

4 March 2020

Our Ref: 19-484

Chief Executive Officer

Mareeba Shire Council
PO Box 154
Mareeba QLD 4870

Attention: Mr Carl Ewin – Planning Officer (CarlE@msc.qld.gov.au)

Dear Carl,

DEVELOPMENT APPLICATION TO SUPPORT A MATERIAL CHANGE OF USE (SHORT TERM ACCOMMODATION) OVER LAND LOCATED AT CRYSTALBROOK ROAD, CRYSTALBROOK, MORE FORMALLY DESCRIBED AS LOT 738 ON CP892331 AND LOT 2 ON LD157.

We refer to the above-described matter and confirm that Urban Sync Pty Ltd has been engaged by GAG Crystalbrook Station Pty Ltd 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:

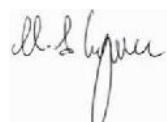
- DA Form 1 and Landowners Consent as **Attachment 1**;
- Proposal Plans and Landscape Plans as **Attachment 2**;
- Site Searches as **Attachment 3**;
- State Mapping as **Attachment 4**;
- Assessment of the applicable development codes under the *Mareeba Shire Planning Scheme 2017* as **Attachment 5**; and
- Assessment of the applicable State Development Assessment Provisions Code V2.6 (State Code 16) as **Attachment 6**.

In accordance with Council's Schedule of Fees for the 2019/20 Financial Year, Councils' application fee to the amount of **\$2,685.00** will be paid upon provision of a receipt for payment from Mareeba Shire Council.

In accordance with s51(2) of *Planning Act 2016*, landowners' consent has not been provided for Lot 738 on CP892331 as the Applicant is the land owner of this allotment, although landowners consent from the State, as the land owner of Lot 2 on LD157, has been provided.

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 | T 07 4051 6946 | M 0488 200 229

TOWN PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE

CRYSTALBROOK ROAD, CRYSTALBROOK

4 March 2020

CONTENTS

1	EXECUTIVE SUMMARY	6
2	APPLICATION DETAILS	7
2.1	Application summary	7
2.2	Plans of development	8
3	SITE DETAILS	9
3.1	Site Description	9
3.2	Infrastructure and services	10
4	DEVELOPMENT BACKGROUND	11
4.1	relevant approvals	11
4.2	prelodgement	11
4.2.1	Mareeba Shire Council	11
4.2.2	The Department of State Development Manufacturing, Infrastructure and Planning (DSDMIP)	11
4.2.3	The Department of Natural Resources Mines and Energy – Section 22A Approval	11
4.2.4	The Department of Natural Resources Mines and Energy – Landowners Consent	11
5	DEVELOPMENT PROPOSAL	12
5.1	General description	12
5.2	Proposal Details	12
5.3	Development Staging	12
5.4	Engineering and Infrastructure Provision	12
5.4.1	Water Supply	12
5.4.2	Sewerage Supply	12
5.4.3	Stormwater Drainage (Quantity)	12
5.4.4	Stormwater Drainage (Quality)	13
5.4.5	Erosion and Sediment Control	13
5.4.6	Electricity	13
5.4.7	Telecommunications	13
5.5	Transport and Accessibility	13
5.5.1	External Upgrades	13
5.5.2	Internal Upgrades	13
5.5.3	Access	13
5.5.4	Car Parking	13
5.6	infrastructure charges	13
6	LEGISLATIVE REQUIREMENTS	14
6.1	Planning Act 2016	14
6.1.1	Confirmation that the Development is not Prohibited	14
6.1.2	Assessable Development	14
6.1.3	Statutory Considerations for Assessable Development	14
6.1.4	Assessment Manager	14
6.2	Far North Queensland Regional Plan	14
6.3	State Planning Policy	14
6.4	Referrals & State Development Assessment Provisions	15
6.5	Planning Scheme (Mareeba Shire Planning Scheme 2017)	15



6.5.1	Applicable Overlays.....	15
6.5.2	Applicable Codes	15
6.6	Planning Scheme Assessment	16
6.6.1	Strategic Framework.....	16
6.6.2	Rural Zone Code.....	16
6.6.3	Overlay Codes	20
	Agricultural Land Overlay Code.....	20
	Bushfire Hazard Overlay Code.....	20
	Environmental Significance Overlay Code.....	20
	Flood Hazard Overlay Code.....	20
	Heritage Overlay Code	20
	Hill and Slope Overlay Code	20
	Regional Infrastructure Corridors and Substations Overlay Code	20
	Transport Infrastructure Overlay Code	20
6.6.4	Development Codes	20
	Landscaping Code	20
	Parking and Access Code	20
	Works, Services and Infrastructure Code.....	20
7	CONCLUSION	21

FIGURES

Figure 1: Site location – Crystalbrook Road Crystalbrook (Source: Queensland Globe, State of Queensland 2020).	9
----------------------------------------------------------------------------------------------------------------------	---

TABLES

Table 1: Applicable Planning Scheme Codes for Assessment.....	16
Table 2: Assessment Against Purpose and Overall Outcomes of the Rural Zone Code.....	17



© Copyright 2020 Urban Sync Pty Ltd. The concepts and information contained in this document are the property of Urban Sync Pty Ltd. The use of or copying of this document in whole or in part without the written permission of Urban Sync Pty Ltd constitutes an infringement of copyright.

Limitation: This report has been prepared on behalf of Urban Sync Pty Ltd for our client, GAG Crystalbrook Station Pty Ltd and considers the instructions and requirements of GAG Crystalbrook Station Pty Ltd with regards to the development being proposed. This report should not be relied upon by any third party and Urban Sync Pty Ltd accepts no liability or responsibility for the reliance on this report, or data contained within the report, by any third party.

Reference	Revision	Date	Prepared by	Checked by	Authorised by
19-484	DRAFT 1.0	24/02/2020	KEV	MDI	MDI
19-484	FINAL 1.0	26/02/2020	KEV	MDI	MDI
19-484	FINAL 2.0	04/03/2020	KEV	MDI	MDI

04/03/2020

FINAL Version 2.0

Urban Sync Pty Ltd

Level 1, 17 Aplin Street, CAIRNS QLD 4870

www.urbansync.com.au

admin@urbansync.com.au



I EXECUTIVE SUMMARY

GAG Crystalbrook Station Pty Ltd (the Applicant) seeks the requisite statutory development approval from Mareeba Shire Council (Council) to support the expansion of the existing Crystalbrook Lodge over Lot 738 on CP892331 and part of Lot 2 on LD157 at Crystalbrook Road, Crystalbrook (the site).

In a planning context, the site is located within the Rural Zone of the *Mareeba Shire Council Planning Scheme 2016 – Alignment Amendment 2017* (Planning Scheme). A Material Change of Use for Short-term Accommodation in the Rural Zone requires an **Impact Assessable** development application to be lodged with and approved by Council. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use (Short-term Accommodation).**

This development application has been undertaken to:

- Examine the physical characteristics of the site and the sites development history;
- Accurately describe the development, as reflected in the proposal plans prepared by Cottee Parker;
- Address all applicable statutory requirements triggered through the *Planning Act 2016* (PA), *Planning Regulations 2017* (PR), *State Planning Policy 2017* (SPP) and the Planning Scheme; and
- Address any 'key' planning issues and non-compliances with the applicable aspects of the Planning Scheme and other Assessment Benchmarks.

The purpose of the Rural zone is to provide for rural activities AND non-rural activities that are compatible with the character of the rural area whilst not compromising the long-term use of the land for rural activities. Accordingly, the Planning Scheme does not prohibit short term accommodation activities in the rural zone. However, such uses need to be compatible with the character of the zone and the assessment of such uses needs to consider, and ensure, that all site features, constraints and development impacts can be suitably managed. With this in mind, we highlight that the proposed development is:

- Very limited in area;
- Located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157; AND
- Is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157.

This ensures the proposed development will have no negative impacts on the current or long-term use of the site for rural activities, nor remove any land that could be used for rural activities. Moreover, the proposed development is a non-rural use which is reliant on and compatible with the rural landscape and character of the site. Accordingly, the proposed development is suitably located and does not compromise the intent or conflict with the purpose of the Rural Zone.

The proposed development has a handful of departures away from the 'deemed to comply' Acceptable Outcomes of other applicable aspects of the Planning Scheme. However, where these departures have been identified, a performance-based assessment has been provided to demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. With this in mind, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed.

Accordingly, we now submit this development 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

Approvals Sought:	Development Permit for a Material Change of Use (Short-term Accommodation)
Applicant:	GAG Crystalbrook Lodge Pty Ltd
Project Description Details:	The expansion of short-term residential activities associated with the existing Crystalbrook Lodge
ASSESSMENT DETAILS	
Assessment Manager:	Mareeba Shire Council
Development Category:	Assessable Development
Assessment Category:	Impact Assessable
Public Notification:	Yes
PRE-LODGEMENT CONSULTATION	
Council:	Yes (informal discussions only)
State:	Yes
RELEVANT STATE PLANNING INSTRUMENTS	
Legislation:	<i>Planning Act 2016 (Qld)</i>
State Planning Policy:	Queensland State Planning Policy (July 2017)
State Planning Policy State Interests:	<ul style="list-style-type: none"> ▪ Agriculture; ▪ Biodiversity; ▪ Cultural Heritage; and ▪ Natural Hazards, Risk, and Resilience
Regional Plan:	Far North Queensland Regional Plan 2009-2031
Regional Plan Land Use:	Regional Landscape and Rural Production Area
Development Assessment Mapping:	<ul style="list-style-type: none"> ▪ Queensland Heritage; ▪ Fish Habitat Areas; ▪ Water Resources; and ▪ Native Vegetation Clearing
Referrals:	Yes
RELEVANT LOCAL PLANNING INSTRUMENTS	
Planning Scheme:	<i>Mareeba Shire Council Planning Scheme 2016 – Alignment Amendment 2017</i>
Zone:	Rural
Overlays:	<ul style="list-style-type: none"> • Agricultural Land; • Bushfire; • Environmental Significance; • Flood Hazard; • Heritage; • Hill & Slope; • Regional Infrastructure and Substations; and • Transport Infrastructure



Drawing Title	DWG No.	Issue	Prepared By	Date
Crystalbrook Station Lodges - Title Sheet	DD0001	B	CotteeParker	24/02/2020
Macro Plan	DD-1001	E	CotteeParker	24/02/2020
Location Plan	DD-1002	E	CotteeParker	24/02/2020
Locality Plan	DD-1003	I	CotteeParker	24/02/2020
Site Plan – Overall	DD-1004	L	CotteeParker	24/02/2020
Development Summary	DD-1005	B	CotteeParker	24/02/2020
Staff Lodge – Site Plan	DD-F-1000	B	CotteeParker	24/02/2020
Floor Plan Staff Accommodation	DD-F-2000	F	CotteeParker	24/02/2020
Lodge – Site Plan	DD-L-1000	B	CotteeParker	24/02/2020
Lodge - Plans – Existing	DD-L-2000	H	CotteeParker	24/02/2020
Lodge - Plans – Proposed	DD-L-2001	G	CotteeParker	24/02/2020
Lodge – Plans - Proposed with Demolition	DD-L-2002	E	CotteeParker	24/02/2020
Lodge – Section	DD-L-3100	C	CotteeParker	24/02/2020
Recreation Centre - Site Plan	DD-R-1000	E	CotteeParker	24/02/2020
Recreation Centre - Plans	DD-R-2000	L	CotteeParker	24/02/2020
Recreation Centre – Elevations	DD-R-3000	B	CotteeParker	24/02/2020
Recreation Centre – Sections	DD-R-3100	C	CotteeParker	24/02/2020
Eco-suits – Renders	DD-S-0200	E	CotteeParker	24/02/2020
Eco-suits – Renders	DD-S-0202	C	CotteeParker	24/02/2020
Eco-suites – Site Plan	DD-S-1000	G	CotteeParker	24/02/2020
Eco-suites – Plans – Ground	DD-S-2000	I	CotteeParker	24/02/2020
Eco-suites – Plans – Level 1	DD-S-2001	I	CotteeParker	24/02/2020
Eco-suites – Elevations	DD-S-3000	E	CotteeParker	24/02/2020
Eco-suites – Sections	DD-S-3100	G	CotteeParker	24/02/2020
Eco-villa – Renders	DD-V-0200	D	CotteeParker	24/02/2020
Eco-villa – Renders	DD-V-0202	C	CotteeParker	24/02/2020
Eco-Villa – Site Plan	DD-V-1000	E	CotteeParker	24/02/2020
Eco-Villa – Ground	DD-V-2000	M	CotteeParker	24/02/2020
Eco-Villa – Level 1	DD-V-2001	M	CotteeParker	24/02/2020
Eco-Villa – Elevations	DD-V-3000	D	CotteeParker	24/02/2020
Eco-Villa – Elevations	DD-V-3001	D	CotteeParker	24/02/2020
Eco-Villa – Sections	DD-V-3100	F	CotteeParker	24/02/2020
Landscape Concept – Site Plan	1626-L-SD01	01	ASdesign	03/03/2020
Recreation Centre and Pool Plan	1626-L-SD02	01	ASdesign	03/03/2020
Eco-Suites Detailed Plan	1626-L-SD03	01	ASdesign	03/03/2020
Eco-Villages Detailed Plan	1626-L-SD04	01	ASdesign	03/03/2020
Proposed Plant Palette	1626-L-SD05	01	ASdesign	03/03/2020



3 SITE DETAILS

3.1 SITE DESCRIPTION

Lot	Lot 2 on LD157	Lot 738 CP892331
Site Location:	Crystabrook Road, Crystalbrook	Crystabrook Road, Crystalbrook
Lot and Plan Description:	Lot 2 LD157	Lot 738 on CP892331
Registered Landowners:	Queensland Government	GAG Crystalbrook Station Pty Ltd
Site Area:	336.45km ²	2.3ha
Tenure:	Lands Lease	Freehold
Easements:	Nil	Nil
Local Government Authority:	Mareeba Shire Council	Mareeba Shire Council



Figure 1: Site location – Crystabrook Road Crystalbrook (Source: Queensland Globe, State of Queensland 2020).

Lot	Lot 2 on LD157	Lot 738 CP892331
Current Use/s:	Cattle Station	Short Term Accommodation
Existing Improvements:	Residential dwelling, air strip and other ancillary infrastructure for the running of the existing Crystalbrook	Residential building and other ancillary facilities.

	cattle station i.e., access tracks, fences, water storage etc.	
Topography:	The topography of Lot 2 varies considerably.	Lot 738 falls from the north-east corner to the south-west corner.
Waterways:	There are numerous waterways that traverse the site, inclusive of several large lakes.	The site does not contain any waterways.
Vegetation:	The site is sparsely vegetated throughout (mapped as Category B Area (Remnant Vegetation))	The site is sparsely vegetated throughout (mapped as Category B Area (Remnant Vegetation))
Environmental Management & Contaminated Land:	Not identified on the Environmental Management or Contaminated Land Registers (see Attachment 3).	Not identified on the Environmental Management or Contaminated Land Registers (see Attachment 3).
Heritage Places:	State Heritage Place Fischerton Water Race (ID #601859)	Nil

3.2 INFRASTRUCTURE AND SERVICES

Road Frontage and Standard:	The site is accessed via Crystalbrook Road, which is an approximate 8m wide sealed road within a 60m wide road reserve.
Water	Water is accessed from bores, rainwater collection and dams on both lots.
Sewerage Supply:	On-site.
Stormwater:	There is no stormwater infrastructure on site. Stormwater flows to the nearest waterway via sheet flow.
Electricity	Solar.
Telecommunication	Mobile and satellite phones are used for telecommunications purposes.



4 DEVELOPMENT BACKGROUND

4.1 RELEVANT APPROVALS

We are unaware of any previous approvals that may have been obtained on the site.

4.2 PRELODGE MENT

4.2.1 Mareeba Shire Council

Hutchies and Urban Sync both undertook informal pre-lodgement discussions with Council's Planning Officers Brian Millard and Carl Ewin. No formal meeting minutes were recorded.

Note: Council's application fee was calculated based on an Impact Assessable Short-term Accommodation Use with less than 20 beds (16 beds are proposed).

4.2.2 The Department of State Development Manufacturing, Infrastructure and Planning (DSDMIP)

Urban Sync has sought pre-lodgement advice from DSDMIP on 14 February 2020. However, due to time constraints the application was required to be submitted before advice was received. A copy of the pre-lodgement advice will be provided to Council in due course.

4.2.3 The Department of Natural Resources Mines and Energy – Section 22A Approval

Urban Sync submitted an application for a 22A Determination on 23 January 2020, with approval of this request being granted by the Department of Natural resources, Mines and energy (DNRME) on 19 February 2020 (see **Attachment 1**).

4.2.4 The Department of Natural Resources Mines and Energy – Landowners Consent

On 22 January 2020 Urban Sync submitted an application to DNRME for Landowners Consent for the inclusion of Lot 2 LD157 with the development application, with landowners consent being received on 5 February 2020 (see **Attachment 1**).



5 DEVELOPMENT PROPOSAL

5.1 GENERAL DESCRIPTION

This development application seeks the requisite statutory development approval from Council to support the expansion of the existing Crystalbrook Lodge over Lot 738 on CP892331 and part of Lot 2 on LD157 at Crystalbrook Road, Crystalbrook. Accordingly, this development application seeks the following approval:

- **Development Permit for a Material Change of Use (Short-term Accommodation)**

5.2 PROPOSAL DETAILS

The proposed expansion to the existing Crystalbrook Lodge will include the following:

- Renovations (general internal) to the existing residence building, including a new awning;
- An additional four (4) standalone accommodation cabins, including twelve (12) single bed eco suites (double storey) and two (2) two-bedroom eco-villas (double storey);
- A communal recreation (amenities) centre and other associated and ancillary amenities (pool, deck, shed);
- Camping Ground;
- Staff and Mangers Quarters;
- Landscaping; and
- New access roads, car parking, solar farm and associated electrical infrastructure.

The expected footprint area of the expansion will be approximately 1,718m² with the total Gross Floor Area to be approximately 2,545m².

A full copy of the proposal plans and landscape plans is included in **Attachment 2**.

It is noted here that the structures proposed to be located on Lot 2 on LD157 are for a use that is consistent with the purpose of the lease and will be operated in accordance with the conditions (statutory, regulatory, special and other) of the lease.

5.3 DEVELOPMENT STAGING

The proposed development will not be staged.

5.4 ENGINEERING AND INFRASTRUCTURE PROVISION

5.4.1 Water Supply

The proposed development will provide potable water and water for firefighting via existing bores and new rainwater collection infrastructure.

5.4.2 Sewerage Supply

A new/upgraded on-site effluent system will be provided.

5.4.3 Stormwater Drainage (Quantity)

Stormwater from the proposed development will generally be directed towards the adjacent lake and waterways. A Site Based Stormwater Management Plan will be prepared for Council's endorsement prior to the commencement of the use.



5.4.4 Stormwater Drainage (Quality)

No stormwater quality measures are proposed for the operational phase of the proposed development.

5.4.5 Erosion and Sediment Control

An erosion and sediment control plan will be prepared and implemented during the construction phase of the proposed development.

5.4.6 Electricity

Electricity will be provided to the proposed development via a new on-site solar farm.

5.4.7 Telecommunications

Mobile phones and satellite phones will be used for telecommunications purposes.

5.5 TRANSPORT AND ACCESSIBILITY

5.5.1 External Upgrades

Nil.

5.5.2 Internal Upgrades

New internal roads will be provided as required.

5.5.3 Access

Access will be provided via Crystalbrook Road and the existing internal access roads. Upgrades will be undertaken where required.

5.5.4 Car Parking

Car parking will be provided adjacent to the Recreation Centre where guests check in. The exact number of spaces is still to be confirmed, noting that many guests will arrive by helicopter or small plane.

5.6 INFRASTRUCTURE CHARGES

Chapter 4 – Infrastructure of the PA 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. 2) 2019 (AICR), which came into effect from 19 March 2019.

As the proposed development is not serviced with any reticulated water, sewer or stormwater infrastructure, combined with the fact the site is in the rural zone (i.e., no contribution towards parks should be applicable) and is accessed via roads that are seldom used, in this instance, no infrastructure charges should be applicable.



6 LEGISLATIVE REQUIREMENTS

6.1 PLANNING ACT 2016

6.1.1 Confirmation that the Development is not Prohibited

The proposed development 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 site is currently used for short-term accommodation activities. However, the proposed development involves a Material Change of Use in respect of a *'material increase in the intensity and scale of the current use of the premises'*. A Material Change of Use for the use being applied for is **Impact 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(3), and 62 of the PA and Sections 25-28 of the PR.

Specifically, section 60(3) of the PA states for an Impact Assessable application, the Assessment Manager must decide:

- a) *"To approve all or part of the application;*
- b) *To approve all or part of the application, but impose development conditions on the approval; or*
- c) *To refuse the application."*

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 Area'** (RLRPA) Regional Land Use Category of the Far North Queensland 2009-2031 (see **Attachment 4**). When the Far North Queensland Regional Plan 2009-2031 (FNQRP) SPRP's were repealed on 26 October 2012, Local Governments become responsible for defining the extent of the Regional Land Use Categories. 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 4**):

- Agriculture (Stock Route Network);
- Biodiversity (MSES – Regulated Vegetation (Intersecting a Watercourse));
- Cultural Heritage (State Heritage Place); and



- 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 state interests (see **Attachment 4**):

- Queensland Heritage (Queensland Heritage Place);
- Fish Habitat Areas (Queensland Waterways for Waterway Barrier Works);
- Water Resources (Water Resource Planning Area Boundaries); and
- Native Vegetation Clearing (Category A and B Extract).

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

- State Assessment Referral Agency – Schedule 10, Part 3, Division 4, Table 3 – Material Change of Use that is assessable development under a local categorising instrument (clearing native vegetation);

As a result, the following module of the State Development Assessment Provisions (version 2.6) is applicable:

- State Code 16 – Clearing Native Vegetation

A full assessment against State Code 16 is provided in **Attachment 6**.

Note: Lot 2 on LD157 is mapped as containing a State Heritage Place, being Fischerton Water Race (ID #601859). However, no referral for State Heritage Place is triggered as the proposed development will be located in excess of 75m from the Heritage Site and the State Heritage Place is located in excess of 75m away from the site boundary.

