RE: Proposed Subdivision at 437 Koah Road, Koah

Hi Justin,

There is an application fee, but it's already been paid. No further application fee is payable to Council for this reconfiguring a lot application.

Regards

**Brian Millard**  
Senior Planner



**Mareeba**  
SHIRE COUNCIL

**Phone:** 1300 308 461 | **Direct:** 07 4086 4657 | **Fax:** 07 4092 3323  
**Email:** brianm@msc.qld.gov.au | **Website:** www.msc.qld.gov.au  
65 Rankin Street, Mareeba | PO Box 154, Mareeba, Queensland, Australia, 4880

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**From:** Justin Phipps <Justin@urbansync.com.au>  
**Sent:** Wednesday, 10 April 2019 9:16 AM  
**To:** Brian Millard <BrianM@msc.qld.gov.au>  
**Subject:** Proposed Subdivision at 437 Koah Road, Koah

Good morning Brian,

I am currently drafting the Planning Report for the proposed subdivision at 437 Koah Road, Koah and have an email from Matt Ingram saying that you have confirmed that no application fee will be applicable for this Development Application.

Can you please confirm that this is correct.



Thanks Brian.

Kind Regards

**JUSTIN PHIPPS** Town Planner

T 07 4051 6946

O Level 1, 17 Aplin Street, Cairns | M PO Box 2970, Cairns Q 4870

W [www.urbansync.com.au](http://www.urbansync.com.au)

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### Application

- (1) This code applies to assessing development where:
- (a) Land the subject of development is located within a Bushfire Hazard Area and Potential Impact Buffer (100 metres) identified on the **Bushfire Hazard Overlay Maps (OM-003a-o)**; and
  - (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

*Note: Natural hazards are appropriately reflected in Overlay Map 3, 6, and 8 and are required to be mapped by State Government in response to Hazard and Safety State Interests.*

### Criteria for assessment

**Table 8.2.3.3 – Bushfire Hazard Overlay Code – for Self-Assessable and Assessable Development**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT</b>			
<p><b>PO1</b></p> <p>Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome. 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on <b>Airport environs overlay map (OM-002f)</b>.</i></p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO1.1</b></p> <p>Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p><b>AO1.2</b></p> <p>Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> <li>(a) a separate tank; or</li> <li>(b) a reserve section in the bottom part of the main water supply tank; or</li> <li>(c) a dam; or</li> </ul>	<p>N/A</p> <p>YES</p>	<p>See AO1.2 below.</p> <p>Council can condition and include on the rates data base that the lots subject to the bushfire potential impact buffer comprise of an on-site water storage of 5,000 litres for firefighting purposes. For proposed lot 721, this will be provided prior to the survey plan being endorsed for this lot. For all other proposed lots, firefighting requirements will be provided at the same time as a dwelling is constructed on each lot.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p>(d) a swimming pool.</p> <p><i>Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</i></p>		

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>LAND USE</b>			
<p><b>PO2</b></p> <p>Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> <li>(a) the bushfire risk compatibility of development;</li> <li>(b) the vulnerability of and safety risk to persons associated with the use; and</li> <li>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</li> </ul> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>AO2.1</b></p> <p>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) community care centre; or</li> <li>(c) correctional facility; or</li> <li>(d) educational establishment; or</li> <li>(e) emergency services; or</li> <li>(f) hospital; or</li> <li>(g) hostel; or</li> <li>(h) residential care facility; or</li> <li>(i) retirement facility; or</li> <li>(j) shopping centre; or</li> <li>(k) tourist park; or</li> <li>(l) tourist attraction.</li> </ul>	<p><b>N/A</b></p>	<p>The proposed subdivision will not involve any of the corresponding uses.</p>
<b>LOT DESIGN</b>			
<p><b>PO3</b></p> <p>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b></p> <p>No new lots are created. OR</p>	<p><b>N/A</b></p>	<p>See AO3.2 below.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> <li>(a) is responsive to the nature and extent of bushfire risk; and</li> <li>(b) allows efficient emergency access to buildings for fire-fighting appliances.</li> </ul> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>AO3.2</b></p> <p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p><i>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</i></p>	<p><b>YES</b></p>	<p>Council can condition that compliant building envelopes be provided.</p>
<b>FIREBREAKS AND ACCESS</b>			
<p><b>PO4</b></p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> <li>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</li> <li>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an</li> </ul>	<p><b>AO4.1</b></p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <ul style="list-style-type: none"> <li>(a) with a maximum gradient of 12.5%;</li> <li>(b) to not use cul-de-sacs; and</li> <li>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	<p><b>N/A</b></p>	<p>The proposed subdivision will not involve the construction of roads.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p><i>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</i></p> <ul style="list-style-type: none"> <li>i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>ii. the minimum cleared width not less than 6 metres;</li> <li>iii. the formed width is not less than 2.5 metres;</li> <li>iv. the formed gradient is not greater than 15%;</li> <li>v. vehicular access is provided at both ends;</li> <li>vi. passing bays and turning areas are provided for fire-fighting appliances located on public land.</li> </ul> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>A04.2</b></p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <ul style="list-style-type: none"> <li>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</li> <li>(b) a minimum cleared width of 20 metre;</li> <li>(c) a maximum gradient of 12.5%; and</li> <li>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul>	<p><b>YES</b></p>	<p>Koah Road and the unnamed road reserve to the north of the site provide a fire break and ensures adequate access for firefighting to all lots can be provided. A minimum cleared width of more than 20m is also able to be provided. This ensures compliance with the Performance Outcome.</p>
<b>HAZARDOUS MATERIALS</b>			
<p><b>PO5</b></p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>A05.1</b></p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>YES</b></p>	<p>The proposed subdivision will not involve the processing or storage of dangerous goods or hazardous materials.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>LANDSCAPING</b>			
<p><b>PO6</b></p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p><i>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</i></p> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>AO6.1</b></p> <p>No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The proposed subdivision will not involve landscaping.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>INFRASTRUCTURE</b>			
<p><b>PO7</b></p> <p>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>AO7.1</b></p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	<b>YES</b>	<p>The mentioned infrastructure can generally be located outside of the potential impact buffer and/or underground. Water storage may need to occur within the buffer area, although this is not considered problematic as storage options will be via a dam, water tank or the like.</p>
<b>PRIVATE DRIVEWAYS</b>			
<p><b>PO8</b></p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p><i>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</i></p>	<p><b>AO8.1</b></p> <p>Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>	<b>YES</b>	<p>Council can condition a reasonable and relevant condition to ensure compliance with the Performance Outcome if considered necessary.</p>

### Application

- (1) This code applies to assessing development where:
- (a) Land the subject of development is affected by a constraint category identified on the **Environmental significance Overlay Maps (OM-004a-z)**; and
  - (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

*Note: Biodiversity and Water Quality are appropriately reflected in Overlay Map 4 and are required to be mapped by State Government in response to Environment and Heritage State Interests.*

### Criteria for assessment

**Table 8.2.4.3A – Environmental Significance Overlay Code – for Self-Assessable and Assessable Development**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT</b>			
<b>REGULATED VEGETATION</b>			
<p><b>PO1</b></p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</li> <li>(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided;</li> <li>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</li> <li>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</li> </ul> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>	<p><b>AO1.1</b></p> <p>No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>N/A</b></p>	<p>The site is not affected by any mapped regulated vegetation on the overlay map.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><i>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</i></p> <p><b>PO2</b></p> <p>Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> <li>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</li> <li>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</li> <li>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</li> </ul> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p> <p><i>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</i></p>	<p><b>AO2.1</b></p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p><b>N/A</b></p>	<p>See above.</p>
<b>REGULATED VEGETATION INTERSECTING A WATERCOURSE</b>			
<p><b>PO3</b></p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b></p> <p>A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p><b>YES</b></p>	<p>Compliance can be conditioned.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p> <p><i>Note—Refer to Ecological corridors identified on SFM001-009 in consideration of wildlife connectivity at a regional scale.</i></p>	<p><b>AO3.2</b></p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>	<p>N/A</p>	<p>See above.</p>
<b>WATERWAYS AND WETLANDS</b>			
<p><b>PO4</b></p> <p>'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by:</p> <ul style="list-style-type: none"> <li>(a) maintaining adequate separation distances between waterways/wetlands and development;</li> <li>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</li> <li>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</li> <li>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</li> </ul>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1</b></p> <p>A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	<p>N/A</p>	<p>See above.</p>
	<p><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2</b></p> <p>A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p>N/A</p>	<p>The site is not affected by a wetland on the overlay map.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.3</b></p> <p>No stormwater is discharged to a ‘Waterway’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p><i>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</i></p>	<p><b>YES</b></p>	<p>The waterway will be protected by way of and the proposed subdivision complies with the Performance Outcome as:</p> <ul style="list-style-type: none"> <li>a) Any future dwelling houses on the proposed lots will achieve significant (100m+) separation distances from the waterway;</li> <li>b) The proposed subdivision will not involve any clearing of and be suitably setback from all existing aquatic and terrestrial habitat;</li> <li>c) Any future dwelling houses will be setback significantly from the waterway and will not impact upon bank stability;</li> <li>d) Any future dwelling houses will be setback significantly from the waterway which will allow for filtration of stormwater to occur prior to entering the waterway; and</li> <li>e) Existing riparian and existing vegetation will be maintained.</li> </ul>
	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</b></p> <p>No wastewater is discharged to a ‘Waterway’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p><i>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a ‘Waterway’ or ‘High ecological significance wetland’ are mitigated in accordance with PO3</i></p>	<p><b>YES</b></p>	<p>No wastewater will be discharged into the waterway unless it is suitably treated and meets all required standards to do so.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<i>through appropriate wastewater management / treatment (where possible).</i>		
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<b>WILDLIFE HABITAT</b>			
<p><b>PO5</b></p> <p>Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p><i>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development</i></p>	<p><b>A05.1</b></p> <p>No acceptable outcome is provided</p>	<p><b>N/A</b></p>	<p>The site is not affected by wildlife habitat on the overlay map.</p>



PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><i>avoids adverse impacts on ecological processes within or adjacent to the development area.</i></p> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>			
<b>LEGALLY SECURED OFFSET AREAS</b>			
<p><b>PO6</b></p> <p>Development within a ‘Legally secured offset area’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6.1</b></p> <p>No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The site is not located within a legally secured offset area.</p>
<b>PROTECTED AREAS</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO7</b></p> <p>Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>(a) supports the inherent ecological and community values of the Protected Area asset;</li> <li>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</li> </ul> <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>	<p><b>AO7.1</b></p> <p>No acceptable outcome is provided</p>	<p><b>N/A</b></p>	<p>The site is not affected by a protected area on the overlay map.</p>
<b>ECOLOGICAL CORRIDORS AND HABITAT LINKAGES</b>			
<p><b>PO8</b></p> <p>Development located:</p> <ul style="list-style-type: none"> <li>a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</li> <li>b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> </li></ul>	<p><b>AO8</b></p> <p>No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The site is not affected by ecological corridors or habitat linkages on the overlay map.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p> <p>c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</p> <p>d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p><i>Note – A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8.</i></p>			

Application

- (1) This code applies to assessing development where:
  - (a) For Reconfiguring a Lot; and
  - (b) It is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Criteria for assessment