6.5 PLANNING SCHEME (MAREEBA SHIRE PLANNING SCHEME 2017)

6.5.1 Applicable Overlays

The site is affected by the following Planning Scheme overlays:

- Agricultural Land (Broadhectare Rural)
- Bushfire (Potential, Medium, High, and Very High);
- Environmental Significance – Waterways (Waterway & Waterway 100m Buffer);
- Flood Hazard (Potential Flood Hazard Area);
- Heritage (State Heritage Area);
- Hill & Slope (Hill & Slope Area);
- Regional Infrastructure and Substations (Stock Route); and
- Transport Infrastructure (Minor Rural Road).

6.5.2 Applicable Codes

Table 1 below lists the applicable codes of the Planning Scheme the proposed development is subject to assessment against:



Table 1: Applicable Planning Scheme Codes for Assessment

Scheme Component	Comment
Zone Code	
Rural Activities Zone Code.	Refer to Attachment 5 and Sections 6.6.2 .
Overlay Codes	
Agricultural Land Overlay Code; Bushfire Hazard Overlay Code; Environmental Significance Overlay Code; Flood Hazard Overlay Code; Heritage Overlay Code; Hill and Slope Overlay Code; Regional Infrastructure Corridors and Substations Overlay Code; and Transport Infrastructure Overlay Code.	Refer to Attachment 5 and Section 6.6.3 .
Development Codes	
Landscaping Code; Parking and Access Code; and Works, services and infrastructure code.	Refer to Attachment 5 and Section 6.6.4 .

6.6 PLANNING SCHEME ASSESSMENT

Based on a reasonable assessment, the Planning Scheme does not prohibit short term accommodation activities in the rural zone. However, such uses need to be compatible with the character of the zone and the assessment of such uses needs to consider, and ensure, that all site features, constraints and development impacts can be suitably managed. Accordingly, the proposed development needs to be considered and assessed on its merits, in the context of the site, adjoining neighbours, the pattern of existing and approved development, and the design arrangements proposed. Based on this, Urban Sync undertook a full assessment of the proposed development against the applicable aspects of the Planning Scheme and this assessment is included in **Attachment 5**.

The proposed development does have a handful of departures away from the 'deemed to comply' Acceptable Outcomes. Where these departures have been identified, a performance-based assessment has been provided to demonstrate, based on sound planning grounds, that compliance with the corresponding Performance Outcome and in turn, the applicable code, can still be achieved. To put a performance-based assessment into context, it is important to note that a non-compliance with one or more Acceptable Outcomes does not, of itself, establish conflict with the Planning Scheme. With this in mind, we have confidence that a complete performance-based assessment by Council will consider the project in its context, and in doing so, accept the alternative solutions being proposed.

6.6.1 Strategic Framework

The proposed development is not inconsistent with the purpose, intent or any Overall Outcomes of the Rural Zone Code. In addition, the proposed development complies with the Performance Outcomes of all other, applicable overlay and development codes and hence, does not conflict with the purpose or overall outcomes of any applicable aspects of the Planning Scheme. Accordingly, a full assessment against the applicable matters of the Strategic Framework is not considered necessary in this instance.

6.6.2 Rural Zone Code

The purpose of the Rural zone is to provide for rural activities AND non-rural activities that are compatible with the character of the rural area whilst not compromising the long-term use of the land for rural activities. Accordingly, the Planning Scheme does not prohibit short term accommodation activities in the rural zone. However, such uses need to be compatible with the character of the zone and the assessment of such uses needs to consider, and ensure, that



all site features, constraints and development impacts can be suitably managed. With this in mind, we highlight that the proposed development is:

- Very limited in area;
- Located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157; AND
- Is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157.

The above demonstrates that the proposed development will have no negative impacts on the current or long-term use of the site for rural activities, nor remove any land that could be used for rural activities. Moreover, the proposed development is a non-rural use which is reliant on and compatible with the rural landscape and character of the site. Accordingly, the proposed development is suitably located and does not compromise the intent or conflict with the purpose of the Rural Zone.

Regardless of the above commentary, in order to clearly demonstrate the proposed development is not inconsistent with the purpose or intent of the Rural Zone, a full assessment against the Purpose and Overall Outcomes of the Rural Zone has been provided below in **Table 2**.

Table 2: Assessment Against Purpose and Overall Outcomes of the Rural Zone Code

Code Requirement	Comment
Purpose	
<p><i>The purpose of the Rural zone code is to:</i></p> <ol style="list-style-type: none"> a. <i>provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;</i> b. <i>provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;</i> c. <i>protect or manage significant natural resources and processes to maintain the capacity for primary production.</i> 	<p>The proposed development involves the expansion of a short-term accommodation land use which is not inconsistent with the purpose of the zone. Moreover, the proposed development does not compromise the achievement of the purpose of the zone, as is outlined below:</p> <ol style="list-style-type: none"> a) The proposed development does not involve a rural use. However, it is very limited in area, located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157 and is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157; b) The proposed development is a non-rural use which is solely reliant on and compatible with the rural landscape character of the site. As outlined above, the proposed development will not comprise the long-term use of the site for rural activities; and c) The proposed development will not have any negative impacts on natural resources that are required for the ongoing, successful operation of the cattle station.



<p><i>Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy. The purpose of the Rural zone code is to:</i></p> <ol style="list-style-type: none"> <i>recognise the diversity of rural uses that exists throughout the region;</i> <i>protect the rural character of the region;</i> <i>provide facilities for visitors and tourists that are accessible and offer a unique experience;</i> <i>protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;</i> <i>maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;</i> <i>provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;</i> <i>prevent adverse impacts of development on ecological values;</i> <i>preserve land in large holdings; and</i> <i>facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.</i> 	<p>The proposed development does not compromise the achievement of Council's purpose of the zone, as is outlined below:</p> <ol style="list-style-type: none"> Due to the size of the site and separation distances able to be achieved to/from existing and future adjacent rural uses, the proposed development will not hinder the diversification of rural uses either on the site or adjacent sites; The built form of the proposed development will be sympathetic to the rural character and landscape setting of the site/locality. Further compliance can also be conditioned if required; The proposed development seeks to offer guests a unique experience, of which is reliant on the rural character and landscape setting of the site/locality. The proposed development will not have any impacts on the mentioned infrastructure; The proposed development does not involve the urban expansion of any existing villages/towns; The proposed development is compatible with the rural character and landscape setting of the site/locality (as has been outlined throughout this report); The proposed development will involve the clearing of only small amounts of vegetation, most of which is already distributed as a result of the historical operation of the Crystalbrook Lodge and associated activities. Conditions can also be imposed to ensure no unacceptable impacts on ecological values occurs; The proposed development does not involve subdivision; and The proposed development will involve the clearing of only small amounts of vegetation, most of which is already distributed as a result of the historical operation of the Crystalbrook Lodge and associated activities. As a result, this clearing will not have any unacceptable impacts on strategic corridors.
<p>Overall Outcomes</p>	
<p><i>"The purpose of the code will be achieved through the following overall outcomes:</i></p>	
<p>Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;</p>	<p>The proposed development is suitably separated from the on-going rural use currently being undertaken on the site, being for primary production (cattle station) and does not seek to fragment the site through subdivision.</p>



The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses	The proposed development will not hinder any of the mentioned rural activities from being established either on the site or on adjacent sites.
The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;	The proposed development does not involve any of the mentioned activities.
Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;	As above.
Development is reflective of and responsive to the environmental constraints of the land;	The proposed development has suitably addressed/or can be conditioned to suitably address all site constraints.
Residential and other development is appropriate only where directly associated with the rural nature of the zone;	The proposed development seeks to offer guests a unique experience, of which is solely reliant on the rural character and landscape setting of the site/locality.
Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;	The proposed development is very limited in area, located on a portion of the site that is currently operated as the Crystalbrook Lodge and accordingly, is not located on land that is currently, or has recently been used for any type of rural activities OR in association with the ongoing primary production (cattle station) activities currently undertaken on Lot 2 on LD157 and is suitably separated from the current, ongoing and any future primary production (cattle station) activities undertaken on Lot 2 on LD157.
The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;	As above.
Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;	Clearing will be minimised wherever possible to maintain the rural appearance of the site.
Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management;	The proposed development has been designed to prevent or mitigate any potential negative impacts on the site.
Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.	The natural features of the site will be maintained and enhanced due to their significance in relation to the proposed use. Further compliance can also be conditioned.



6.6.3 Overlay Codes

Agricultural Land Overlay Code

The proposed development complies with the Agricultural Land Overlay Code.

Bushfire Hazard Overlay Code

The proposed development can be conditioned to comply with the Bushfire Hazard Overlay Code.

Environmental Significance Overlay Code

The proposed development can be conditioned to comply with the Environmental Significance Overlay Code.

Flood Hazard Overlay Code

Whilst areas of Lot 2 on LD157 are mapped as a 'Potential Flood Hazard Area' on Council's Overlay Mapping, the site of the proposed development is not located within, nor adjacent to a 'Potential Flood Hazard Area'. As a result, the proposed development is not subject to flooding and complies with the Flood Hazard Overlay Code. Accordingly, a full assessment against the code is not considered necessary and for this reason, has not been undertaken.

Heritage Overlay Code

The proposed development complies with the Heritage Overlay Code.

Hill and Slope Overlay Code

The proposed development can be conditioned to comply with the Hill and Slope Overlay Code.

Regional Infrastructure Corridors and Substations Overlay Code

The proposed development complies with the Regional Infrastructure Corridors and Substations Overlay Code.

Transport Infrastructure Overlay Code

The proposed development is not located within close proximity to an active or inactive rail corridor. As a result, the proposed development complies with the Transport Infrastructure Overlay Code. Accordingly, a full assessment against the code is not considered necessary and for this reason, has not been undertaken.

6.6.4 Development Codes

Landscaping Code

The proposed development complies with, or can be conditioned to comply with, the Parking and Access Code.

Parking and Access Code

The proposed development complies with, or can be conditioned to comply with, the Parking and Access Code.

Works, Services and Infrastructure Code

The proposed development complies with, or can be conditioned to comply with, the Works, services and Infrastructure code.



7 CONCLUSION

This report supports a development application made by GAG Crystalbrook Station Pty Ltd who seeks the requisite statutory development approval from Mareeba Shire Council to support the expansion of the existing Crystalbrook Lodge over part of Lot 2 on LD157 and Lot 738 on CP892331 at Crystalbrook Road, Crystalbrook. Accordingly, this development application has sought the following development approval from Council:

- **Development Permit for a Material Change of Use (Short-term Accommodation)**

This report has described the proposed development, identified the applicable statutory and legislative requirements of Mareeba Shire Council under their Planning Scheme as well as those at the State level under the *Planning Act 2016*, *Planning Regulation 2017* and other, relevant State legislation and requirements.

In terms of assessment of the proposed development, it has been demonstrated that the proposed development is suitably located and does not compromise the intent or conflict with the purpose of the Rural Zone. It has also been identified that the proposed development does include a handful of departures away from the 'deemed to comply' Acceptable Outcomes of the other applicable overlay and development codes. However, 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 and in doing so, demonstrated the suitability of the site to accommodate both Short-term Accommodation land uses.

Accordingly, the proposed development should be approved subject to the imposition of reasonable and relevant conditions of approval.





DA Form 1 – Development application details

Approved form (version 1.2 effective 7 February 2020) 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 only 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 (i.e. material change of use, operational work or reconfiguring a lot)**, 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)	GAG Crystalbrook Station Pty Ltd
Contact name (only applicable for companies)	Matt Ingram
Postal address (P.O. Box or street address)	PO box 2970
Suburb	Cairns
State	QLD
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)	

2) Owner's consent	
2.1) Is written consent of the owner required for this development application?	
<input checked="" type="checkbox"/> Yes – the written consent of the owner(s) is attached to this development application	
<input 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
			Crystalbrook Road	Crystalbrook
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		2	LD157	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Crystalbrook Road	Crystalbrook
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		738	CP892331	Mareeba

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.

- ☐ 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: <input type="text"/>	

- ☐ 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: <input type="text"/>	

3.3) Additional premises

- ☐ Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application
☒ Not required

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

<input checked="" type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer	
Name of water body, watercourse or aquifer:	Lake Name Unknown
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i>	
Lot on plan description of strategic port land:	
Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area	
Name of local government for the tidal area (if applicable):	
Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>	
Name of airport:	

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

Expansion of the existing Crystalbrook Lodge accommodation offerings.

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 checked="" type="checkbox"/> Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	<input type="checkbox"/> Yes – complete division 2
Operational work	<input type="checkbox"/> Yes – complete division 3
Building work	<input type="checkbox"/> Yes – complete DA Form 2 – Building work details

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 ²) (if applicable)
Expansion of the existing Crystalbrook Lodge	Short-term Accommodation	N/A	Refer to Plans
8.2) Does the proposed use involve the use of existing buildings on the premises?			
<input checked="" 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?	
9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)	
<input 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 constructed 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:
Number of lots created				
10.2) Will the subdivision be staged?				
<input type="checkbox"/> Yes – provide additional details below				
<input type="checkbox"/> No				
How many stages will the works include?				
What stage(s) will this development application apply to?				

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 ²)	Lot on plan description	Area (m ²)
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? (e.g. pedestrian access)	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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
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 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?
<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application <input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached <input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have 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 Act 2016:**

- ☒ Clearing native vegetation
- ☐ Contaminated land (*unexploded ordnance*)
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has not been devolved to a local government*)
- ☐ Fisheries – aquaculture
- ☐ Fisheries – declared fish habitat area
- ☐ Fisheries – marine plants
- ☐ Fisheries – waterway barrier works
- ☐ Hazardous chemical facilities
- ☐ Heritage places – Queensland heritage place (*on or near a Queensland heritage place*)
- ☐ Infrastructure-related referrals – designated premises
- ☐ Infrastructure-related referrals – state transport infrastructure
- ☐ Infrastructure-related referrals – State transport corridor and future State transport corridor
- ☐ Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels
- ☐ Infrastructure-related referrals – near a state-controlled road intersection
- ☐ Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas
- ☐ Koala habitat in SEQ region – key resource areas
- ☐ Ports – Brisbane core port land – near a State transport corridor or future State transport corridor
- ☐ Ports – Brisbane core port land – environmentally relevant activity (ERA)
- ☐ Ports – Brisbane core port land – tidal works or work in a coastal management district
- ☐ Ports – Brisbane core port land – hazardous chemical facility
- ☐ Ports – Brisbane core port land – taking or interfering with water
- ☐ Ports – Brisbane core port land – referable dams
- ☐ Ports – Brisbane core port land – fisheries
- ☐ Ports – Land within Port of Brisbane's port limits (*below high-water mark*)
- ☐ SEQ development area
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – tourist activity or sport and recreation activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – community activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – indoor recreation
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – urban activity
- ☐ SEQ regional landscape and rural production area or SEQ rural living area – combined use
- ☐ Tidal works or works in a coastal management district
- ☐ Reconfiguring a lot in a coastal management district or for a canal
- ☐ Erosion prone area in a coastal management district
- ☐ Urban design
- ☐ Water-related development – taking or interfering with water
- ☐ Water-related development – removing quarry material (*from a watercourse or lake*)
- ☐ Water-related development – referable dams
- ☐ Water-related development – levees (*category 3 levees only*)
- ☐ Wetland protection area

Matters requiring referral to the **local government:**

- ☐ Airport land
- ☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government*)

<input type="checkbox"/> Heritage places – Local heritage places
Matters requiring referral to the Chief Executive of the distribution entity or transmission entity:
<input type="checkbox"/> Infrastructure-related referrals – Electricity infrastructure
Matters requiring referral to:
<ul style="list-style-type: none"> • The Chief Executive of the holder of the licence, if not an individual • The holder of the licence, if the holder of the licence is an individual
<input type="checkbox"/> Infrastructure-related referrals – Oil and gas infrastructure
Matters requiring referral to the Brisbane City Council:
<input type="checkbox"/> Ports – Brisbane core port land
Matters requiring referral to the Minister responsible for administering the <i>Transport Infrastructure Act 1994</i>:
<input type="checkbox"/> Ports – Brisbane core port land <i>(where inconsistent with the Brisbane port LUP for transport reasons)</i>
<input type="checkbox"/> Ports – Strategic port land
Matters requiring referral to the relevant port operator , if applicant is not port operator:
<input type="checkbox"/> Ports – Land within Port of Brisbane's port limits <i>(below high-water mark)</i>
Matters requiring referral to the Chief Executive of the relevant port authority:
<input type="checkbox"/> Ports – Land within limits of another port <i>(below high-water mark)</i>
Matters requiring referral to the Gold Coast Waterways Authority:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(in Gold Coast waters)</i>
Matters requiring referral to the Queensland Fire and Emergency Service:
<input type="checkbox"/> Tidal works or work in a coastal management district <i>(involving a marina (more than six vessel berths))</i>

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 this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

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
Note: By not agreeing to accept an information request I, the applicant, acknowledge: <ul style="list-style-type: none"> • 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 • Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules. Further advice about information requests is contained in the DA Forms Guide .

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

- ☐ Yes – provide details below or include details in a schedule to this development application
☒ 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)

- ☐ Yes – a copy of the receipted QLeave form is attached to this development application
☐ 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
☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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?

- ☐ Yes – show cause or enforcement notice is attached
☒ 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 ESR/2015/1791) 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 “ESR/2015/1791” as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See 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.business.qld.gov.au for further information about hazardous chemical notifications.

Clearing native vegetation

23.3) Does this development application involve **clearing native vegetation** that requires written confirmation that 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 includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)

☐ No

Note: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.
2. See <https://www.qld.gov.au/environment/land/vegetation/applying> for further information on how to obtain a s22A determination.

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 for further information on environmental offsets.

Koala habitat in SEQ Region

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

☐ Yes – the development application involves premises in the koala habitat area in the koala priority area

☐ Yes – the development application involves premises in the koala habitat area outside the koala priority area

☒ No

Note: If a koala habitat area determination has been obtained for this premises and is current over the land, it should be provided as part of this development application. See koala habitat area guidance materials at www.des.qld.gov.au for further information.

Water resources

23.6) Does this development application involve **taking or interfering with underground water through an artesian or subartesian bore, taking or interfering with water in a watercourse, lake or spring, or taking overland flow water under the Water Act 2000**?

☐ Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

☒ No

Note: Contact the Department of Natural Resources, Mines and Energy at www.dnrme.qld.gov.au for further information.

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. If the development application involves:

- Taking or interfering with underground water through an artesian or subartesian bore: complete DA Form 1 Template 1
- Taking or interfering with water in a watercourse, lake or spring: complete DA Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

23.7) Does this application involve **waterway barrier works**?

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

☒ No

DA templates are available from <https://planning.dsdmp.qld.gov.au/>. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

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 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, Mines and Energy at www.dnrme.qld.gov.au and www.business.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 Science at www.des.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.dnrme.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.des.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.des.qld.gov.au for information requirements regarding development of Queensland heritage places.

Name of the heritage place:	Fischerton Water Race	Place ID:	601859
-----------------------------	-----------------------	-----------	--------

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 <i>Note: See the Planning Regulation 2017 for referral requirements</i>	<input checked="" type="checkbox"/> Yes
If building work is associated with the proposed development, Parts 4 to 6 of DA Form 2 – Building work details have been completed and attached to this development application	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application <i>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.</i>	<input checked="" type="checkbox"/> Yes
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	<input checked="" type="checkbox"/> Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration	
<input checked="" type="checkbox"/> By making this development application, I declare that all information in this development application is true and correct <input type="checkbox"/> 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 <i>Electronic Transactions Act 2001</i> <i>Note: It is unlawful to intentionally provide false or misleading information.</i>	
<p>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.</p> <p>Personal information will not be disclosed for a purpose unrelated to the <i>Planning Act 2016</i>, Planning Regulation 2017 and the DA Rules except where:</p> <ul style="list-style-type: none"> such disclosure is in accordance with the provisions about public access to documents contained in the <i>Planning Act 2016</i> and the Planning Regulation 2017, and the access rules made under the <i>Planning Act 2016</i> and Planning Regulation 2017; or required by other legislation (including the <i>Right to Information Act 2009</i>); or otherwise required by law. <p>This information may be stored in relevant databases. The information collected will be retained as required by the <i>Public Records Act 2002</i>.</p>	

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – 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 (dd/mm/yy)
Date receipted form sighted by assessment manager	
Name of officer who sighted the form	

19 February 2020

GAG Crystalbrook Station Pty Limited
c/- Matt Ingram
Urban Sync Pty Ltd
PO Box 2970
Cairns QLD 4870

Dear Mr Ingram

Application for a Relevant Purpose Determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on Lot 738 CP892331 and Lot 2 LD157 - Mareeba Shire Council

I refer to your application submitted to the Department of Natural Resources, Mines and Energy (the department) on 23 January 2020.

The Chief Executive has considered your request and is satisfied that the proposed development to clear vegetation for relevant infrastructure activities meets the requirements of section 22A of the *Vegetation Management Act 1999*.

This decision is based on:

- the development proposal and information you submitted to the department on 23 January 2020 and 19 February 2020; and
- circumstances at the time of this determination.

Should your proposal change (e.g. development footprint) or circumstances associated with your proposal change (e.g. legislation changes, regional ecosystem mapping changes), you will need to request another section 22A relevant purpose determination.

This relevant purpose determination is valid for two (2) years and will expire on 18 February 2022.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from the Department of State Development, Manufacturing, Infrastructure and Planning (DSDMIP) under the *Planning Act 2016*.

If the lot/s are leasehold tenure or a tenure other than freehold, you should seek advice from the State Land Asset Management (SLAM) team within the department to determine if the proposed clearing purpose can be carried out on the tenure. SLAM can be contacted by emailing SLAMlodgement@dnrme.qld.gov.au or phoning (07) 4447 9179.

Prior to lodging a development application, it is strongly recommended that, you arrange a pre-lodgement meeting through the State Assessment and Referral Agency (SARA) to identify all relevant State legislation, approvals and application requirements.

Level 9, Verde Tower
445 Flinders Street
PO Box 5318
Townsville QLD 4810

Telephone: 13 58 34 or 135 VEG
Email: vegetation@dnrme.qld.gov.au
Web: www.dnrme.qld.gov.au

Other relevant Commonwealth or State approvals may also be required to undertake vegetation clearing. An indicative list of other legislation is provided in Attachment 1.