**Table 9.4.4.3A – Reconfiguring a Lot Code – for Assessable Development**

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>AREA AND FRONTAGE OF LOTS</b>			
<p><b>PO1</b> Lots include an area and frontage that:</p> <ul style="list-style-type: none"> <li>(a) Is consistent with the design of lots in the surrounding area;</li> <li>(b) Allows the desired amenity of the zone to be achieved;</li> <li>(c) Is able to accommodate all buildings, structures and works associated with the intended land use;</li> <li>(d) Allow the site to be provided with sufficient access;</li> <li>(e) Considers the proximity of the land to:               <ul style="list-style-type: none"> <li>i. Centres;</li> <li>ii. Public transport services; and</li> <li>iii. Open space.</li> </ul> </li> <li>(f) Allows for the protection of environmental features; and</li> <li>(g) Accommodate site constraints.</li> </ul>	<p><b>AO1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b>.</p>	<b>YES</b>	<p>Each lot will be a minimum size of 2Ha and have a minimum frontage that exceeds 60m which ensures compliance with Table 9.4.4.3B</p>
<b>EXISTING BUILDINGS AND EASEMENTS</b>			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO2</b> Reconfiguring a Lot which contains existing land uses or existing buildings and structures ensures:</p> <ul style="list-style-type: none"> <li>(a) New lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</li> <li>(b) Any continuing use is not compromised by the reconfiguration.</li> </ul>	<p><b>A02.1</b> Each land use and associated infrastructure is contained within its individual lot.</p>	<p><b>YES</b></p>	<p>Compliance can be conditioned.</p>
	<p><b>A02.2</b> All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p><b>YES</b></p>	<p>All existing buildings comply with the setback requirements of the Rural Residential zone code to all NEW boundaries.</p>
<p><b>PO3</b> Reconfiguring a Lot which contains an existing easement ensures:</p> <ul style="list-style-type: none"> <li>(a) Future buildings, structures and accessways are able to be sited to avoid the easement; and</li> <li>(b) The reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.</li> </ul>	<p><b>A03</b> No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The site does not contain any existing easements.</p>
<b>BOUNDARY REALIGNMENT</b>			
<p><b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections</p>	<p><b>A04</b> No acceptable outcome is provided</p>	<p><b>N/A</b></p>	<p>The proposed subdivision will not involve a boundary realignment.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<b>FOR ASSESSABLE DEVELOPMENT</b>			
<p><b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on:</p> <ul style="list-style-type: none"> <li>(a) Safety;</li> <li>(b) Drainage;</li> <li>(c) Visual amenity;</li> <li>(d) Privacy of adjoining premises; and</li> <li>(e) Service provision.</li> </ul>	<p><b>AO5</b> No acceptable outcome is provided.</p>	<p><b>YES</b></p>	<p>All the proposed new lots are able to accommodate safe and complaint access location, although compliance can also be conditioned by Council.</p>
<p><b>PO6</b> Reconfiguring a Lot ensures that access to a lot can be provided that:</p> <ul style="list-style-type: none"> <li>(a) Is consistent with that provided in the surrounding area;</li> <li>(b) Maximise efficiency and safety; and</li> <li>(c) Is consistent with the nature of the intended use of the lot.</li> </ul> <p>Note – the Parking and Access code should be considered in demonstrating compliance with PO6.</p>	<p><b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p><b>N/A</b></p>	<p>Future purchasers will provide vehicle crossovers to all of the new lots.</p>
<p><b>PO7</b> Roads in the Industry zone are designed having regard to:</p> <ul style="list-style-type: none"> <li>(a) The intended use of the lots;</li> <li>(b) The existing use of surrounding land;</li> <li>(c) The vehicular servicing requirements of the intended use; and</li> <li>(d) The movement and turning requirements of B-Double vehicles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>The site is not located in the Industry zone.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>Note – the Parking and Access code should be considered in demonstrating compliance with PO6.</p>			
<b>REAR LOTS</b>			
<p><b>PO8</b></p> <p>Rear lots are designed to:</p> <ul style="list-style-type: none"> <li>(a) Provide a high standard of amenity for residents and other users of the site;</li> <li>(b) Provide a high standard of amenity for adjoining properties; and</li> <li>(c) Not adversely affect the safety and efficiency of the road from which access is gained.</li> </ul>	<p><b>A08.1</b></p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<b>N/A</b>	The proposed subdivision will not involve rear lots.
	<p><b>A08.2</b></p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	<b>N/A</b>	See above.
	<p><b>A08.3</b></p> <p>Access to lots is via an access strip with a minimum width of:</p> <ul style="list-style-type: none"> <li>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</li> <li>(b) 8 metres otherwise.</li> </ul>	<b>N/A</b>	See above.
	<p><b>A08.4</b></p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note – Figure A provides further guidance in relation to the desired outcome.</p>	<b>N/A</b>	See above.
	<p><b>A08.5</b></p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<b>N/A</b>	See above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p><b>AO8.6</b></p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	<b>N/A</b>	See above.
<b>CRIME PREVENTION AND COMMUNITY SAFETY</b>			
<p><b>PO9</b></p> <p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <ul style="list-style-type: none"> <li>(a) Sightlines;</li> <li>(b) The existing and intended pedestrian movements network;</li> <li>(c) The existing and intended land use pattern; and</li> <li>(d) Potential entrapment locations.</li> </ul>	<p><b>AO9</b></p> <p>No acceptable outcome is provided.</p>	<b>YES</b>	Given the zoning of the site and the size of each lot, it is not expected that the corresponding attributes would be impacted upon; although, compliance can be conditioned.
<b>PEDESTRIAN AND CYCLE MOVEMENT NETWORK</b>			
<p><b>PO10</b></p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and Cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b></p> <p>No acceptable outcome is provided.</p>	<b>N/A</b>	The subject site is not identified in the Pedestrian and Cycle Movement Network Overlay.
<b>PUBLIC TRANSPORT NETWORK</b>			
<p><b>PO11</b></p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p>	<p><b>AO11</b></p> <p>No acceptable outcome is provided.</p>	<b>N/A</b>	The site does not involve a future public transport corridor.



PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<ul style="list-style-type: none"> <li>(a) Does not prejudice the future provision of the identified infrastructure;</li> <li>(b) Appropriately treats the common boundary with the future corridor; and</li> <li>(c) Provides opportunities to integrate with the adjoining corridor where it will include an element which will attract pedestrian movement.</li> </ul>			
<b>RESIDENTIAL SUBDIVISION</b>			
<p><b>PO12</b></p> <p>Residential lots are:</p> <ul style="list-style-type: none"> <li>(a) Provided in a variety of sizes to accommodate housing choice and diversity; and</li> <li>(b) Located to increase variety and avoid large areas of similar lot sizes.</li> </ul>	<p><b>AO12</b></p> <p>No acceptable outcome is provided.</p>	<b>N/A</b>	<p>The site is located in the Rural Residential Zone (see below).</p>
<b>RURAL RESIDENTIAL ZONE</b>			
<p><b>PO13</b></p> <p>New lots re only created in the Rural residential zone where land is located within the 4,000m<sup>2</sup> precinct, the 1-hectare precinct or the 2-hectare precinct.</p>	<p><b>AO13</b></p> <p>No acceptable outcome is provided.</p>	<b>YES</b>	<p>The site is located in Precinct C – 2 Hectare of the Rural Residential zone.</p>
<b>ADDITIONAL PROVISIONS FOR GREENFIELD DEVELOPMENT ONLY</b>			
<p><b>PO14</b></p> <p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> <li>(a) Site context;</li> </ul>	<p><b>AO14</b></p> <p>No acceptable outcome is provided.</p>	<b>N/A</b>	<p>The proposed subdivision is not considered to be a greenfield development (is in essence infill).</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<ul style="list-style-type: none"> <li>(b) Site characteristics;</li> <li>(c) Setting;</li> <li>(d) Landmarks;</li> <li>(e) Natural features; and</li> <li>(f) Views.</li> </ul>			
<p><b>PO15</b></p> <p>The road networks is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p><b>AO15</b></p> <p>No acceptable outcome provided.</p>	<b>N/A</b>	See above.
<p><b>PO16</b></p> <p>The road network is designed to:</p> <ul style="list-style-type: none"> <li>(a) Minimise the number of cul-de-sacs;</li> <li>(b) Provide walkable catchments for all residents in cul-de-sacs; and</li> <li>(c) Include open cul-de-sacs heads.</li> </ul> <p>Note – Figure B provides further guidance in relation to the desired outcome.</p>	<p><b>AO16</b></p> <p>No acceptable outcome provided.</p>	<b>N/A</b>	See above.
<p><b>PO17</b></p> <p>Reconfiguring a Lot provides safe and convenient access to the existing or future public transport network.</p>	<p><b>AO17</b></p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<b>N/A</b>	See above.
<p><b>PO18</b></p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p><b>AO18</b></p> <p>No acceptable outcome provided.</p>	<b>N/A</b>	See above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><b>PO19</b></p> <p>Provision is made for sufficient open space to:</p> <ul style="list-style-type: none"> <li>(a) Meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</li> <li>(b) Retain riparian corridors, significant vegetation, and habitat areas and provides linkages between those areas; and</li> <li>(c) Meet regional, district and neighbourhood open space requirements.</li> </ul>	<p><b>AO19.1</b></p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p><b>N/A</b></p>	<p>See above.</p>
	<p><b>AO19.2</b></p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p><b>N/A</b></p>	<p>See above.</p>
<p><b>PO20</b></p> <p>A network of parks and community land is provided:</p> <ul style="list-style-type: none"> <li>(a) To support a full range of recreational and sporting activities;</li> <li>(b) To ensure adequate pedestrian, cycle and vehicle access;</li> <li>(c) Which is supported by appropriate infrastructure and embellishments;</li> <li>(d) To facilitate links between public open spaces;</li> <li>(e) Which is co-located with other existing or proposed community infrastructure;</li> <li>(f) Which is consistent with the preferred open space network; and</li> <li>(g) Which includes a diversity of settings.</li> </ul>	<p><b>AO20</b></p> <p>No acceptable outcome is provided.</p>	<p><b>N/A</b></p>	<p>See above.</p>



# State code 16: Native vegetation clearing

**Table 16.2.2: General**

Performance outcomes	Acceptable outcomes	Response
<b>Clearing avoids or minimises impacts</b>		
<p><b>PO1</b> Clearing and adverse impacts of clearing do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> <li>1. reasonably avoided; or</li> <li>2. reasonably minimised where it cannot be reasonably avoided.</li> </ol>	No acceptable outcome is prescribed.	<p><b>Complies with PO1</b>  <i>The proposed subdivision will result in a small amount of exempt clearing of remnant vegetation as a result of the new boundaries of the lots. The lots have been designed to ensure clearing has been minimised as much as possible.</i></p>
<b>Clearing on land in particular circumstances</b>		
<p><b>PO2</b> Clearing is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.</p> <p>Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured.</p> <p>Further guidance on meeting the requirements of a better environmental outcome can be found in State Development Assessment Provisions Guidance Material: State code 16: Native vegetation clearing, Department of Natural Resources and Mines, 2018.</p>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>There is no vegetation notice on the site.</i></p>
<p><b>PO3</b> Clearing is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.</p> <p>Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured.</p>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>The site is not in a 'particular regulated area'.</i></p>

Performance outcomes	Acceptable outcomes	Response
Further guidance on meeting the requirements of a better environmental outcome can be found in State Development Assessment Provisions Guidance Material: State code 16: Native vegetation clearing, Department of Natural Resources and Mines 2018.		
<p><b>PO4</b> Clearing of a legally secured offset area:</p> <ol style="list-style-type: none"> <li>1. is consistent with the offset delivery plan; or agreement for the offset area on the land subject to the development application; or</li> <li>2. only occurs if an additional offset is provided that is consistent with the <i>Environmental Offsets Act 2014</i> and the relevant policy in the Queensland Environmental Offsets Policy, Department of Environment and Heritage Protection, 2014.</li> </ol> <p>Note: Reference to 'agreement' above includes the 'agreed delivery arrangement' for the offset area as well as instruments associated with the legally secured offset area. Clearing should be consistent with any agreement however described.</p>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>The site is not located within a legally secured offset area.</i></p>
<b>Clearing of vegetation as a result of the material change of use or reconfiguration of a lot</b>		
<b>PO5</b> Clearing as a result of a material change of use, or clearing as a result of reconfiguring a lot does not occur.	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Clearing that could already be done under an exemption</b>		
<b>PO6</b> Clearing does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development (as prescribed under schedule 21 of the Planning Regulation 2017) prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

**Table 16.2.3: Specific**

Performance outcomes	Acceptable outcomes	Response
<b>Clearing associated with wetlands (public safety, relevant infrastructure activities consequential development of IPA approval, a coordinated project, extractive industry)</b>		
<p><b>PO7</b> Clearing maintains the current extent of vegetation associated with any natural wetland to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and terrestrial habitat.</li> </ol>	<p><b>AO7.1</b> Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p>	<p><b>Complies with PO7</b> <i>The site is not located within 100m of a wetland.</i></p>
	<p><b>AO7.2</b> Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> <li>1. does not occur within 50 metres of the defining bank of any natural wetland; and</li> <li>2. does not exceed widths in table 16.3.1 in this code.</li> </ol> <p>OR</p>	<p><b>N/A</b> <i>See above.</i></p>
	<p><b>AO7.3</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (matter of state environmental significance).</p>	<p><b>N/A</b> <i>See above.</i></p>
<b>Clearing associated with wetlands (necessary to control non-native plants or declared pests, encroachment, managing thickened vegetation, fodder harvesting)</b>		
<p><b>PO8</b> Clearing maintains vegetation associated with a natural wetland to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><i>Clearing necessary to control non-native plants or declared pests:</i></p> <p><b>AO8.1</b> Where clearing is necessary to control non-native plants or declared pests, mechanical clearing does not occur within five metres of the defining bank of a natural wetland.</p> <p>AND</p>	<p><b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p><b>AO8.2</b> Clearing only occurs:</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>1. within a 1.5 metre radius from the base of the stem of individual non-native or declared pests; or</p> <p>2. to the extent necessary to provide access for the control of the non-native plants or declared pests.</p> <p>AND</p> <p><b>AO8.3</b> Clearing for access tracks running parallel to a natural wetland is not to be located within 10 metres of the defining bank of a natural wetland.</p> <p>AND</p> <p><i>Clearing for managing thickened vegetation:</i></p> <p><b>AO8.4</b> Mechanical clearing does not occur in any of the following areas:</p> <p>1. inside the defining bank of a natural wetland; 2. within 50 metres of the defining bank of a natural wetland.</p> <p>AND</p> <p><i>Clearing for encroachment:</i></p> <p><b>AO8.5</b> Mechanical clearing does not occur within 20 metres of the defining bank of a natural wetland.</p> <p>AND</p> <p><b>AO8.6</b> Clearing does not include the application of root absorbed broad spectrum herbicides within 50 metres of the defining bank of a natural wetland or within the distance specified from a wetland in the directions for use on the label for the product, whichever is the greater.</p> <p>AND</p>	