Should you require any additional information please contact the local SARA office as below:

SARA Far North Queensland Regional Office

Location: Ground Floor, Cairns Port Authority Building, Cnr Grafton and Hartley Streets, Cairns

Postal address: PO Box 2358, Cairns Qld 4870

Telephone: (07) 4037 3214

Email: CairnsSARA@dsdmip.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Laura Sellen, Natural Resource Management Officer, North Region of the department on telephone (07) 4447 9157 quoting the above reference number

Yours sincerely



Andrew Date
Senior Natural Resource Management Officer
Department of Natural Resources, Mines and Energy

Attachment 1 - Legislation and Acts

Activity	Legislation	Agency	Contact details
Interference with overland flow Earthworks, significant disturbance	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Natural Resources, Mines and Energy (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 25 23 www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species & ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment, (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of Local Government, Racing and Multicultural Affairs (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office

¹ In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to **clearing**, you should check the flora survey trigger map to determine if the **clearing** is within a high-risk area by visiting [For further information or assistance on the protected plants flora survey trigger map for your property](#), contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au

² Contact the Department of Agriculture and Fisheries before **clearing**:

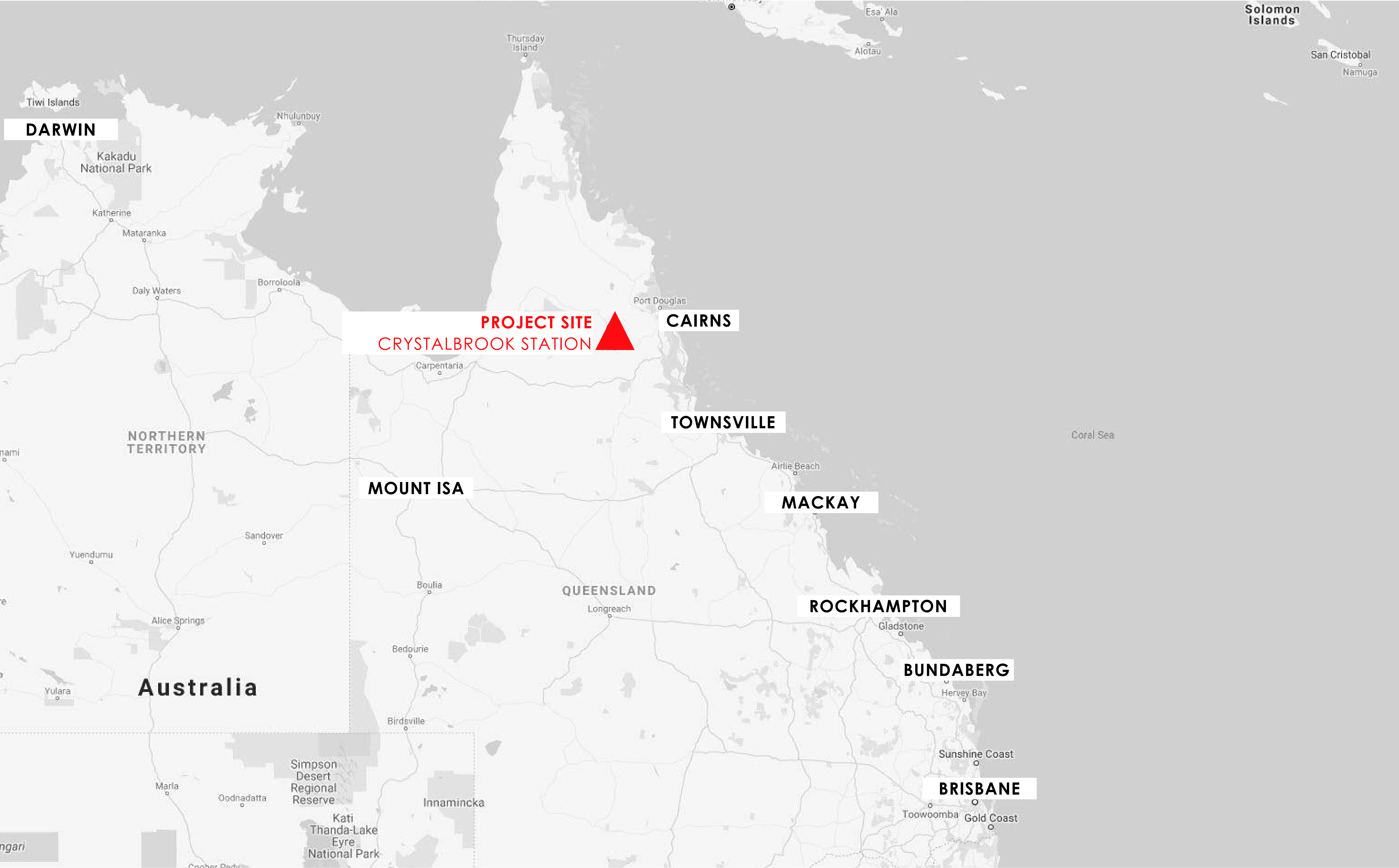
- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas—Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.



CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA,

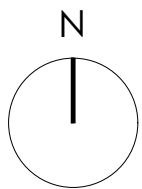




COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



BMcloud: CPABK6IM05 - BMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:01 PM

E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	EN	QL	SB
C	FOR INFORMATION	24/01/2020	DL	SB	SB
B	FOR INFORMATION	07/11/2019	DL	SB	SB
A	FOR INFORMATION	31/10/2019	DL	SB	SB
ISSUE	PURPOSE	DATE	D	C	A

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK
DRAWING TITLE
MACROPLAN
JOB No
6014
DRAWING No
DD-1001
ISSUE
E



BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

A circular diagram with a vertical line segment from the center to the top edge, labeled 'N' above it.

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:01 PM

STATUS

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
LOCATION PLAN

JOB No	DRAWING No	ISSUE
3014	DD-1002	E

A circular diagram with a vertical line segment from the center to the top edge, labeled 'N' above it.

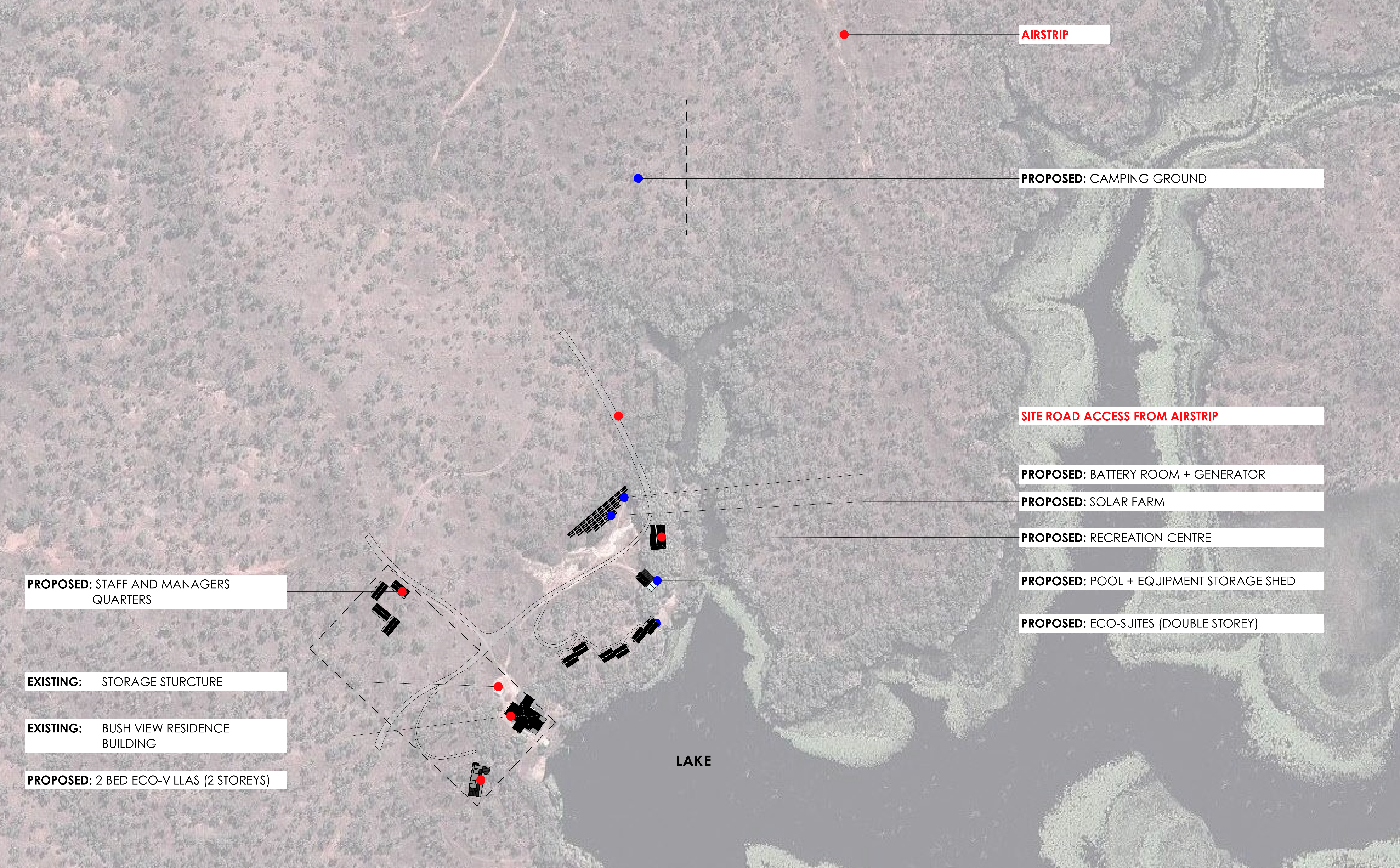
BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:01 PM

STATUS

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
LOCATION PLAN

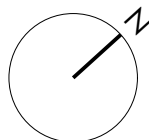
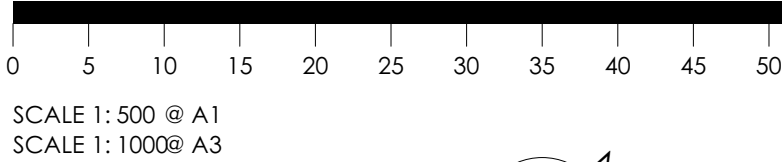
JOB No	DRAWING No	ISSUE
3014	DD-1002	E





BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook Collection



L	FOR INFORMATION	24/02/2020	DL	DL	SB
K	FOR DA APPROVAL	17/02/2020	DL & EH	QL	SB
J	FOR INFORMATION	24/01/2020	DL	SB	SB
H	FOR INFORMATION	17/01/2020	DL	SB	SB
G	FOR INFORMATION	20/12/2019	DL	SB	SB
F	FOR INFORMATION	19/12/2019	DL	SB	SB
E	FOR INFORMATION	28/11/2019	DL	SB	SB
D	FOR INFORMATION	26/11/2019	DL	SB	SB
C	FOR INFORMATION	07/11/2019	DL	SB	SB
B	FOR INFORMATION	05/11/2019	DL	SB	SB
ISSUE PURPOSE		DATE	D.	C.	A.

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

SITE PLAN - OVERALL

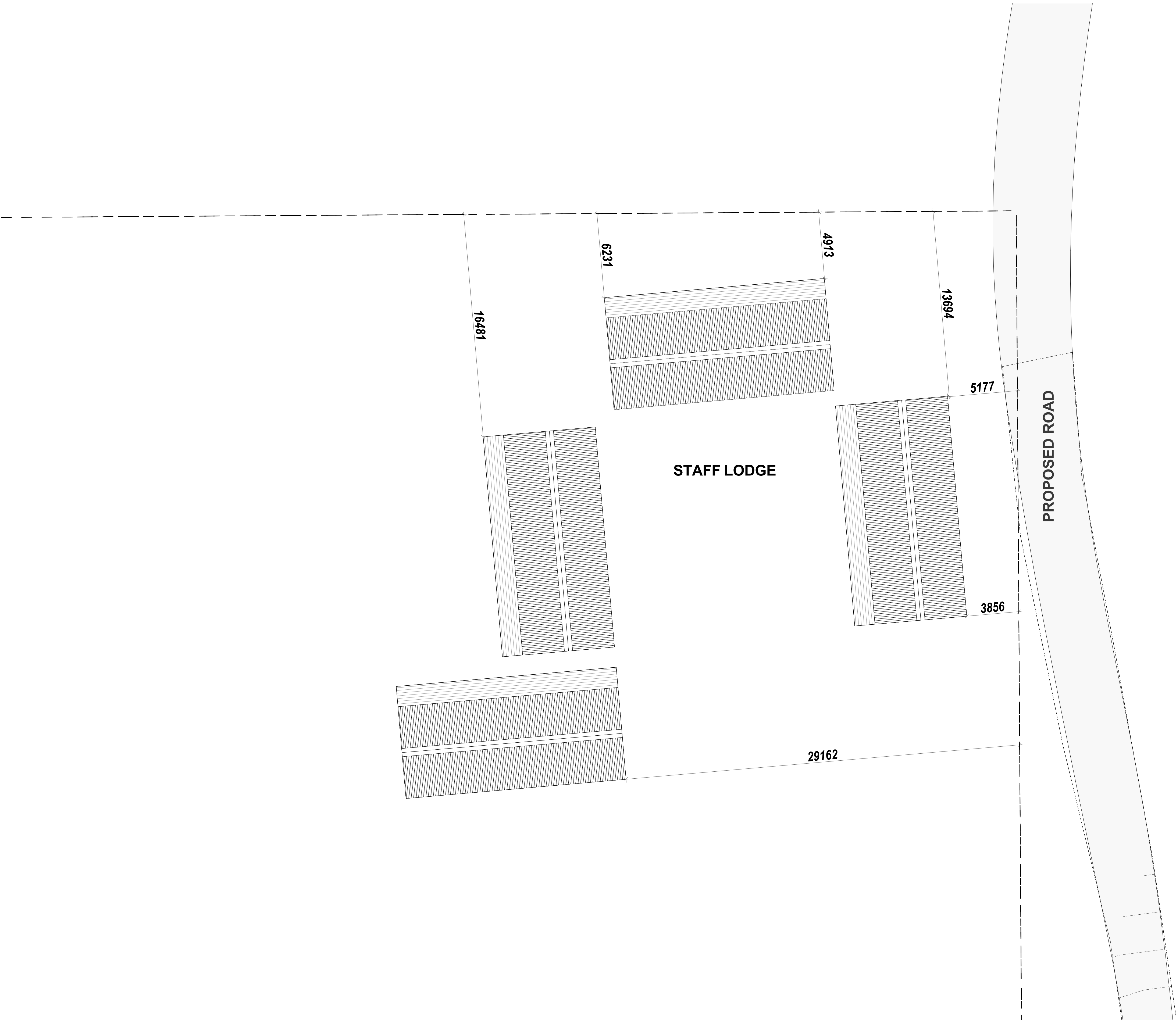
DRAWING No	ISSUE
DD-1004	L

JOB No
3014

DRAWING No.
DD-1004

L

DEVELOPMENT SUMMARY			
	INTERNAL GFA	EXTERNAL GFA	TOTAL
ECO-SUITES			
ECO-SUITE 1			
GROUND	126m²	32m²	158m²
LEVEL 1	126m²	32m²	158m²
ECO-SUITE 2			
GROUND	126m²	32m²	158m²
LEVEL 1	126m²	32m²	158m²
ECO-SUITE 3			
GROUND	126m²	32m²	158m²
LEVEL 1	126m²	32m²	158m²
ECO-VILLA			
GROUND	135m²	194m²	329m²
LEVEL 1	131m²	114m²	245m²
RECREATION CENTRE			
GROUND	140m²	145m²	375m²
POOL STORAGE	51m²	147m²	198m²
STAFF ACCOMODATION			
GROUND	336m²	204m²	540m²
TOTAL GFA			
			2545m²

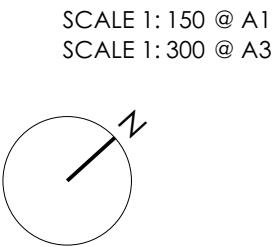


1
-
STAFF LODGE - SITE PLAN
SCALE 1:150 @ A1
SCALE 1:300 @ A3

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



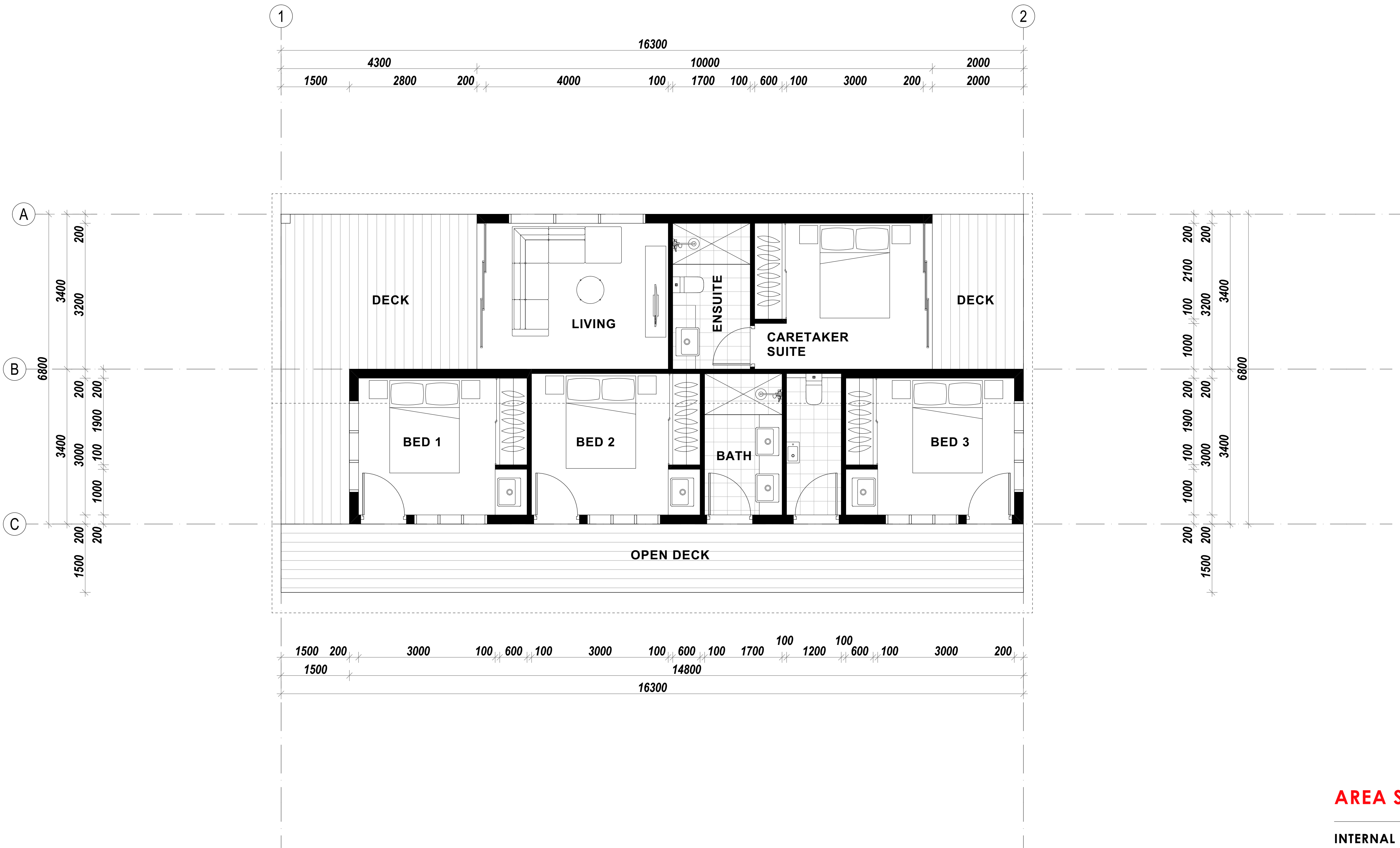
BMcloud: CPABNEBIM05 - BMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:01 PM

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
STAFF LODGE - SITE PLAN

ISSUE PURPOSE		DATE	D.	C.	A.
B	FOR INFORMATION	24/02/2020	DL	DL	SB
A	FOR DA APPROVAL	17/02/2020	DL & BH	QL	SB
STATUS					

JOB No
6014
DRAWING No
DD-F-1000
ISSUE
B



AREA SCHEDULE

INTERNAL	84m²
EXTERNAL COVERED DECK	51m²
TOTAL	135m²

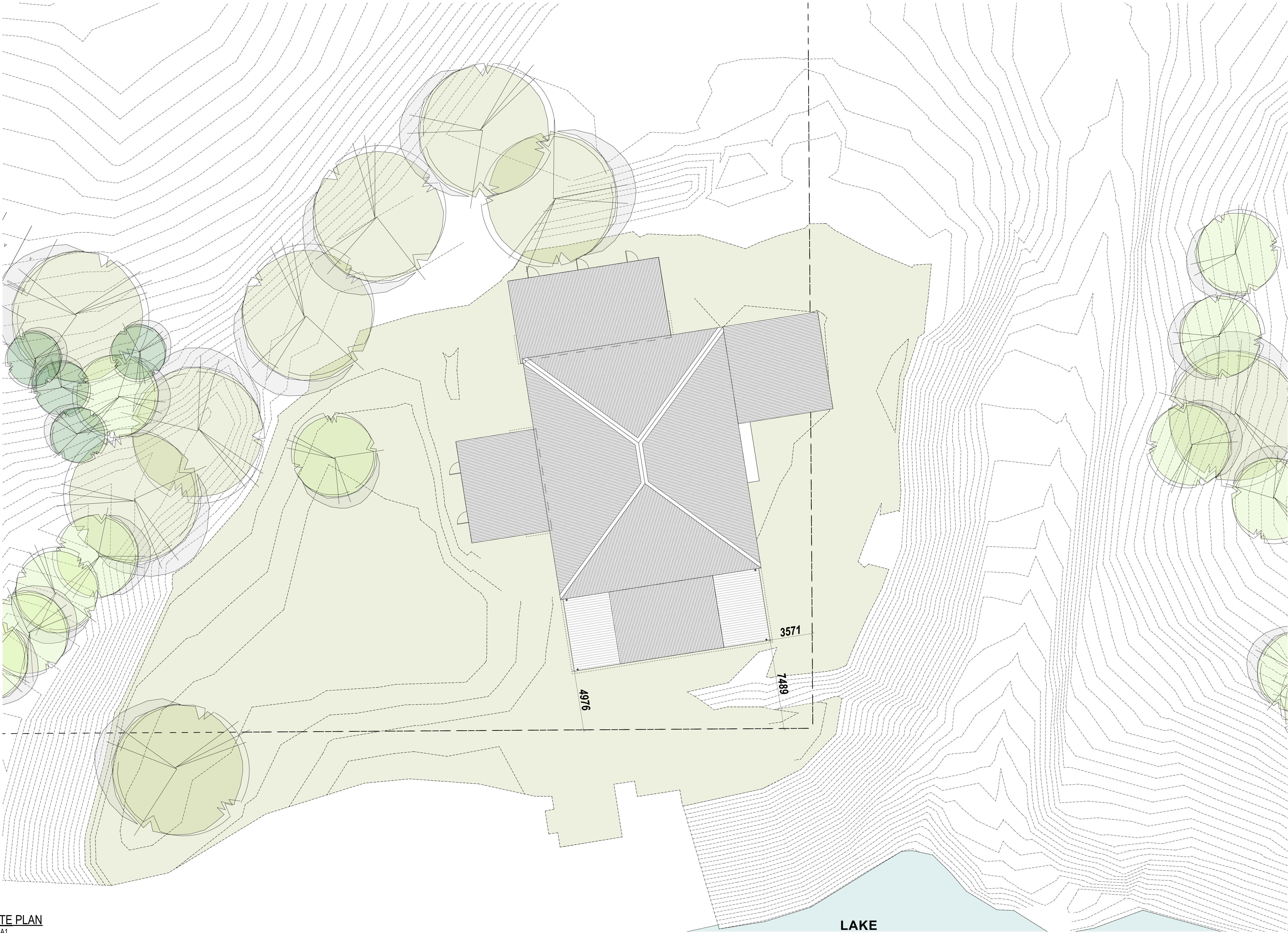
1
-
GROUND FLOOR - STAFF ACCOMODATION - GROUND
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

F	FOR INFORMATION	24/02/2020	DL	DL	SB
E	FOR DA APPROVAL	17/02/2020	DL	QL	SB
D	FOR INFORMATION	24/01/2020	DL	SB	SB
C	FOR INFORMATION	17/01/2020	DL	SB	SB
B	FOR INFORMATION	20/12/2019	DL	SB	SB
A	FOR INFORMATION	07/11/2019	DL	SB	SB
ISSUE	PURPOSE	DATE	D.	C.	A.