Performance outcomes	Acceptable outcomes	Response
	<p><i>Clearing for fodder harvesting:</i></p> <p><b>AO8.7</b> Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. inside the defining bank of any natural wetland; and</li> <li>2. within 20 metres of the defining bank of any natural wetland.</li> </ol> <p>AND</p> <p><b>AO8.8</b> Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. inside the defining bank of any natural wetland; and</li> <li>2. within 100 metres of the defining bank of any natural wetland.</li> </ol>	
<b>Clearing associated with wetlands (necessary environmental clearing – land restoration and natural disaster preparation)</b>		
<p><b>PO9</b> Clearing maintains vegetation associated with any natural wetland or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> <li>1. water quality by filtering sediments, nutrients and other pollutants</li> <li>2. aquatic habitat; and</li> <li>3. terrestrial habitat.</li> </ol>	<p><b>AO9.1</b> Clearing does not occur in, or within 100 metres of, the defining bank of any natural wetland.</p> <p>OR</p> <p><b>AO9.2</b> Clearing within 100 metres of the defining bank of any natural wetland and:</p> <ol style="list-style-type: none"> <li>1. does not occur within 50 metres of the defining bank of the natural wetland; and</li> <li>2. does not exceed the widths in table 16.3.1 of this code.</li> </ol> <p>OR</p> <p><b>AO9.3</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
<b>Clearing associated with wetlands (necessary environmental clearing - natural channel diversion and contaminants removal)</b>		
<p><b>PO10</b> Clearing maintains the current extent of vegetation associated with any natural wetland or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><b>AO10.1</b> Clearing does not occur in, or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p><b>AO10.2</b> Clearing within 100 metres of the defining bank of any natural wetland and:</p> <ol style="list-style-type: none"> <li>1. does not occur within 50 metres of the defining bank of any natural wetland; and</li> <li>2. does not exceed the widths in table 16.3.1 of this code.</li> </ol> <p>OR</p> <p><b>AO10.3</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p> <p>OR</p> <p><b>AO10.4</b> Where clearing is for natural channel diversion or contaminants removal, and clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> <li>1. clearing has been reasonably minimised; and</li> <li>2. the cleared area cannot be reasonably rehabilitated,</li> </ol> <p>an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (a matter of state environmental significance).</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Clearing associated with watercourses and drainage features (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry)</b>		

Performance outcomes	Acceptable outcomes	Response
<p><b>PO11</b> Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><b>AO11.1</b> Clearing does not occur in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code.</p> <p>OR</p> <p><b>AO11.2</b> Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code:</p> <ol style="list-style-type: none"> <li>1. does not exceed the widths in table 16.3.1 of this code; and</li> <li>2. does not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ol> <p>OR</p> <p><b>AO11.3</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with any watercourse or drainage feature (a matter of state environmental significance).</p>	<p><b>Complies with PO11</b></p> <p><i>The proposed subdivision will involve exempt clearing, although this will be contained wholly on site and as a result, will not encroach into the Clohesy River or any drainage features.</i></p>
<b>Clearing associated with watercourses and drainage features (necessary environmental clearing- land restoration and natural disaster preparation)</b>		
<p><b>PO12</b> Clearing maintains vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> </ol>	<p><b>AO12.1</b> Clearing does not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table 16.3.2 of this code.</p> <p>OR</p>	<p><b>N/A</b></p> <p><i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
3. aquatic habitat; and 4. terrestrial habitat.	<p><b>AO12.2</b> Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code:</p> <ol style="list-style-type: none"> <li>1. does not exceed the widths in table 16.3.1 of this code; and</li> <li>2. does not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ol> <p>OR</p> <p><b>AO12.3</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	
<b>Clearing associated with watercourses and drainage features (necessary environmental clearing – natural channel diversion, and contaminants removal)</b>		
<p><b>PO13</b> Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><b>AO13.1</b> Clearing does not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table 16.3.2 of this code.</p> <p>OR</p> <p><b>AO13.2</b> Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code:</p> <ol style="list-style-type: none"> <li>1. does not exceed the widths in table 16.3.1 of this code; and</li> <li>2. does not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</li> </ol> <p>OR</p>	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO13.3</b> Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> <li>1. clearing has been reasonably minimised; and</li> <li>2. the cleared area cannot be reasonably rehabilitated</li> </ol> <p>an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a watercourse or drainage feature (a matter of state environmental significance).</p>	
<p><b>Clearing associated with watercourses or drainage features (necessary to control non-native plants or declared pests, managing thickened vegetation, fodder harvesting)</b></p>		
<p><b>PO14</b> Clearing maintains vegetation associated with any watercourse or drainage feature to protect:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion</li> <li>2. water quality by filtering sediments, nutrients and other pollutants</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><i>Clearing necessary to control non-native plants or declared pests:</i></p> <p><b>AO14.1</b> Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature.</p> <p>AND</p> <p><b>AO14.2</b> Clearing only occurs:</p> <ol style="list-style-type: none"> <li>1. within a 1.5 metre radius from the base of the stem of individual non-native or declared pests; or</li> <li>2. to the extent necessary to provide access for the control of the non-native plant or declared pest.</li> </ol> <p>AND</p> <p><b>AO14.3</b> Clearing for access tracks running parallel to a watercourse or drainage feature is not to be located within 10 metres of the defining bank of the watercourse or drainage feature.</p>	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
	<p><i>Clearing for managing thickened vegetation:</i></p> <p><b>AO14.4</b> Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. inside the defining bank of any watercourse or drainage feature;</li> <li>2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature.</li> <li>3. within 30 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature.</li> <li>4. within 50 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature.</li> </ol> <hr/> <p><i>Clearing for fodder harvesting:</i></p> <p><b>AO14.5</b> Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. inside the defining bank of any watercourse or drainage feature; and</li> <li>2. within 20 metres of the defining bank of any watercourse or drainage feature.</li> </ol> <p>AND</p> <p><b>AO14.6</b> Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. inside the defining bank of any watercourse or drainage feature; and</li> </ol> <p>within 100 metres of the defining bank of any watercourse or drainage feature.</p>	
<p><b>Clearing associated with watercourses or drainage features (encroachment)</b></p>		

Performance outcomes	Acceptable outcomes	Response
<p><b>PO15</b> Clearing of encroachment maintains:</p> <ol style="list-style-type: none"> <li>1. bank stability by protecting against bank erosion; and</li> <li>2. water quality by filtering sediments, nutrients and other pollutants; and</li> <li>3. aquatic habitat; and</li> <li>4. terrestrial habitat.</li> </ol>	<p><b>AO15.1</b> Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature.</p> <p>AND</p> <p><b>AO15.2</b> Clearing does not include the application of root-absorbed broad spectrum herbicides within 50 metres of the defining bank of a watercourse or drainage feature or within the distance specified from a watercourse or drainage feature in the directions for use on the label for the product, whichever is the greater.</p>	<p><i>N/A</i></p> <p><i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Maintaining connectivity (public safety, relevant infrastructure activities, consequential development of IPA approval, extractive industry)</b>		
<p><b>PO16</b> In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes.</p>	<p><b>AO16.1</b> Clearing occurs in accordance with table 16.3.3 in this code.</p>	<p><b>Complies with PO16</b></p> <p><i>The development is located within a Coastal bioregion and sub-region and will maintain connectivity by complying with Table 16.3.3 as follows:</i></p> <ol style="list-style-type: none"> <li>1. <i>The area of vegetation on-site is forms part of and is connected to an area greater than 10 hectares;</i></li> <li>2. <i>Any clearing undertaken will not reduce the extent of vegetation (as outlined above) to less than 10 hectares;</i></li> <li>3. <i>The overall vegetation area (as is outlined above) is wider than 100 metres;</i></li> <li>4. <i>The width of vegetation (as outlined above) will not be cleared to less than 100 metres; and</i></li> <li>5. <i>The extent of vegetation on-site is already less than 30% of the total area of the lot.</i></li> </ol>
<b>Connectivity areas (coordinated project)</b>		