STATUS

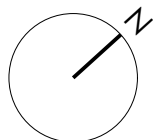


1 LODGE - SITE PLAN
-
SCALE 1:150 @ A1
SCALE 1:300 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15
SCALE 1:150 @ A1
SCALE 1:300 @ A3



BMcloud: CPABNEBIM05 - BMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:01 PM

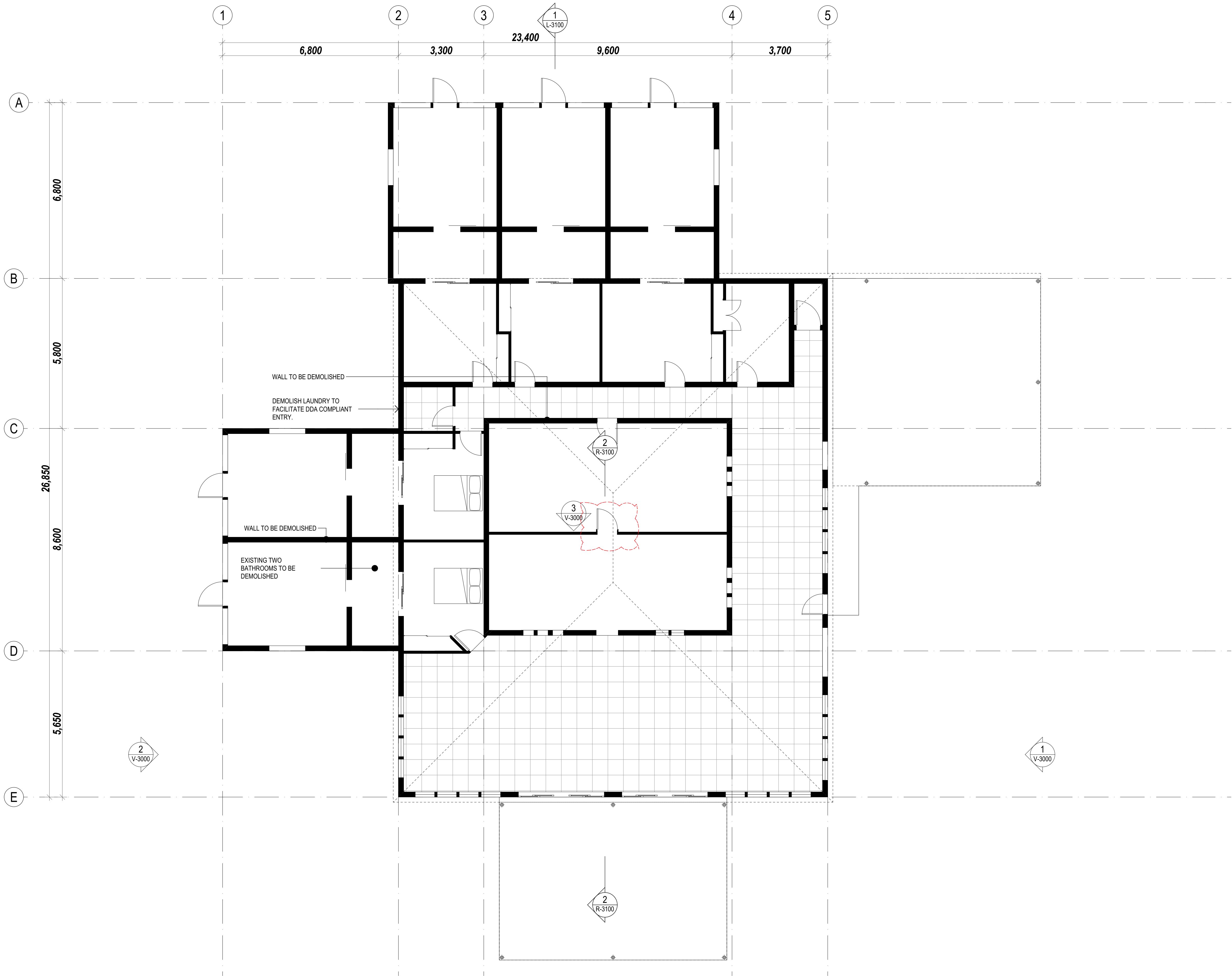
CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
LODGE - SITE PLAN
DRAWING No
DD-L-1000
ISSUE
B

B FOR INFORMATION
A FOR DA APPROVAL
ISSUE PURPOSE
STATUS

24/02/2020 DL DL SB
17/02/2020 DL & DL SB
DATE D. C. A.

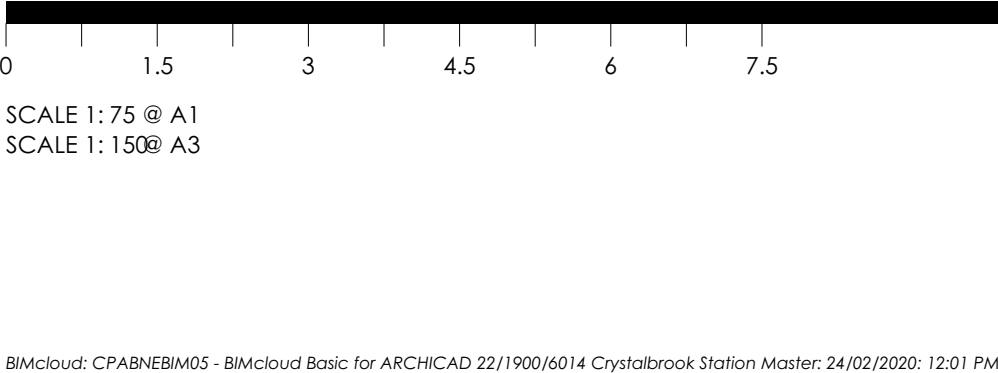
JOB No
6014



1
-
GROUND FLOOR - EXISTING LODGE PLAN
SCALE 1:75 @ A1
SCALE 1:150 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



H	FOR INFORMATION	24/02/2020	DL	DL	SB
G	FOR DA APPROVAL	17/02/2020	DL	QL	SB
F	FOR INFORMATION	31/01/2020	DL	SB	SB
E	FOR INFORMATION	24/01/2020	DL	SB	SB
D	FOR INFORMATION	23/01/2020	BM	SB	SB
C	FOR INFORMATION	17/01/2020	DL	SB	SB
B	FOR COMMENT	14/01/2020	BM	SB	SB
A	FOR INFORMATION	31/10/2019	DL	SB	SB
ISSUE	PURPOSE	DATE	D.	C.	A.

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
LODGE - PLANS - EXISTING

JOB No
6014
DRAWING No
DD-L-2000
ISSUE
H

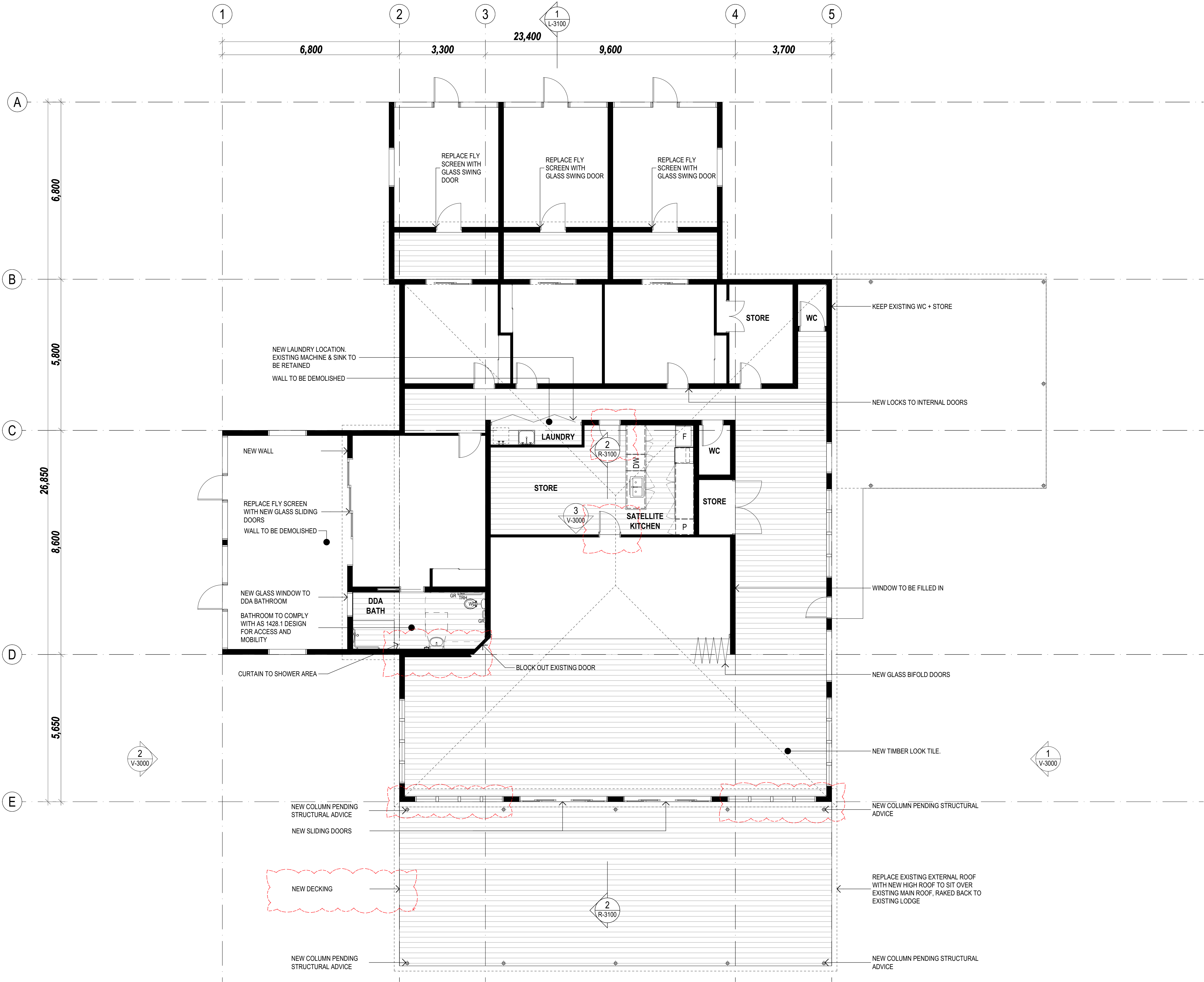
PLEASE NOTE:
ALL NEW FINISHES TO MATCH
OTHER PRODUCT

24/01/2020 NOTES

- RCP WITH DOWNLIGHTS
- LOW PROFILE CEILING FANS
- 1 BIG ASS FAN OUTSIDE

-NEW TIMBER LOOK TILE TO REPLACE
EXISTING AND TO CARRY OUT ONTO
EXTERNAL UNDERCOVER AREA.
\$22 PER SQM SUPPLY.

- NEW LOCKS TO INTERNAL DOORS



1 GROUND FLOOR - PROPOSED NEW FLOOR PLAN - LODGE
SCALE 1:75 @ A1
SCALE 1:150 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE

LODGE - PLANS - PROPOSED

G	FOR INFORMATION	24/02/2020	DL	DL	SB
F	FOR INFORMATION	31/01/2020	DL	SB	SB
E	FOR INFORMATION	24/01/2020	DL	SB	SB
D	FOR INFORMATION	24/01/2020	BM	SB	SB
C	FOR INFORMATION	23/01/2020	BM	SB	SB
B	FOR INFORMATION	17/01/2020	DL	SB	SB
A	FOR COMMENT	14/01/2020	BM	SB	SB
ISSUE PURPOSE	DATE	D	C	A	

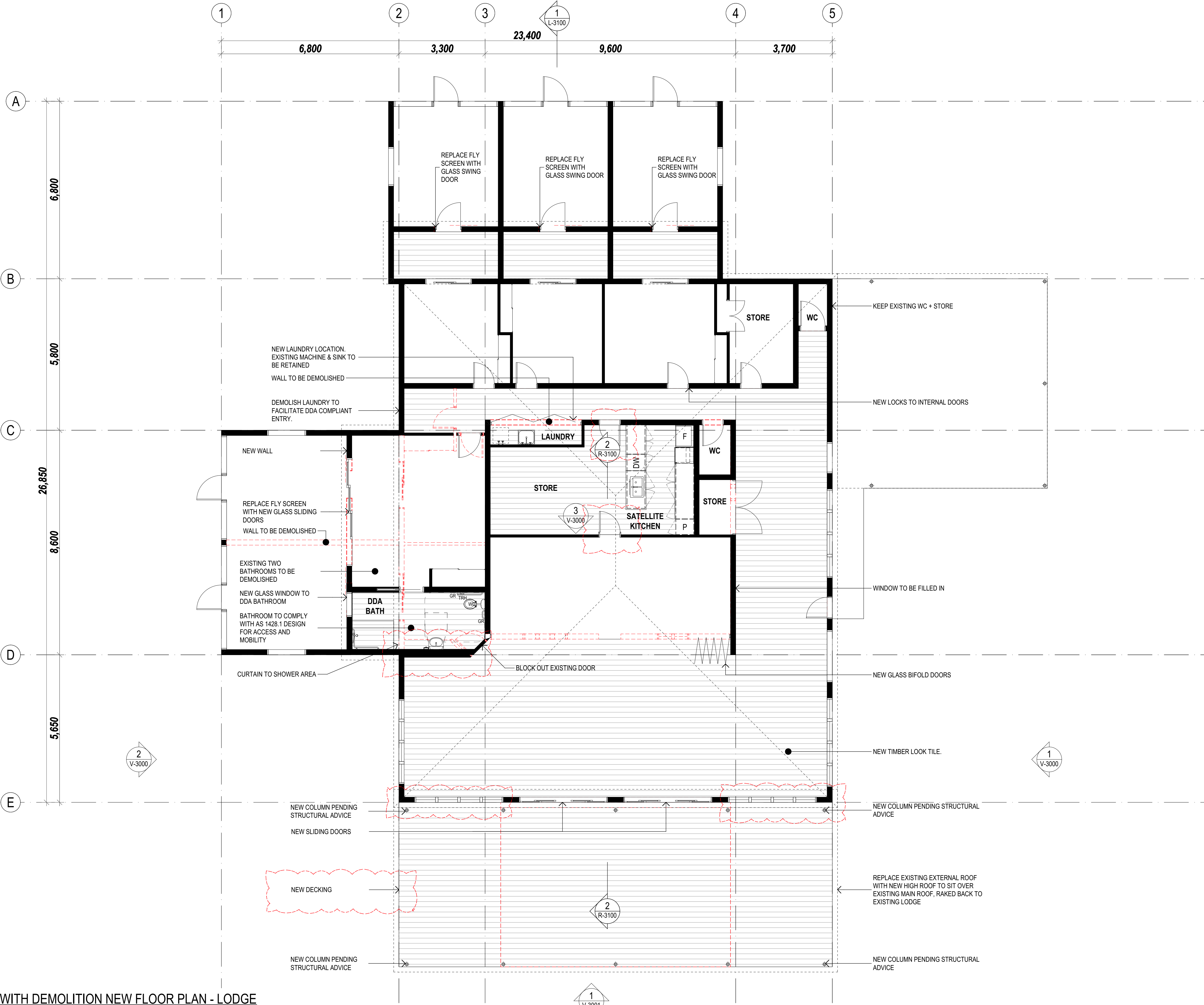
STATUS

JOB No
6014

DRAWING No
DD-L-2001

ISSUE
G

PLEASE NOTE:
ALL NEW FINISHES TO MATCH
OTHER PRODUCT



1
-
GROUND FLOOR - PROPOSED WITH DEMOLITION NEW FLOOR PLAN - LODGE
SCALE 1:75 @ A1
SCALE 1:150 @ A3

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

SCALE 1:75 @ A1
SCALE 1:150 @ A3

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

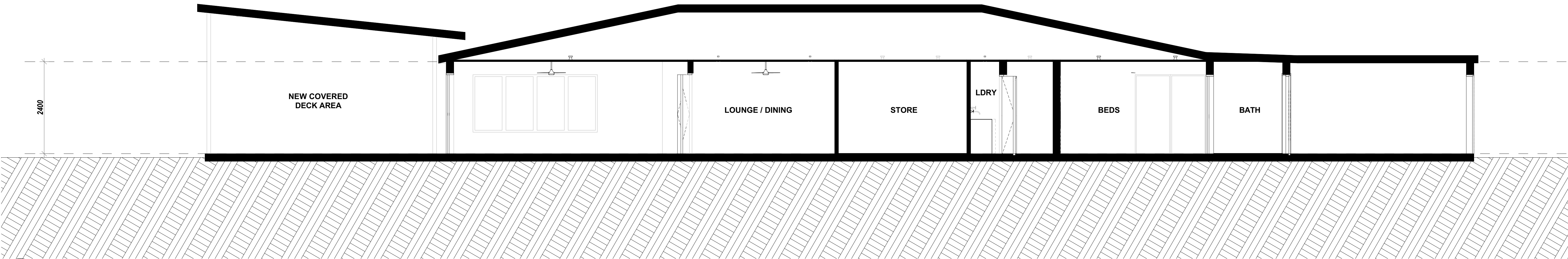
E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	DL	QL	SB
C	FOR INFORMATION	31/01/2020	DL	SB	SB
B	FOR INFORMATION	24/01/2020	DL	SB	SB
A	FOR INFORMATION	24/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D	C	A	

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

LODGE - PLANS - PROPOSED WITH DEMOLITION

JOB No 6014
DRAWING No DD-L-2002
ISSUE E

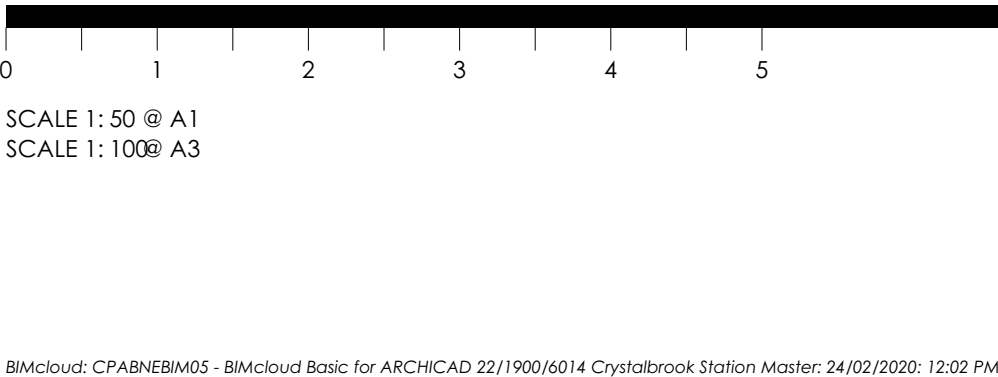


1 LODGE - SECTION 1
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

C FOR INFORMATION		24/02/2020	DL	DL	SB
B FOR DA APPROVAL		17/02/2020	DL	QL	SB
A FOR INFORMATION		31/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D.	C.	A.	

STATUS

JOB No
6014

DRAWING No
DD-L-3100

ISSUE
C

DRAWING TITLE

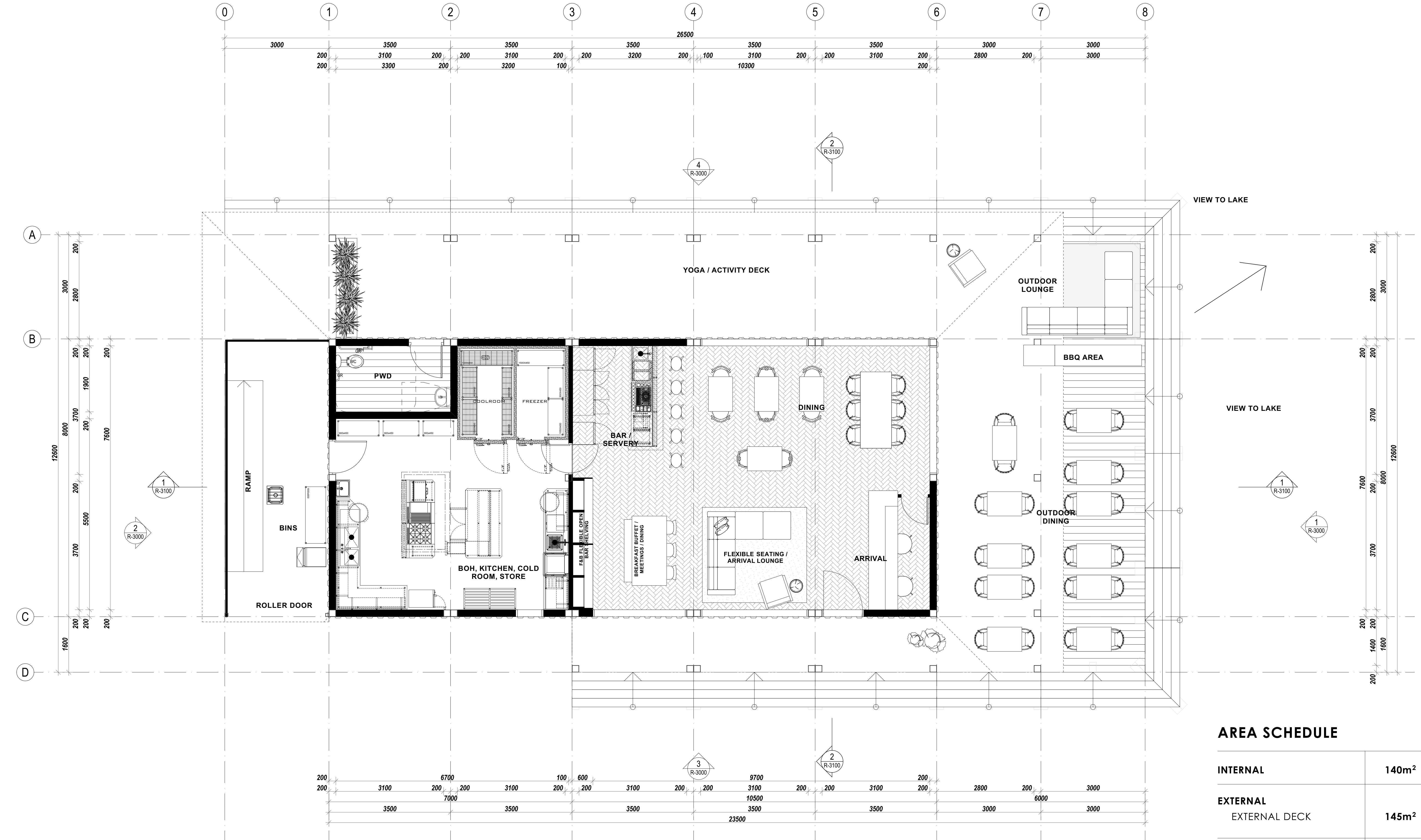
LODGE - SECTIONS



1 RECREATION CENTRE - SITE PLAN
-
SCALE 1:150 @ A1
SCALE 1:300 @ A3

E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	DL	QL	SB
C	FOR INFORMATION	14/02/2020	DL	SB	SB
B	FOR INFORMATION	31/01/2020	DL	SB	SB
A	FOR INFORMATION	24/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D.	C.	A.	

STATUS



AREA SCHEDULE

INTERNAL	140m ²
EXTERNAL EXTERNAL DECK	145m ²
TOTAL	285m ²

1 RECREATION CENTRE - GROUND FLOOR
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1 2 3 4 5
SCALE 1:50 @ A1
SCALE 1:100 @ A3
BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

L	FOR INFORMATION	24/02/2020	DL	DL	SB
K	FOR DA APPROVAL	17/02/2020	DL	EH	SB
J	FOR INFORMATION	14/02/2020	DL	SB	SB
I	FOR INFORMATION	31/01/2020	DL	SB	SB
H	FOR INFORMATION	24/01/2020	DL	SB	SB
G	FOR INFORMATION	17/01/2020	DL	SB	SB
F	FOR INFORMATION	15/01/2020	DM	SB	SB
E	FOR INFORMATION	20/12/2019	DL	SB	SB
D	FOR INFORMATION	19/12/2019	DL	SB	SB
C	FOR INFORMATION	11/11/2019	DL	SB	SB
DATE	D.	C.	A.		

STATUS

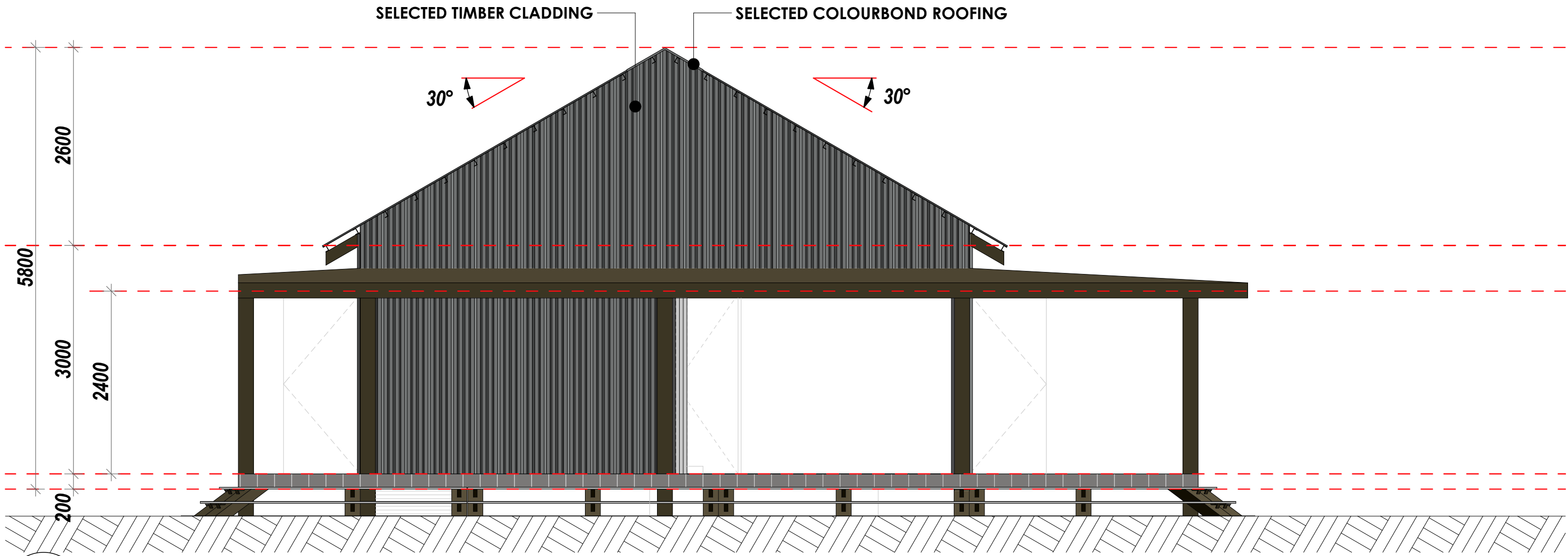
CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

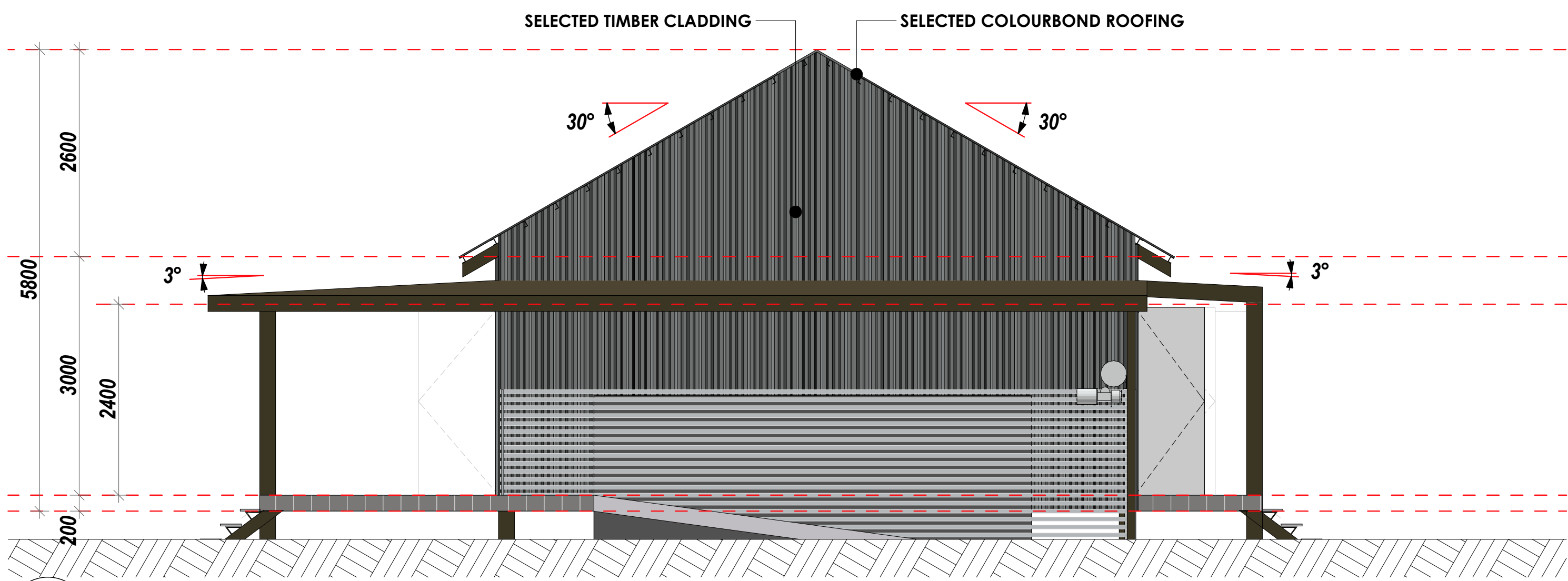
DRAWING TITLE

RECREATION CENTRE - PLANS

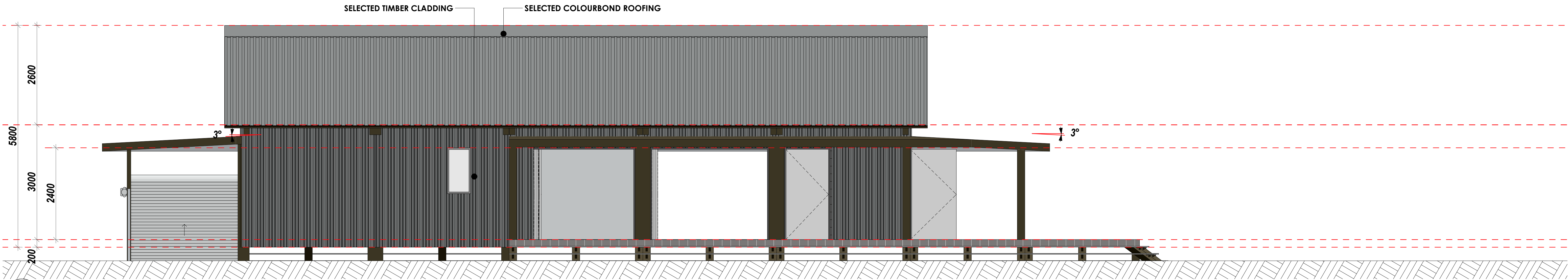
JOB No 6014 DRAWING No DD-R-2000 ISSUE L



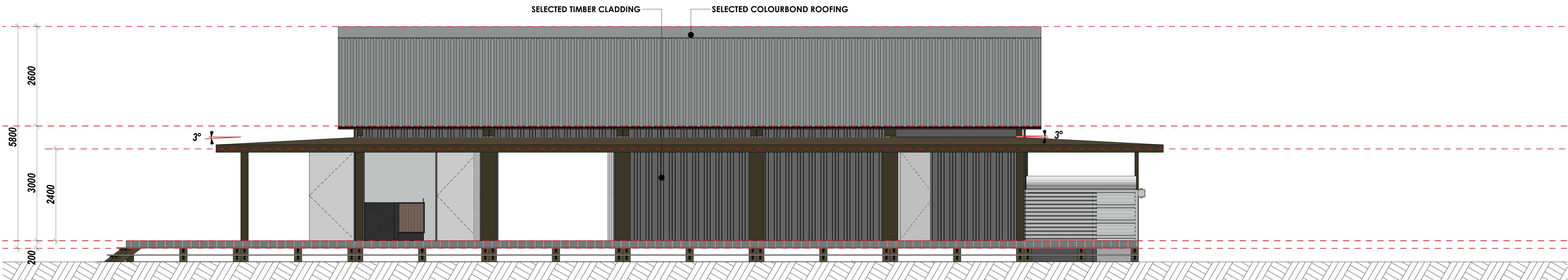
1 RECREATION CENTRE - EAST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



2 RECREATION CENTRE - WEST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



3 RECREATION CENTRE - SOUTH ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

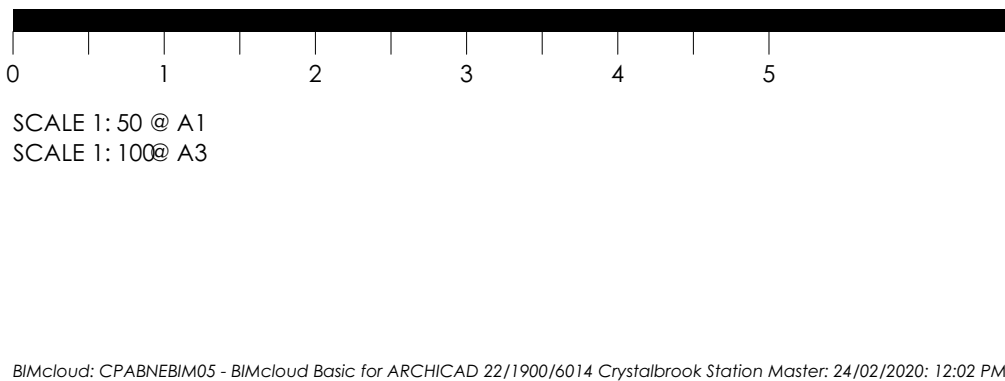


4 RECREATION CENTRE - NORTH ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



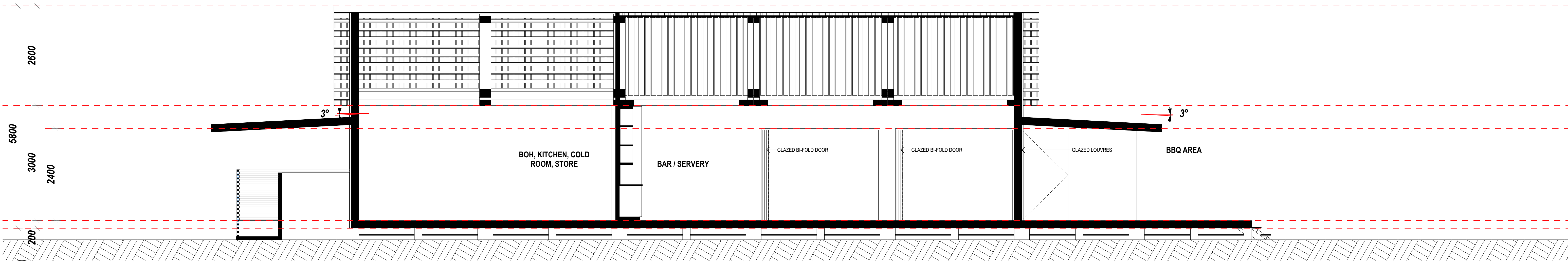
CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

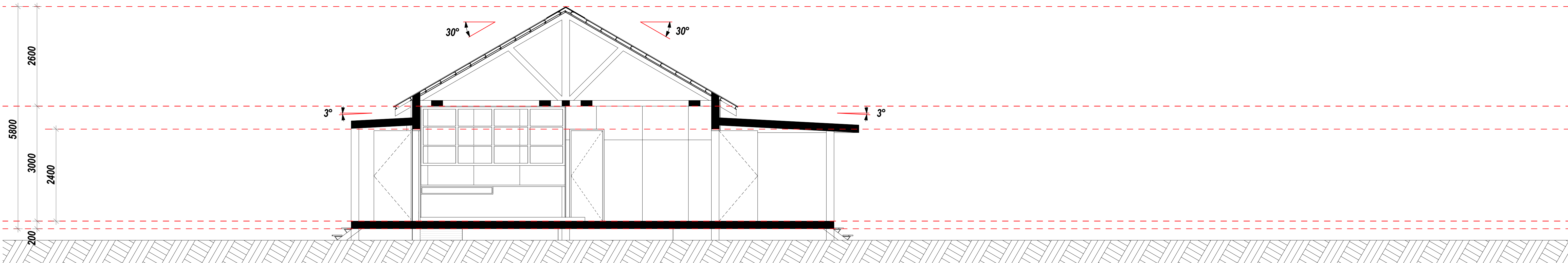
DRAWING TITLE
RECREATION CENTRE - ELEVATIONS

JOB No 6014
DD-R-3000
ISSUE B

B	FOR INFORMATION	24/02/2020	DL	DL	SB
A	FOR DA APPROVAL	17/02/2020	DL &	QL	SB
ISSUE PURPOSE	DATE	D.	C.	A.	
STATUS					



1 RECREATION CENTRE - SECTION 1
SCALE 1:50 @ A1
SCALE 1:100 @ A3

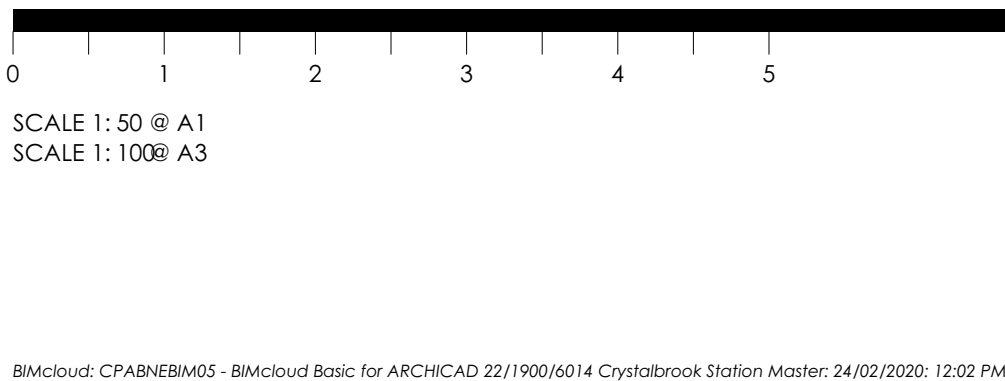


2 RECREATION CENTRE - SECTION 2
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER ϕ

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



C	FOR INFORMATION	24/02/2020	DL	DL	SB
B	FOR DA APPROVAL	17/02/2020	DL	DL	SB
A	FOR INFORMATION	14/02/2020	DL	DL	SB
ISSUE	PURPOSE	DATE	D	C	A

STATUS

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
RECREATION CENTRE - SECTIONS

JOB No 6014
DRAWING No DD-R-3100
ISSUE C



1
-
ARCHITECTURAL ILLUSTRATION: ECO-SUITES

E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	DL	QL	SB
C	FOR INFORMATION	06/02/2020	DL	DL	SB
B	FOR INFORMATION	31/01/2020	DL	SB	SB
A	FOR INFORMATION	24/01/2020	DL	SB	SB
ISSUE	PURPOSE	DATE	D	C	A

STATUS



1 ARCHITECTURAL ILLUSTRATION: ECO-SUITES
-

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE

ECO-SUITES - RENDERERS

ISSUE

C	FOR INFORMATION	24/02/2020	DL	DL	SB
B	FOR DA APPROVAL	17/02/2020	DL	QL	SB
A	FOR INFORMATION	06/02/2020	DL	DL	SB
ISSUE PURPOSE	DATE	D	C	A	

STATUS

JOB No

6014

DRAWING No

DD-S-0202

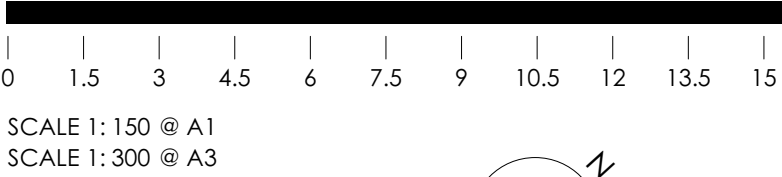
C



1 ECO-SUITES - SITE PLAN - GROUND FLOOR
SCALE 1:150 @ A1
SCALE 1:300 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



BMcloud: CPABNEBIM05 - BMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

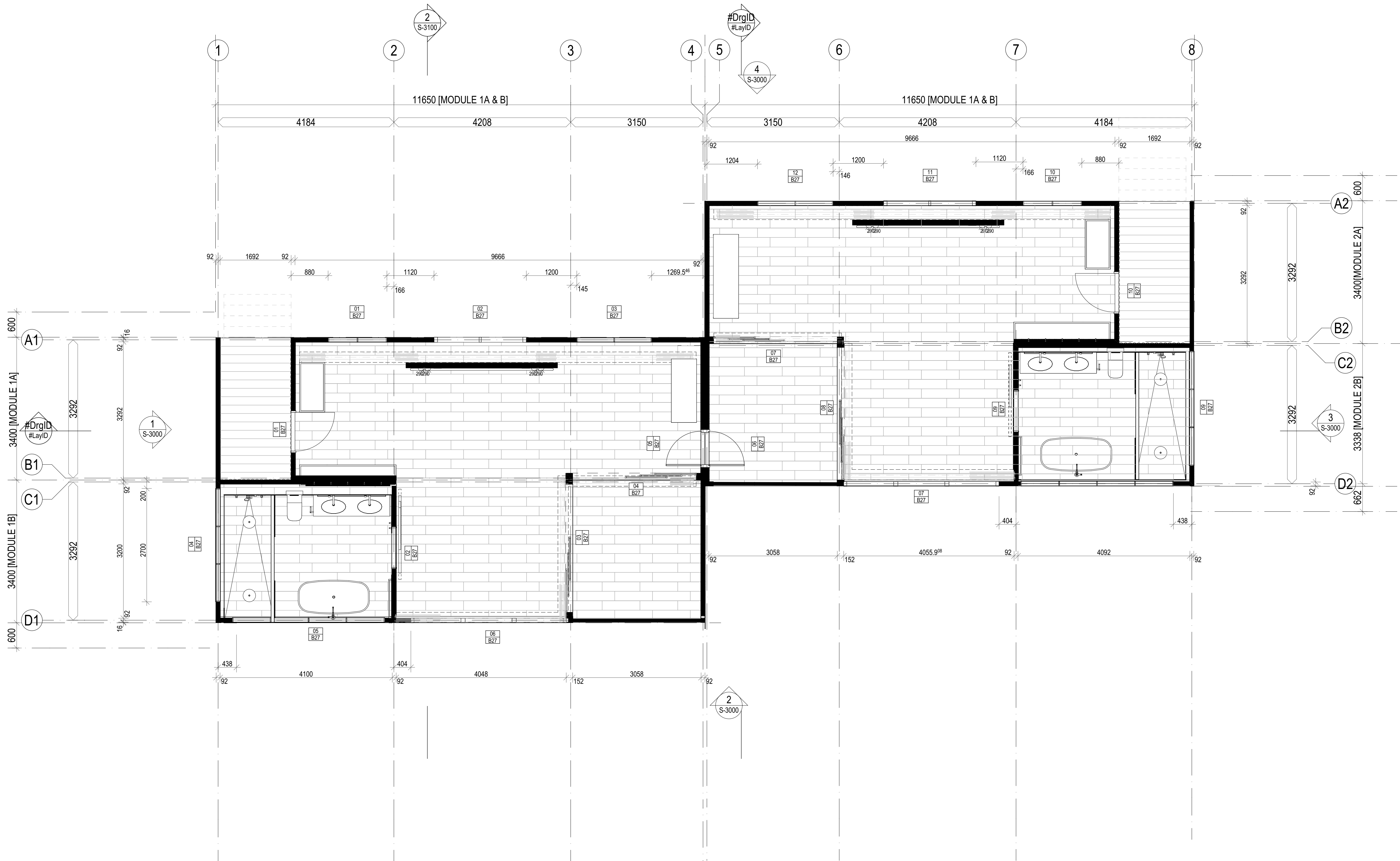
G	FOR INFORMATION	24/02/2020	DL	DL	SB
F	FOR DA APPROVAL	17/02/2020	DL	QL	SB
E	FOR INFORMATION	14/02/2020	DL	SB	SB
D	FOR INFORMATION	06/02/2020	DL	DL	SB
C	FOR INFORMATION	24/01/2020	DL	SB	SB
B	FOR INFORMATION	17/01/2020	DL	SB	SB
A	FOR INFORMATION	15/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D.	C.	A.	