<b>Performance outcomes</b>	<b>Acceptable outcomes</b>	<b>Response</b>
<p><b>PO17</b> In consideration of vegetation on the land subject to the development application and on adjacent land:</p> <ol style="list-style-type: none"> <li>sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or</li> <li>where this not reasonably possible, the applicant provides an offset.</li> </ol>	<p><b>AO17.1</b> Clearing occurs in accordance with table 16.3.3 of this code.</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p>OR</p> <p><b>AO17.2</b> Where clearing cannot be reasonably avoided; and clearing has been reasonably minimised; an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).</p>	
<b>Maintaining connectivity (necessary environmental clearing - land restoration and natural disaster preparation)</b>		
<p><b>PO18</b> In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes, or where this is not reasonably possible, the cleared area is rehabilitated.</p>	<p><b>AO18.1</b> Clearing occurs in accordance with table 16.3.3 of this code.</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p>OR</p> <p><b>AO18.2</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	
<b>Connectivity areas (necessary environmental clearing – natural channel diversion and contaminants removal)</b>		
<p><b>PO19</b> In consideration of vegetation on the land subject to the development application and on adjacent land:</p> <ol style="list-style-type: none"> <li>sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or</li> <li>where this is not reasonably possible, the applicant rehabilitates the cleared area; or</li> </ol>	<p><b>AO19.1</b> Clearing occurs in accordance with table 16.3.3 of this code.</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p>OR</p> <p><b>AO19.2</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	
	<p>OR</p>	



Performance outcomes	Acceptable outcomes	Response
3. where this not reasonably possible, the applicant provides an offset.	<p><b>AO19.3</b> Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> <li>1. clearing has been reasonably minimised; and</li> <li>2. the cleared area cannot be reasonably rehabilitated</li> </ol> <p>an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).</p>	
<b>Soil erosion (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, necessary environmental clearing)</b>		
<p><b>PO20</b> Clearing does not result in:</p> <ol style="list-style-type: none"> <li>1. accelerated soil erosion including, but not limited to – mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</li> <li>2. any associated loss of chemical, physical or biological fertility – including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients, within or outside the land the subject of the development application.</li> </ol>	<p><b>AO20.1</b> Clearing is undertaken in accordance with an erosion and sediment control plan, which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.</p> <p>OR</p> <p><b>AO20.2</b> The local government is the assessment manager for the development application.</p> <p>Note: For guidance on developing a sediment and erosion control plan, please refer to the Best Practice Erosion and Sediment Control Document, IECA, 2008.</p>	<p><i>N/A</i> See AO20.2 below.</p> <p><b>Complies with AO20.2</b> <i>The local government is the assessment manager for the development application</i></p>
<b>Soil erosion (necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment, fodder harvesting)</b>		
<p><b>PO21</b> Clearing does not result in:</p> <ol style="list-style-type: none"> <li>1. accelerated soil erosion – including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</li> <li>2. any associated loss of chemical, physical or biological fertility – including, but not limited to water holding capacity, soil structure, organic</li> </ol>	<p>Clearing necessary to control non-native plants or declared pests:</p> <p><b>AO21.1</b> Mechanical clearing retains 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.</p> <p>AND</p>	<p><i>N/A</i> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
<p>matter, soil biology and nutrients, within or outside the land subject of the development application.</p>	<p><b>AO21.2</b> New access tracks to gain access to a non-native plant or declared pest infestation do not exceed five metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use.</p> <p>AND</p>	
	<p><i>Clearing for managing thickened vegetation:</i></p> <p><b>AO21.3</b> Mechanical clearing does not:</p> <ol style="list-style-type: none"> <li>1. occur in a regional ecosystem in table 16.3.6 of this code that states ‘mechanical clearing not permitted’;</li> <li>2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent ground cover, whether dead or alive; and</li> <li>3. occur on slopes in excess of five per cent.</li> </ol> <p>AND</p>	
	<p><b>AO21.4</b> Mechanical clearing does not occur within 50 metres of an area of soil erosion and instability.</p> <p>AND</p>	
	<p><i>Clearing for encroachment:</i></p> <p><b>AO21.5</b> Mechanical clearing:</p> <ol style="list-style-type: none"> <li>1. is limited to slopes less than five per cent; and</li> <li>2. retains 50 per cent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area.</li> </ol> <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p><i>Clearing for fodder harvesting:</i></p> <p><b>AO21.6</b> Mechanical clearing does not occur on a slope greater than five percent.</p> <p>OR</p> <p><b>AO21.7</b> Mechanical clearing does not occur within 50 metres of an areas of soil erosion and instability.</p>	
<b>Salinity (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry, necessary environmental clearing, fodder harvesting)</b>		
<b>PO22</b> Clearing does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.	<b>AO22.1</b> Clearing does not occur within 100 metres of a salinity expression area.	<b>Complies with PO22</b> <i>The proposed clearing will not be located within 100 metres of a salinity expression area.</i>
<b>Conserving endangered and of concern regional ecosystems (public safety and relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry)</b>		
<b>PO23</b> Clearing maintains the current extent of endangered regional ecosystems and of concern regional ecosystems.	<p><b>AO23.1</b> Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem.</p> <p>OR</p> <p><b>AO23.2</b> Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table 16.3.1 of this code.</p> <p>OR</p> <p><b>AO23.3</b> Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table 16.3.1 of this code.</p> <p>OR</p>	<b>Complies with PO23</b> The site does not contain an endangered regional ecosystem or an of concern regional ecosystem.