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-SUITES - SITE PLAN

JOB No
6014
DRAWING No
DD-S-1000
ISSUE
G



1
-
ECO-SUITES - GROUND
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1 2 3 4 5
SCALE 1: 50 @ A1
SCALE 1: 100 @ A3
BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

I	FOR INFORMATION	24/02/2020	DL	DL	SB
H	FOR DA APPROVAL	17/02/2020	DL	OL	SB
G	FOR INFORMATION	14/02/2020	DL	SB	SB
F	FOR INFORMATION	06/02/2020	DL	DL	SB
E	FOR INFORMATION	03/02/2020	DL	SB	SB
D	FOR INFORMATION	24/01/2020	DL	SB	SB
C	CONTROLLED PLAN	21/01/2020	DL	SB	SB
B	FOR INFORMATION	17/01/2020	DL	SB	SB
A	FOR INFORMATION	15/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D.	C.	A.	

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

ECO-SUITES - PLANS - GROUND

JOB No 6014
DRAWING No DD-S-2000
ISSUE 1

1
-
ECO-SUITES - LEVEL 01

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

SCALE 1: 50 @ A1
SCALE 1: 100 @ A3

BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

I	FOR INFORMATION	24/02/2020	DL	DL	SB
H	FOR DA APPROVAL	17/02/2020	DL	DL	SB
G	FOR INFORMATION	14/02/2020	DL	DL	SB
F	FOR INFORMATION	06/02/2020	DL	DL	SB
E	FOR INFORMATION	03/02/2020	DL	DL	SB
D	FOR INFORMATION	24/01/2020	DL	DL	SB
C	CONTROLLED PLAN	21/01/2020	DL	DL	SB
B	FOR INFORMATION	17/01/2020	DL	DL	SB
A	FOR INFORMATION	15/01/2020	DL	DL	SB
ISSUE PURPOSE	DATE	D.	C.	A.	

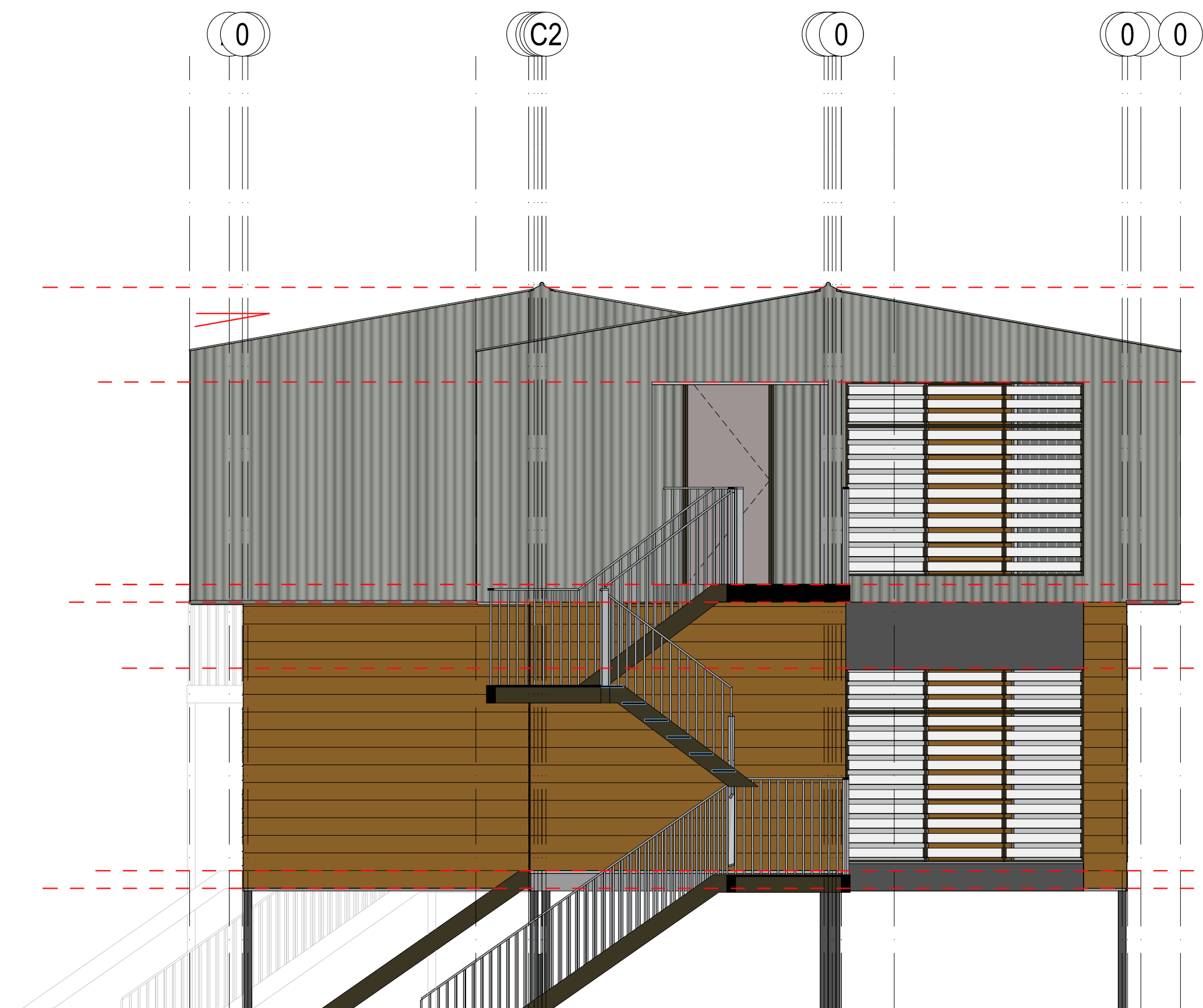
STATUS

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

ECO-SUITES - PLANS - LEVEL 01

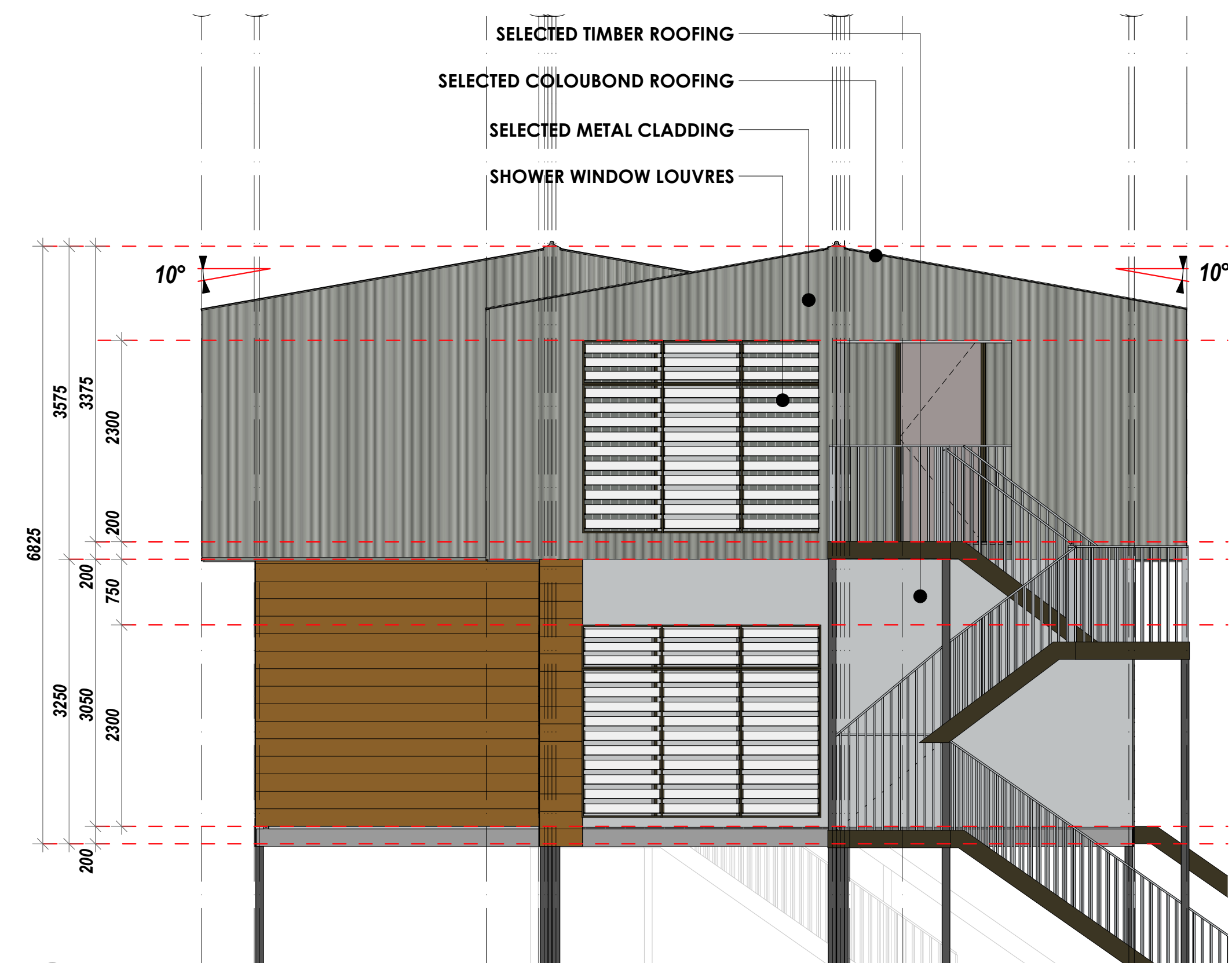
JOB No
6014
DRAWING No
DD-S-2001
ISSUE
1



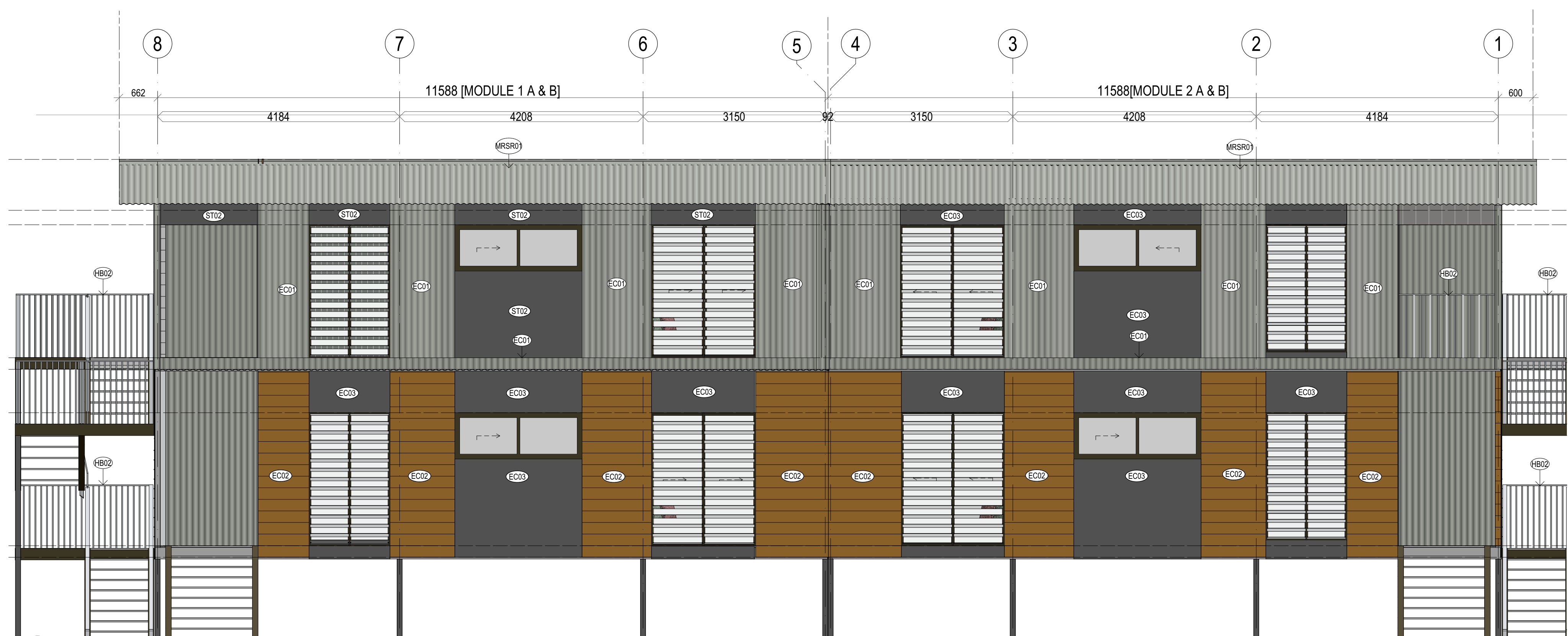
1 ECO-SUITE - WEST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



2 ECO-SUITE - SOUTH ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



3 ECO-SUITE - EAST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



4 ECO-SUITE - NORTH ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1 2 3 4 5
SCALE 1:50 @ A1
SCALE 1:100 @ A3
BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	DL	DL	SB
C	FOR INFORMATION	06/02/2020	DL	DL	SB
B	FOR INFORMATION	17/01/2020	DL	DL	SB
A	FOR INFORMATION	15/01/2020	DL	DL	SB
ISSUE PURPOSE	DATE	D	C	A	

STATUS

CRYSTALBROOK STATION LODGES

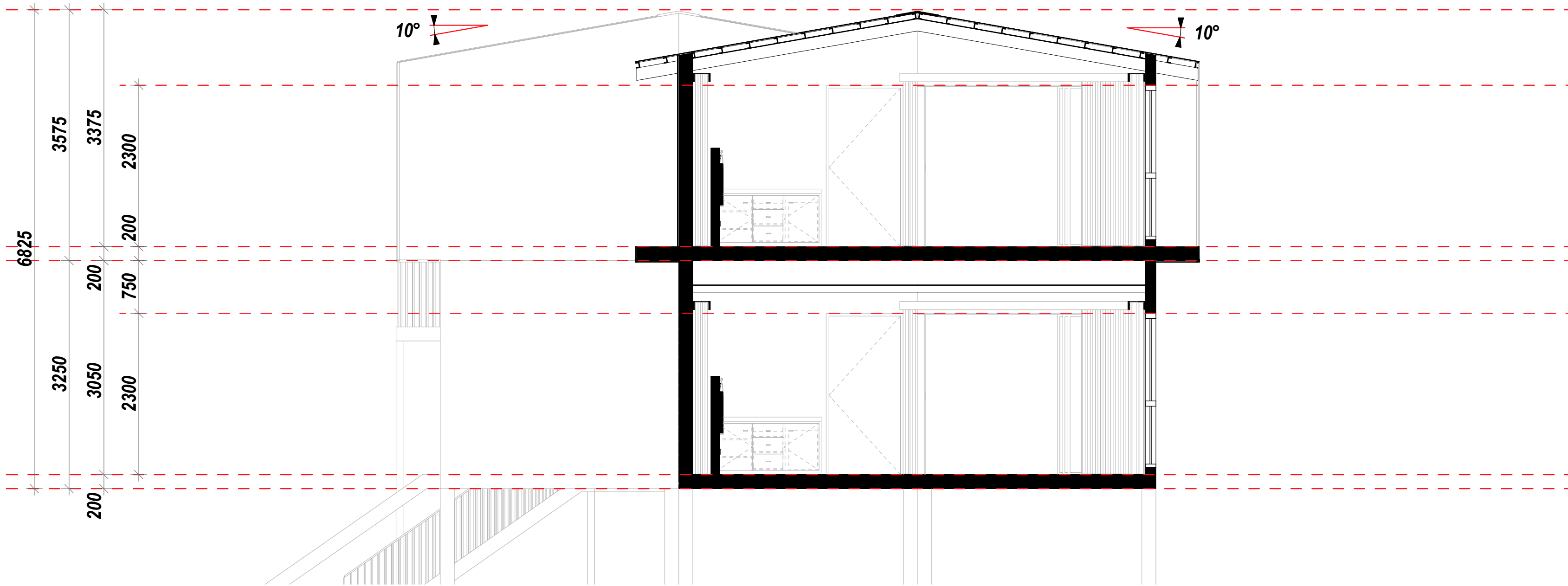
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-SUITES - ELEVATIONS

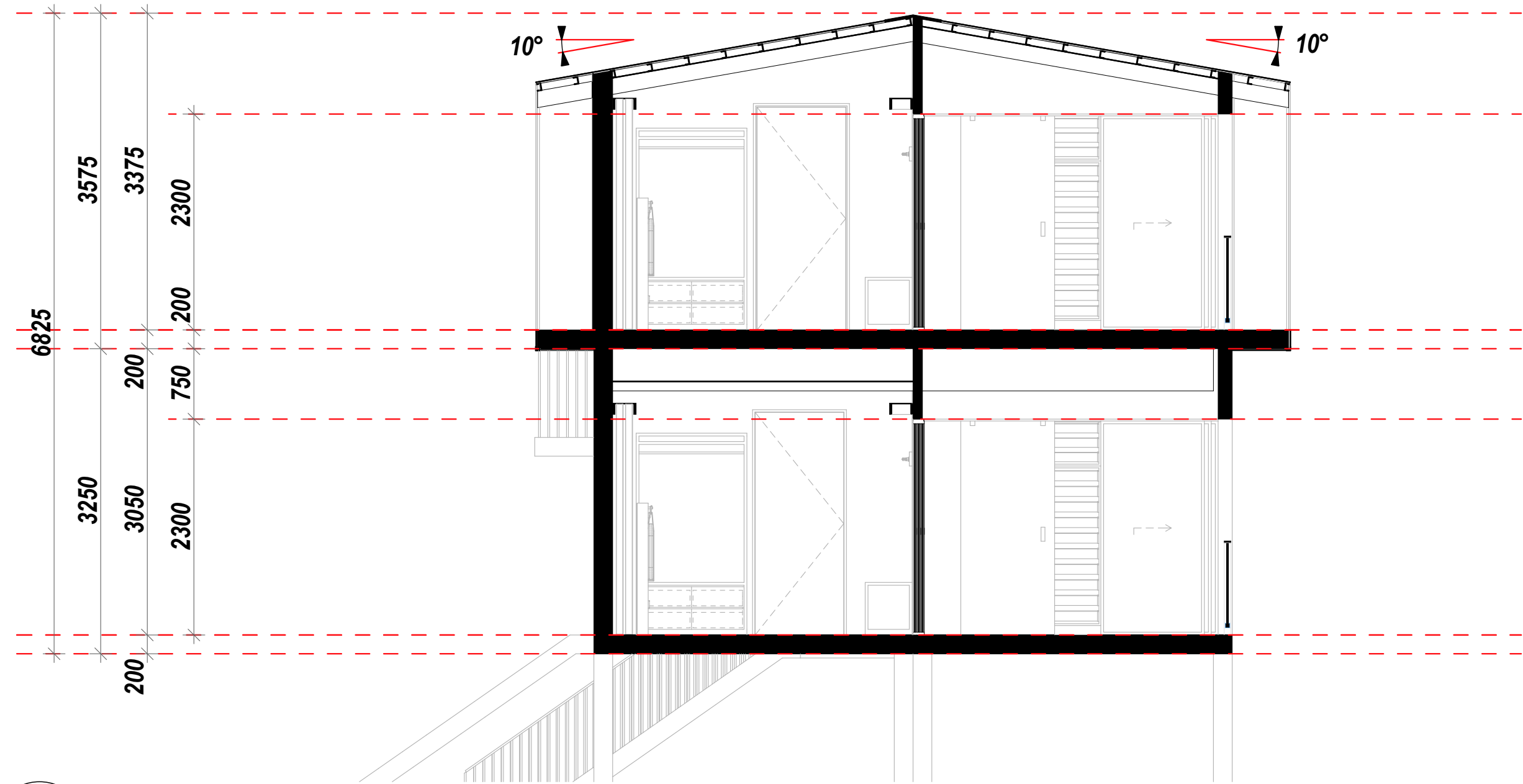
JOB No
6014
DRAWING No
DD-S-3000
ISSUE
E