Performance outcomes	Acceptable outcomes	Response
	<b>AO23.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of endangered regional ecosystems and of concern regional ecosystems (a matter of state environmental significance).	
<b>Essential habitat (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry, fodder harvesting)</b>		
<b>PO24</b> Clearing maintains the current extent of essential habitat.	<b>AO24.1</b> Clearing does not occur in essential habitat. OR <b>AO24.2</b> Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR <b>AO24.3</b> Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR <b>AO24.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).	<b>N/A</b> <i>There is no essential habitat located on site.</i>
<b>Essential habitat (necessary environmental clearing – land restoration and natural disaster preparation)</b>		
<b>PO25</b> Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	<b>AO25.1</b> Clearing does not occur in essential habitat. OR	<b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO25.2</b> Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code.</p> <p>OR</p> <p><b>AO25.3</b> Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code.</p> <p>OR</p> <p><b>AO25.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p>	
<b>Essential habitat (necessary environmental clearing – natural channel diversion and contaminants removal)</b>		
<p><b>PO26</b> Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area, or maintains the current extent of essential habitat.</p>	<p><b>AO26.1</b> Clearing does not occur in essential habitat.</p> <p>OR</p> <p><b>AO26.2</b> Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code.</p> <p>OR</p> <p><b>AO26.3</b> Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code.</p> <p>OR</p> <p><b>AO26.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.</p> <p>OR</p>	<p><b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO26.5</b> Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> <li>1. clearing has been reasonably minimised; and</li> <li>2. the cleared area cannot be reasonably rehabilitated</li> </ol> <p>an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).</p>	
<p><b>Acid sulfate soils (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry, necessary environmental clearing, necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment)</b></p>		
<p><b>PO27</b> Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> <li>1. aeration of horizons containing iron sulphides; or</li> <li>2. mobilisation of acid or metals.</li> </ol>	<p><b>AO27.1</b> Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p><b>AO27.2</b> Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> <li>1. it does not involve mechanical clearing; and</li> <li>2. acid sulfate soils are managed consistent with the State Planning Policy, Department of Infrastructure, Local Government and Planning, July 2017, and with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science Information Technology Innovation and the Arts, 2014.</li> </ol> <p>OR</p> <p><b>AO27.3</b> The local government is the assessment manager for the development application.</p>	<p><b>Complies with PO27</b>  <i>No clearing will occur in land zone 1, 2 or 3.</i></p>
<p><b>Clearing is staged (extractive industry)</b></p>		
<p><b>PO28</b> Clearing:</p> <ol style="list-style-type: none"> <li>1. is staged in line with operational needs that restrict clearing to the current operational area</li> </ol>	<p>No acceptable outcome is prescribed.</p>	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
<p>2. only occurs in the area from which material will be extracted, and any reasonably associated infrastructure, within the term of the development approval; and</p> <p>3. does not occur without required permits.</p>		
<b>Coordinated project – involving clearing for agriculture</b>		
<b>PO29</b> Clearing only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.	No acceptable outcome is prescribed.	<i>N/A</i> <i>The proposed clearing will be exempt.</i>
<b>PO30</b> For applications for irrigated crops, the owner of the land has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the clearing relates.	No acceptable outcome is prescribed.	<i>N/A</i> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>
<b>Clearing for necessary environmental clearing – land restoration and natural disaster preparation</b>		
<b>PO31</b> Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	<b>AO31.1</b> Clearing maintains the natural floristic composition and range of sizes across the application area.	<i>N/A</i> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>
	OR	
	<b>AO31.2</b> Clearing does not exceed the widths prescribed in table 16.3.1 of this code.	
	OR	
	<b>AO31.3</b> Clearing does not exceed the areas prescribed in table 16.3.1 of this code.	
OR		
<b>AO31.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.		
<b>Clearing for necessary environmental clearing - natural channel diversion and contaminants removal</b>		

Performance outcomes	Acceptable outcomes	Response
<p><b>PO32</b> Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area or maintains the current extent of vegetation.</p>	<p><b>AO32.1</b> Clearing maintains the natural floristic composition and range of sizes across the application area.</p> <p>OR</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p><b>AO32.2</b> Clearing does not exceed the widths prescribed in table 16.3.1 of this code.</p> <p>OR</p>	
	<p><b>AO32.3</b> Clearing does not exceed the areas prescribed in table 16.3.1 of this code.</p> <p>OR</p>	
	<p><b>AO32.4</b> Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the endangered regional ecosystems and of concern regional ecosystems are rehabilitated.</p> <p>OR</p>	
	<p><b>AO32.5</b> Where clearing an endangered regional ecosystem or of concern regional ecosystem cannot be reasonably avoided, minimised or rehabilitated, an offset is provided for any acceptable significant residual impact from clearing of an endangered regional ecosystem or of concern regional ecosystem (a matter of state environmental significance).</p>	
<p><b>Conserving remnant vegetation that are regional ecosystems (necessary to control non-native plants or declared pests)</b></p>		
<p><b>PO33</b> Clearing activities:  1. maintain the natural floristic composition and range of sizes of each species of the regional</p>	<p><b>AO33.1</b> Mechanical clearing does not exceed the limitations defined in table 16.3.4 of this code.</p> <p>OR</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>



Performance outcomes	Acceptable outcomes	Response
<p>ecosystem evenly spaced across the application area; and</p> <p>2. retain mature trees.</p>	<p><b>AO33.2</b> Root-absorbed broad spectrum herbicides are not:</p> <ol style="list-style-type: none"> <li>1. applied via aerial application; or</li> <li>2. ground applied on a broad acre basis; or</li> <li>3. used inconsistently with the product directions.</li> </ol>	
<b>Requirements for dense regional ecosystems (necessary to control non-native plants or declared pests)</b>		
<p><b>PO34</b> Clearing retains canopy vegetation in dense regional ecosystems.</p>	<p><b>AO34.1</b> Clearing does not occur in regional ecosystems listed in table 16.3.5 of this code.</p> <p>OR</p>	<p><i>N/A</i> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p><b>AO34.2</b> Clearing and associated soil disturbance in regional ecosystems listed in table 16.3.5 of this code only occurs:</p> <ol style="list-style-type: none"> <li>1. within a 1.5 metre radius from the base of the stem of individual non-native plants or declared pests; and</li> <li>2. to the extent necessary to provide access for the control of the non-native plants or declared pests.</li> </ol>	
<b>Restoring the regional ecosystem (managing thickened vegetation)</b>		
<p><b>PO35</b> Clearing activities:</p> <ol style="list-style-type: none"> <li>1. restore the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and</li> <li>2. retain mature trees, habitat trees and tall immature trees and thickets.</li> </ol>	<p><b>AO35.1</b> Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> <li>1. in thickets;</li> <li>2. for mechanical clearing, within five metres or less from the trunk of a mature tree, habitat tree or tall immature tree.</li> </ol> <p>AND</p>	<p><i>N/A</i> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
	<p><b>AO35.2</b> Clearing retains:</p> <ol style="list-style-type: none"> <li>1. all mature trees and habitat trees;</li> <li>2. a full range of sizes and species typical of the regional ecosystem in the area; and</li> <li>3. where the number of mature trees plus habitat trees is less than 20 per hectare, tall immature</li> </ol>	