1 ECO-SUITES - SECTION 1
SCALE 1:50 @ A1
SCALE 1:100 @ A3



2 ECO-SUITES - SECTION 2
SCALE 1:50 @ A1
SCALE 1:100 @ A3



3 ECO-SUITES - SECTION 3
SCALE 1:50 @ A1
SCALE 1:100 @ A3



1 ARCHITECTURAL ILLUSTRATION: ECO-VILLA

D	FOR INFORMATION	24/02/2020	DL	DL	SB
C	FOR DA APPROVAL	17/02/2020	DL	DL	SB
B	FOR INFORMATION	06/02/2020	DL	DL	SB
A	FOR INFORMATION	24/01/2020	DL	DL	SB
ISSUE PURPOSE	DATE	D	C	A	

STATUS



1 ARCHITECTURAL ILLUSTRATION: ECO-VILLA
-

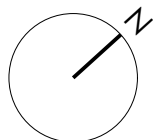


1 ECO-VILLA - SITE PLAN - GROUND FLOOR
SCALE 1:150 @ A1
SCALE 1:300 @ A3

COTTEEPARKER 
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1.5 3 4.5 6 7.5 9 10.5 12 13.5 15
SCALE 1:150 @ A1
SCALE 1:300 @ A3



BMcloud: CPABNEBIM05 - BMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

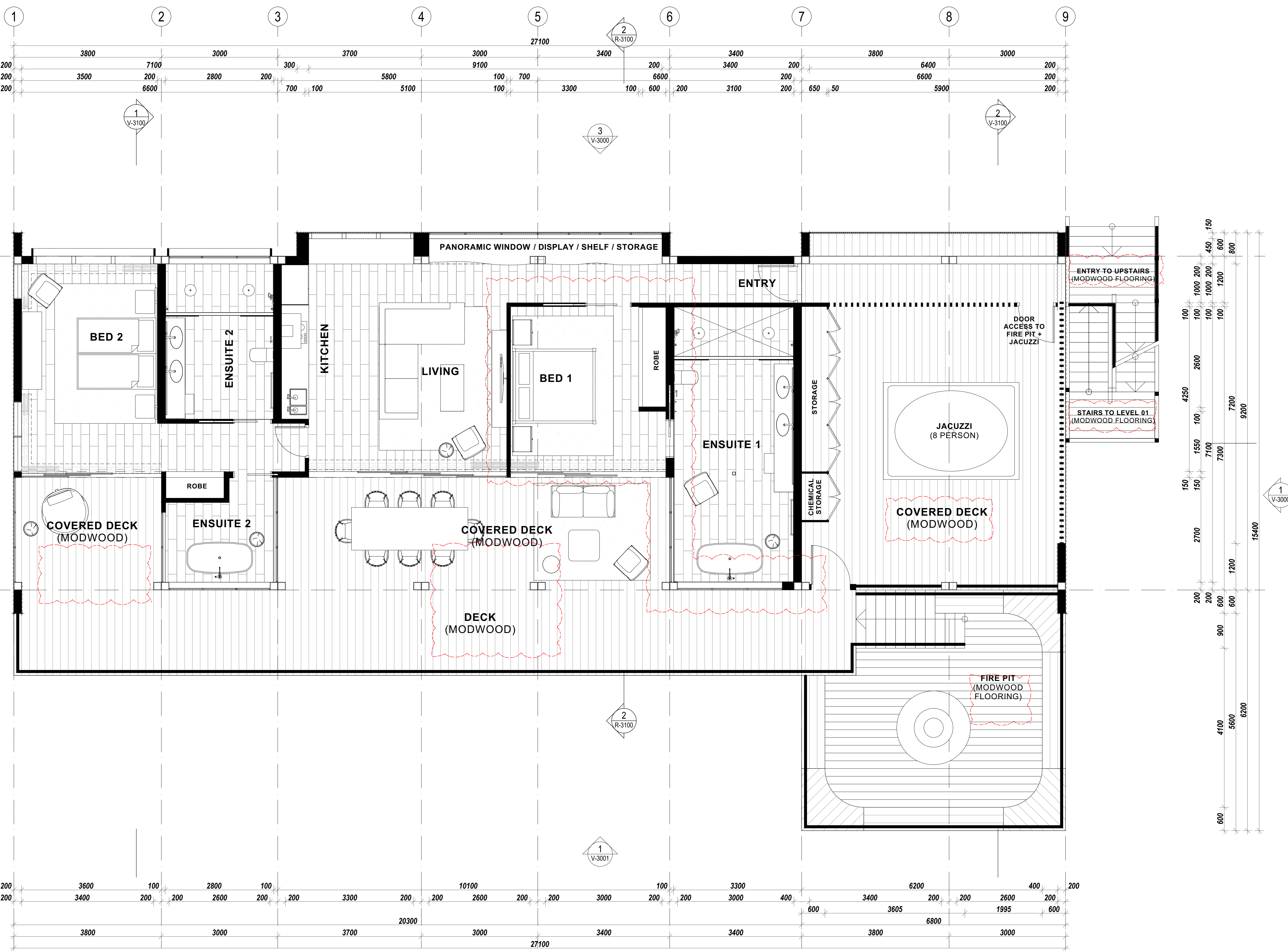
E	FOR INFORMATION	24/02/2020	DL	DL	SB
D	FOR DA APPROVAL	17/02/2020	DL	QL	SB
C	FOR INFORMATION	14/02/2020	DL	SB	SB
B	FOR INFORMATION	06/02/2020	DL	DL	SB
A	FOR INFORMATION	24/01/2020	DL	SB	SB
ISSUE	PURPOSE	DATE	D	C	A

STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-VILLA - SITE PLAN

JOB No
6014
DRAWING No
DD-V-1000
ISSUE
E



AREA SCHEDULE

INTERNAL	
GROUND	135m ²
LEVEL 01	131m ²
EXTERNAL	
GROUND FIRE PIT	40m ²
GROUND DECK	154m ²
LEVEL 01 DECK	114m ²
TOTAL	574m ²

1 ECO-VILLA - GROUND
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

0 1 2 3 4 5
SCALE 1:50 @ A1
SCALE 1:100 @ A3
BIMcloud: CPABNEBIM05 - BIMcloud Basic for ARCHICAD 22/1900/6014 Crystalbrook Station Master: 24/02/2020: 12:02 PM

M	FOR INFORMATION	24/02/2020	DL	DL	SB
L	FOR DA APPROVAL	17/02/2020	DL	EH	SB
K	FOR INFORMATION	14/02/2020	DL	SB	SB
J	FOR INFORMATION	11/02/2020	DL	SB	SB
I	FOR INFORMATION	07/02/2020	DL	SB	SB
H	FOR INFORMATION	06/02/2020	DL	DL	SB
G	FOR INFORMATION	31/01/2020	DL	SB	SB
F	FOR INFORMATION	24/01/2020	DL	SB	SB
E	CONTROLLED PLAN	21/01/2020	DL	SB	SB
D	FOR INFORMATION	17/01/2020	DL	SB	SB
DATE	D.	C.	A.		

STATUS

CRYSTALBROOK STATION LODGES

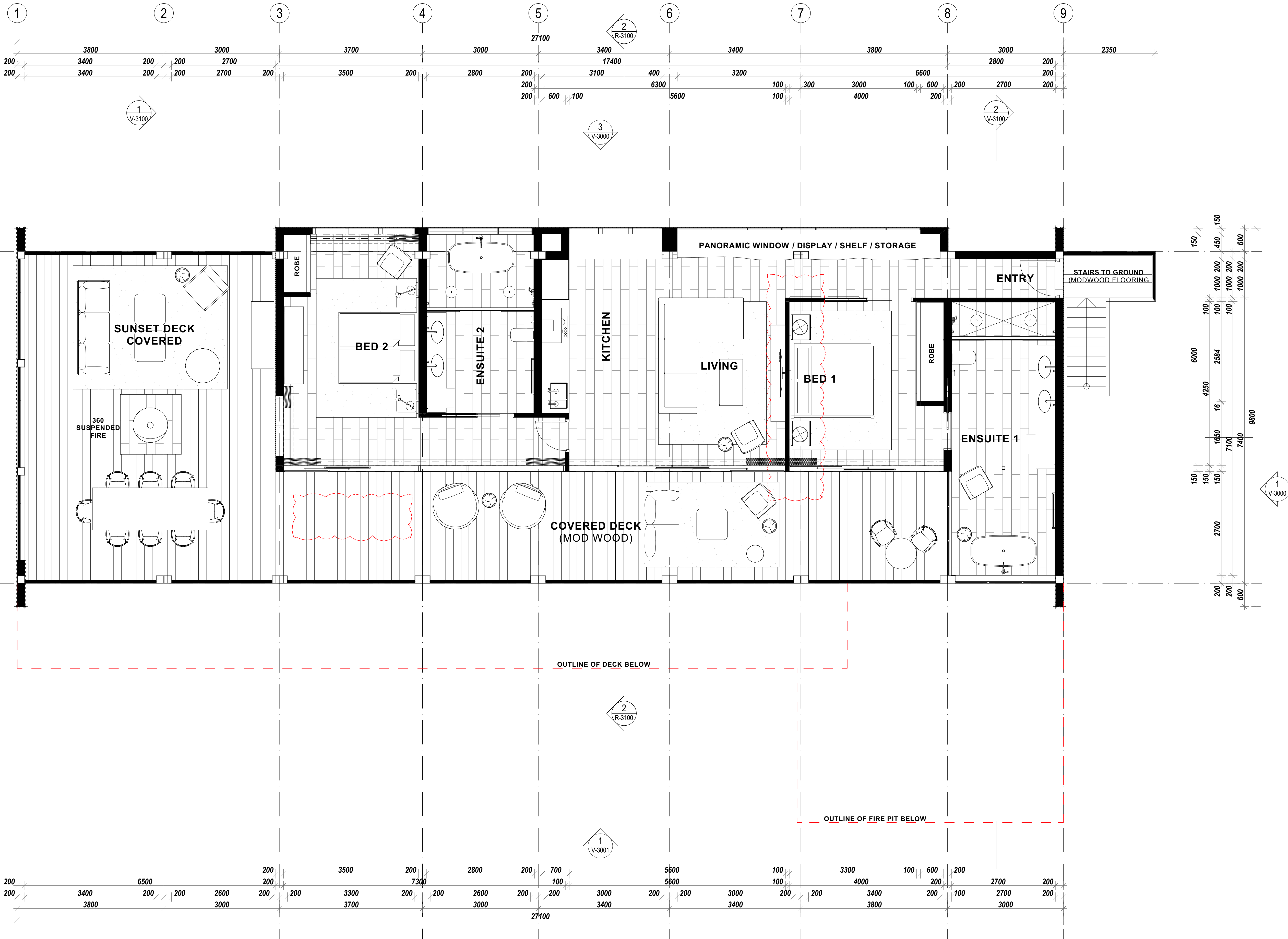
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-VILLA - GROUND

DRAWING No
6014

ISSUE
DD-V-2000

M



AREA SCHEDULE

INTERNAL	
GROUND	135m ²
LEVEL 01	131m ²
EXTERNAL	
GROUND FIRE PIT	40m ²
GROUND DECK	154m ²
LEVEL 01 DECK	114m ²
TOTAL	574m ²

1 ECO-VILLA - LEVEL 1
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER
BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection

M	FOR INFORMATION	24/02/2020	DL	DL	SB
L	FOR DA APPROVAL	17/02/2020	DL	EH	SB
K	FOR INFORMATION	14/02/2020	DL	SB	SB
J	FOR INFORMATION	11/02/2020	DL	SB	SB
I	FOR INFORMATION	07/02/2020	DL	SB	SB
H	FOR INFORMATION	06/02/2020	DL	DL	SB
G	FOR INFORMATION	31/01/2020	DL	SB	SB
F	FOR INFORMATION	24/01/2020	DL	SB	SB
E	CONTROLLED PLAN	21/01/2020	DL	SB	SB
D	FOR INFORMATION	17/01/2020	DL	SB	SB
DATE	D.	C.	A.		

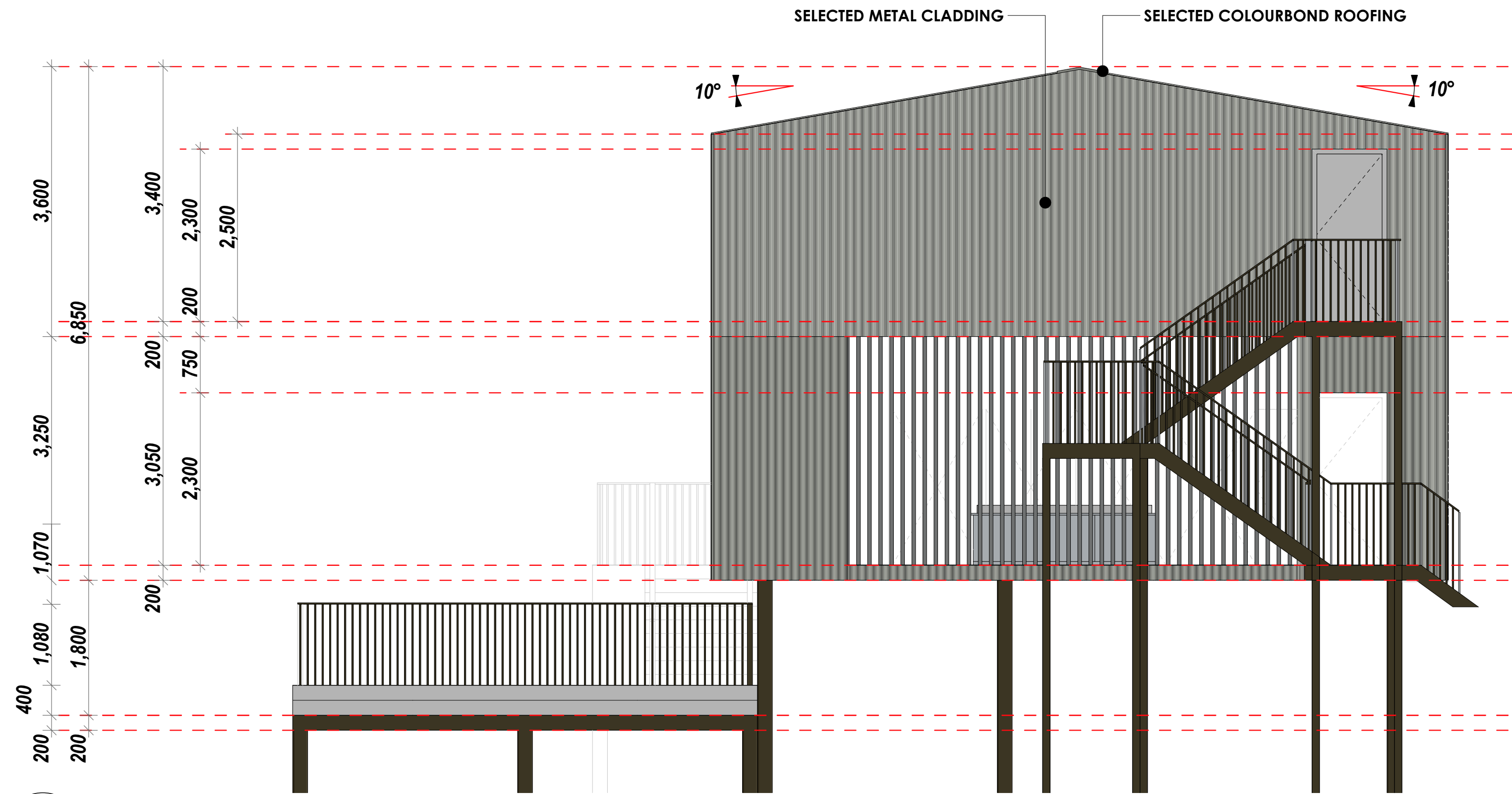
STATUS

CRYSTALBROOK STATION LODGES
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