Performance outcomes	Acceptable outcomes	Response
	<p>trees to total 20 mature trees, habitat trees and tall immature trees per hectare.</p> <p>AND</p> <p><b>AO35.3</b> If clearing immature trees, retain immature trees distributed in a pattern that is as natural as possible and of at least the density specified in table 16.3.6 of this code.</p> <p>AND</p> <p><b>AO35.4</b> If clearing low shrubs:</p> <ol style="list-style-type: none"> <li>1. in regional ecosystems where clearing is restricted to low shrubs as specified in table 16.3.6 of this code – clearing retains all immature trees;</li> <li>2. in regional ecosystems where clearing is not restricted to low shrubs as specified in table 16.3.6 of this code – clearing retains at least the number of immature trees specified in table 16.3.6; and</li> <li>3. clearing retains at least 10 per cent of the predominate species that have thickened.</li> </ol> <p>AND</p> <p><b>AO35.5</b> Mechanical clearing does not result in debris being stacked or pushed against a mature tree, habitat tree or tall immature tree.</p> <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO35.6</b> Clearing is not undertaken by:</p> <ol style="list-style-type: none"> <li>aerial application of any herbicide;</li> <li>application of a root-absorbed broad spectrum herbicide.</li> </ol> <p>AND</p> <p><b>AO35.7</b> Chemical clearing does not occur within five metres of the trunk of a mature tree, habitat tree or tall immature tree.</p>	
<b>Clearing limited to specific regional ecosystems and specific clearing methods (managing thickened vegetation)</b>		
<p><b>PO36</b> Clearing must be for the purpose of restoring the remnant regional ecosystem and only occur if all of the following apply:</p> <ol style="list-style-type: none"> <li>clearing is in regional ecosystems prescribed in table 16.3.6 of this code; and</li> <li>clearing is in accordance with the clearing restrictions for the regional ecosystem prescribed in table 16.3.6 of this code.</li> </ol>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Clearing limited to specific regional ecosystems (encroachment)</b>		
<p><b>PO37</b> Clearing of encroachment does not occur, other than in the regional ecosystems listed in table 16.3.7 of this code.</p>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Retained trees (encroachment)</b>		
<p><b>PO38</b> Clearing of encroachment:</p> <ol style="list-style-type: none"> <li>results in the restoration of the regional ecosystem</li> <li>retains mature trees and habitat trees</li> <li>retains all woody vegetation within a grove; and</li> <li>retains representatives of all immature, non-encroaching species in a natural pattern.</li> </ol>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Limits to clearing for fodder harvesting (fodder harvesting)</b>		
<p><b>PO39</b> Clearing is limited to:</p> <ol style="list-style-type: none"> <li>the extent necessary to provide fodder for stock; and</li> </ol>	No acceptable outcome is prescribed.	<p><b>N/A</b>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>

Performance outcomes	Acceptable outcomes	Response
2. areas where the stock is located, and the stock has sufficient water.		
<b>PO40</b> Clearing must only occur: <ol style="list-style-type: none"> <li>1. in regional ecosystems listed in table 16.3.8 or table 16.3.9 of this code; and</li> <li>2. in accordance with the harvesting method limitations for the regional ecosystem listed in table 16.3.8 or table 16.3.9 of this code.</li> </ol>	No acceptable outcome is prescribed.	<b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>
<b>PO41</b> Clearing consists predominantly of fodder species.	No acceptable outcome is prescribed.	<b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>
<b>Conserving vegetation (fodder harvesting)</b>		
<b>PO42</b> Clearing is carried out in a way that conserves: <ol style="list-style-type: none"> <li>1. remnant vegetation in perpetuity; and</li> <li>2. the regional ecosystem in which the vegetation is situated.</li> </ol>	<b>AO42.1</b> Clearing does not result in the removal of non-fodder species with a height of four metres or more.	<b>N/A</b> <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i>
	<b>AO42.2</b> Selective harvesting: <ol style="list-style-type: none"> <li>1. retains all non-fodder species except where the damage is an unavoidable consequence of clearing the selected fodder tree; and</li> <li>2. when using a chainsaw in regional ecosystems listed in table 16.3.8 of this code, retains at least one fodder tree for every fodder tree cleared; and</li> <li>3. in least concern regional ecosystems listed in table 16.3.9 of this code, retains at least one fodder tree for each fodder tree cleared; and</li> <li>4. in of concern regional ecosystems listed in table 16.3.9 of this code, retains at least two fodder trees for each fodder tree cleared.</li> </ol>	
	AND <b>AO42.3</b> Strip harvesting and block harvesting:	

Performance outcomes	Acceptable outcomes	Response
	<p>1. where fodder harvesting has previously occurred in an area of a lot, only occurs if all of the following apply:</p> <ul style="list-style-type: none"> <li>a. the vegetation has not been cleared in the last 10 years; and</li> <li>b. the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of fodder species in the regional ecosystem; and</li> <li>c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres.</li> </ul> <p>2. aligns clearing along the contour where practical; and</p> <p>3. does not occur in patches of regional ecosystems that are less than 10 hectares in area or less than 500 metres wide.</p> <p>AND</p> <p><b>AO42.4</b> Strip harvesting:</p> <ul style="list-style-type: none"> <li>1. does not result in any strip harvesting area exceeding 50 metres in width; and</li> <li>2. results in all strip retention areas: <ul style="list-style-type: none"> <li>a. being preserved along the length of strip harvest areas to a width of at least 1.5 times that of the adjacent strip harvest area; and</li> <li>b. containing fodder species with an average height of at least four metres; and</li> </ul> </li> <li>3. does not result in clearing for machinery access between strip harvest areas exceeding 15 metres in width.</li> </ul> <p>AND</p>	

Performance outcomes	Acceptable outcomes	Response
	<p><b>AO42.5</b> Block harvesting:</p> <ol style="list-style-type: none"> <li>1. does not result in any block harvest area exceeding one hectare; and</li> <li>2. results in block retention areas:               <ol style="list-style-type: none"> <li>a. being preserved between block harvest areas in accordance with the widths specified in table 16.3.10 of this code; and</li> <li>b. containing fodder species with an average height of at least four metres; and</li> </ol> </li> <li>3. does not result in clearing for machinery access between block harvest areas exceeding 10 metres in width.</li> </ol>	
<b>Cleared vegetation (fodder harvesting)</b>		
<p><b>PO43</b> Fodder harvesting is carried out in a way that results in the woody biomass of the cleared vegetation remaining where it is cleared.</p>	<p>No acceptable outcome is prescribed.</p>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>
<b>Conserving the fodder resource (fodder harvesting)</b>		
<p><b>PO44</b> Fodder harvesting is carried out in a way that will conserve the fodder resource.</p>	<p><b>AO44.1</b> Within any 10 year period, commencing from the expiry date of any development approval or any Accepted Development Vegetation Clearing Code notification, clearing does not occur:</p> <ol style="list-style-type: none"> <li>1. more than once in the same area of a lot; and</li> <li>2. in more than 50 per cent of the area of the regional ecosystem listed in table 16.3.8 and table 16.3.9 of this code on the lot; and</li> <li>3. in areas required to be retained under this code, a development approval or any accepted development vegetation clearing code.</li> </ol>	<p><i>N/A</i>  <i>Not applicable in accordance with Table 16.2.1 of the SDAP</i></p>