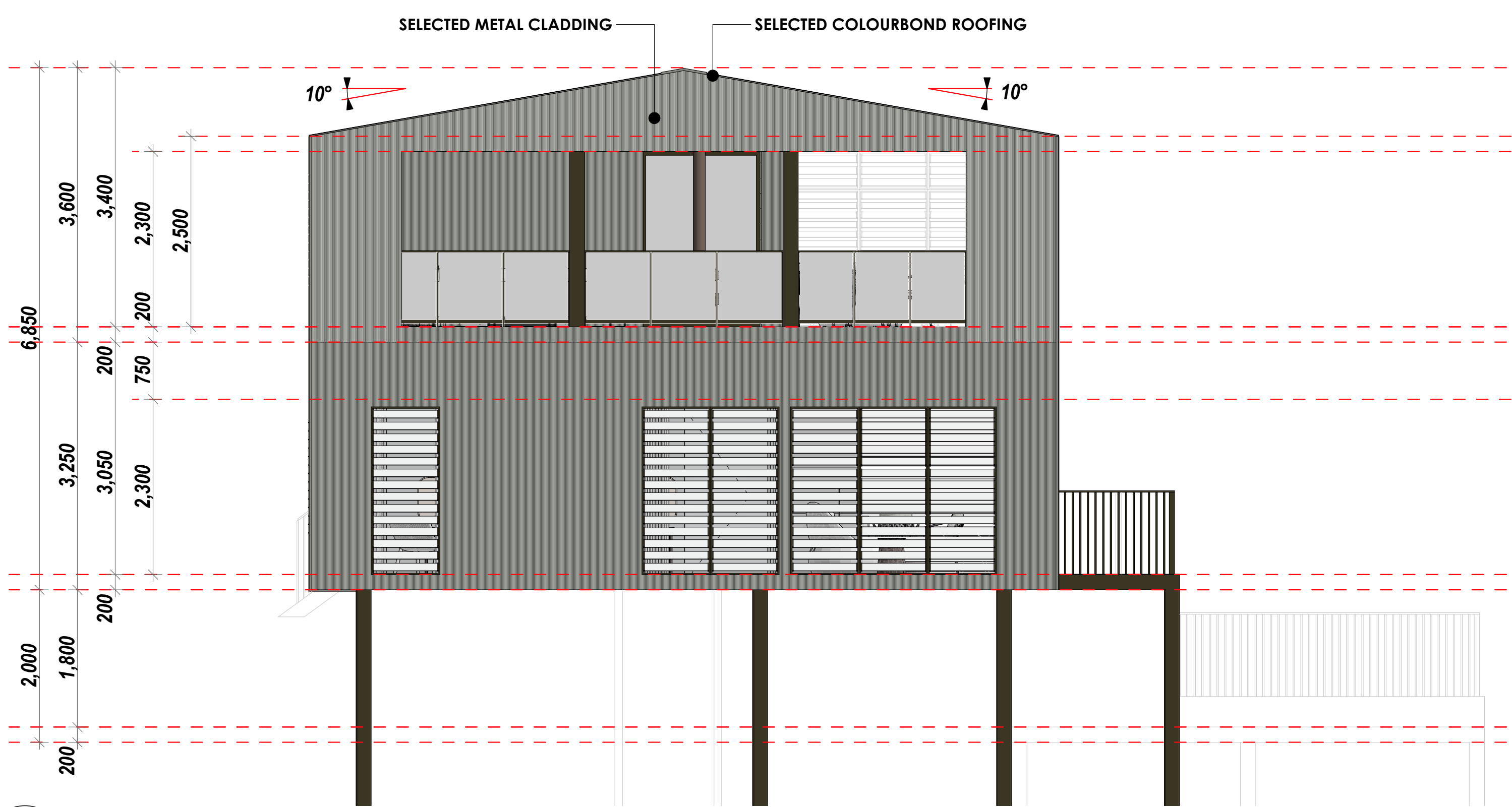
DRAWING TITLE
ECO-VILLA - LEVEL 01

DRAWING No
6014
DD-V-2001

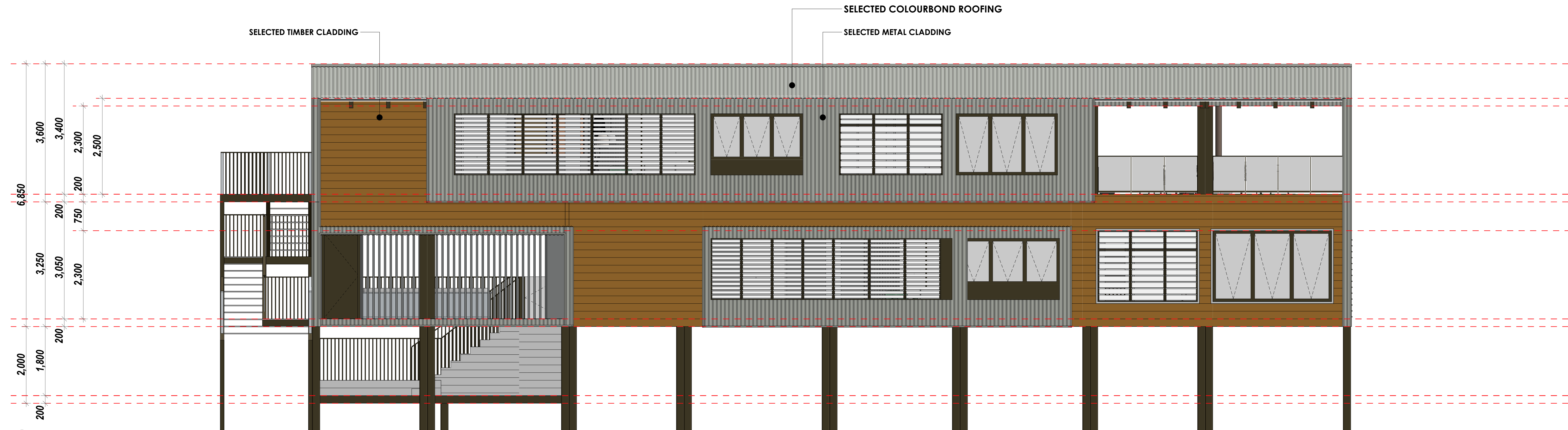
ISSUE
M



1 ECO-VILLA - EAST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3



2 ECO-VILLA - WEST ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

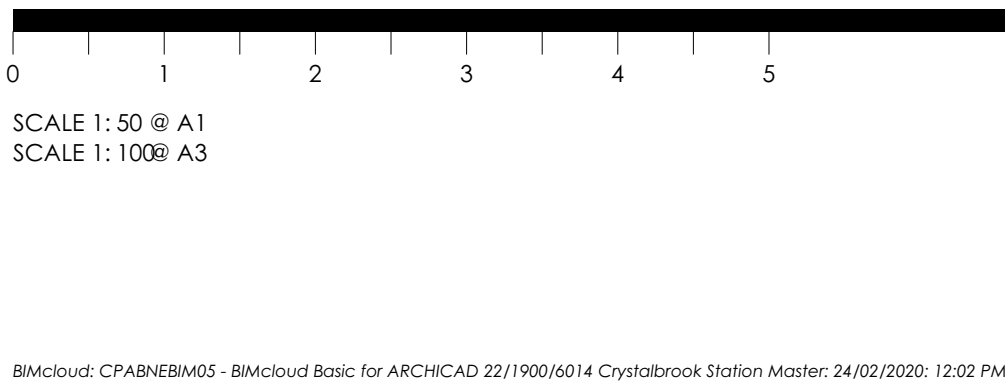


3 ECO-VILLA - NORTH ELEVATION
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

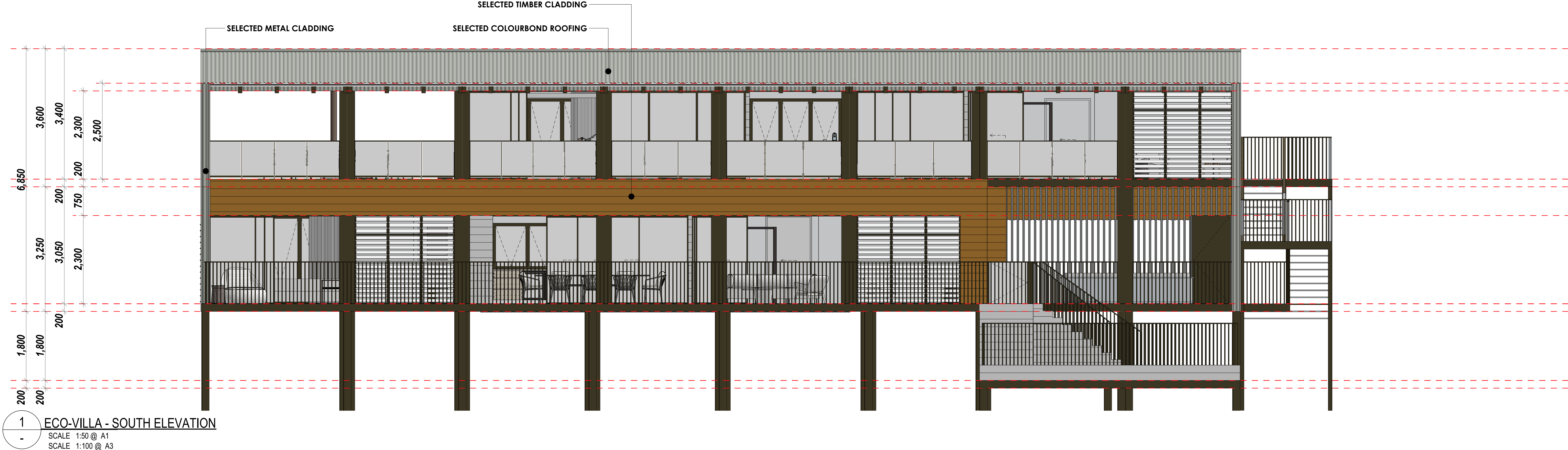
Crystalbrook
Collection



D	FOR INFORMATION	24/02/2020	DL	DL	SB
C	FOR DA APPROVAL	17/02/2020	DL	QL	SB
B	FOR INFORMATION	06/02/2020	DL	DL	SB
A	FOR INFORMATION	17/01/2020	DL	SB	SB
ISSUE PURPOSE	DATE	D	C	A	

STATUS

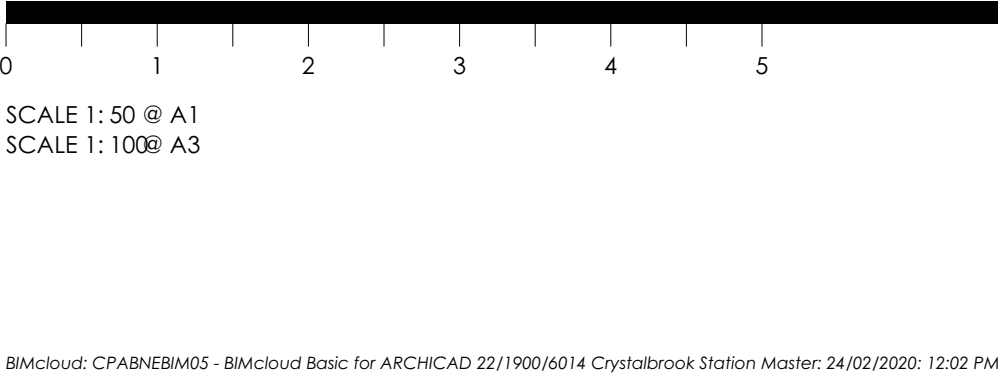
JOB No
6014
DRAWING No
DD-V-3000



COTTEEPARKER Φ

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



D	FOR INFORMATION	24/02/2020	DL	DL	SB
C	FOR DA APPROVAL	17/02/2020	DL	DL	SB
B	FOR INFORMATION	06/02/2020	DL	DL	SB
A	FOR INFORMATION	17/01/2020	DL	DL	SB
ISSUE	PURPOSE	DATE	D	C	A

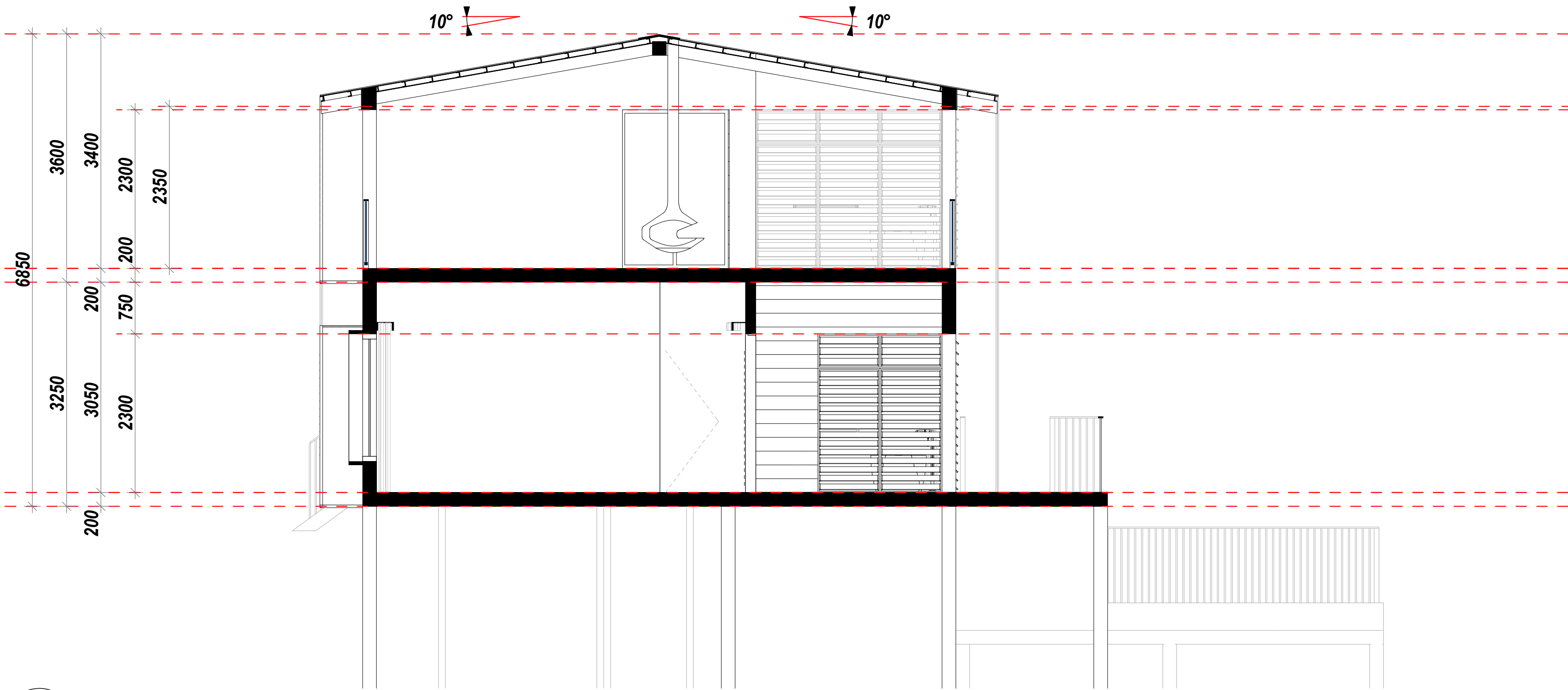
STATUS

CRYSTALBROOK STATION LODGES

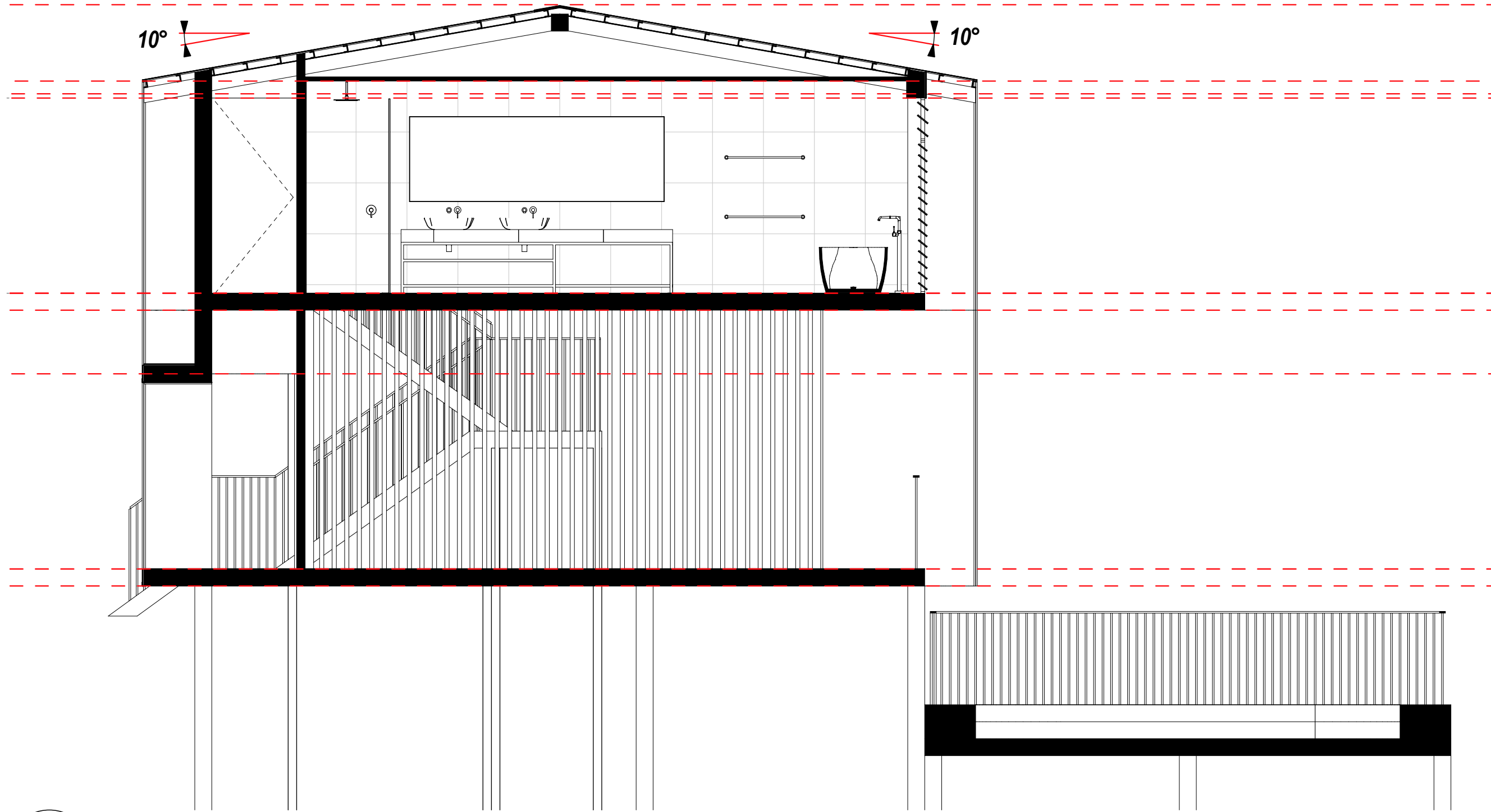
CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-VILLA - ELEVATIONS

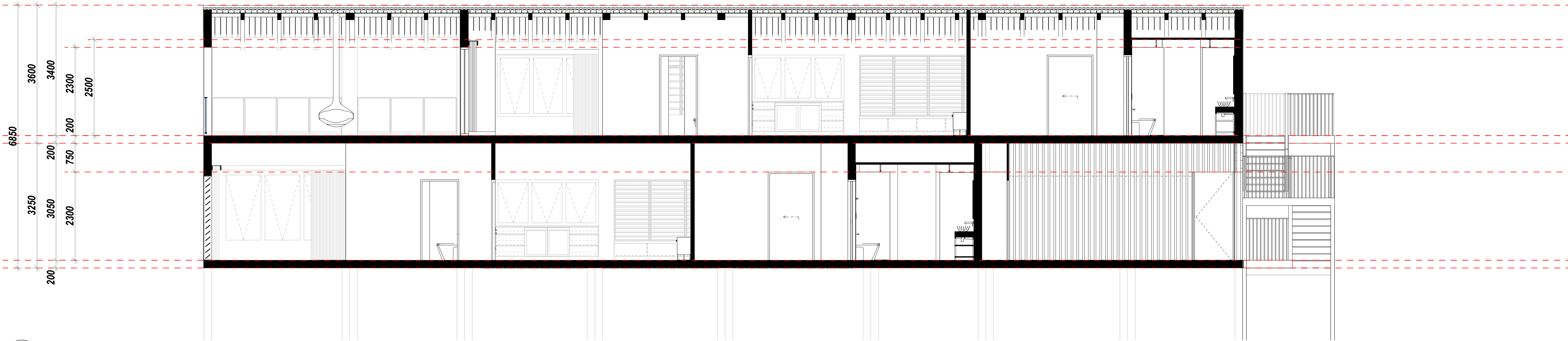
JOB No
6014
DRAWING No
DD-V-3001
ISSUE
D



1 ECO-VILLA - SECTION 01
SCALE 1:50 @ A1
SCALE 1:100 @ A3



2 ECO-VILLA - SECTION 02
SCALE 1:50 @ A1
SCALE 1:100 @ A3

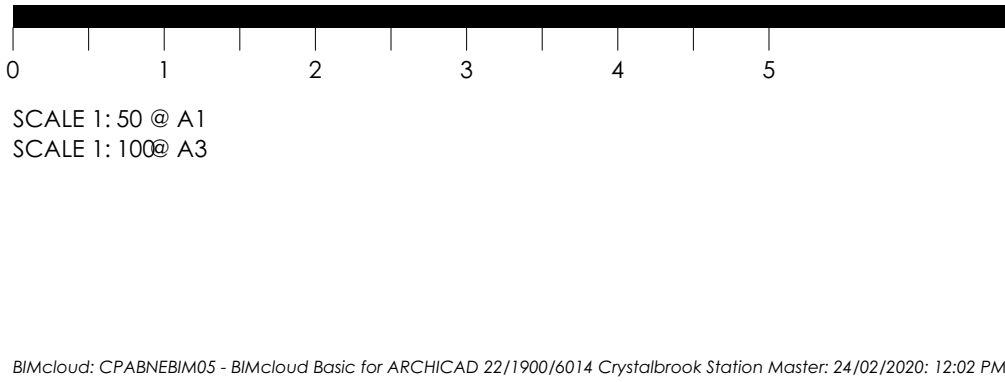


3 ECO-VILLA - SECTION 03
SCALE 1:50 @ A1
SCALE 1:100 @ A3

COTTEEPARKER 

BRISBANE
T 61 7 3846 7422
COTTEE PARKER ARCHITECTS PTY LTD
ABN 77 010 924 106
COTTEEPARKER.COM.AU

Crystalbrook
Collection



F	FOR INFORMATION	24/02/2020	DL	DL	SB
E	FOR DA APPROVAL	17/02/2020	DL	DL	SB
D	FOR INFORMATION	14/02/2020	DL	DL	SB
C	FOR INFORMATION	06/02/2020	DL	DL	SB
B	FOR INFORMATION	24/01/2020	DL	DL	SB
A	FOR INFORMATION	17/01/2020	DL	DL	SB
ISSUE	PURPOSE	DATE	D.	C.	A.

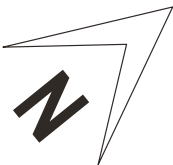
STATUS

CRYSTALBROOK STATION LODGES

CRYSTALBROOK STATION, MAREEBA, 4880, QLD, AUSTRALIA
CLIENT - CRYSTALBROOK

DRAWING TITLE
ECO-VILLA - SECTIONS

JOB No
6014
DRAWING No
DD-V-3100
ISSUE
F

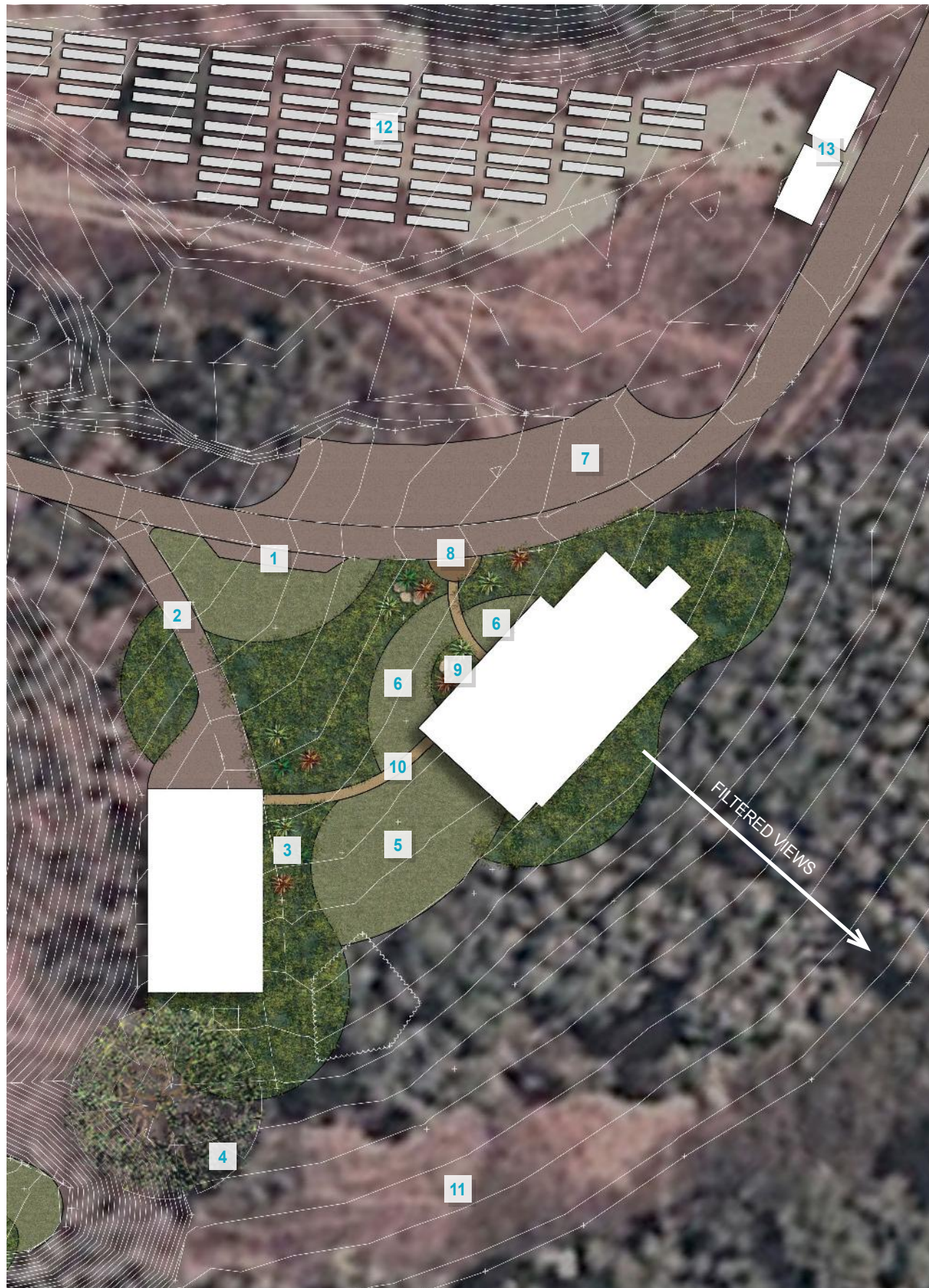


CRYSTALBROOK STATION LODGE
1626-L-SD01- Landscape Concept - Site Plan | Rev 1
Scale 1:2000 @ A3



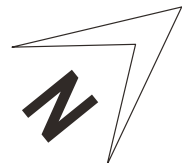
ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN
address PO Box 2451 Fortitude Valley BC, Fortitude Valley 4006
telephone 0408 346 307 website www.as-design.com.au



LEGEND

- 1 ALLOCATED BUGGY PARKING/ PICK-UP ZONE
- 2 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 3 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 4 EXISTING LARGE TREE TO BE RETAINED
- 5 OPEN TURF AREA WITH FILTERED VIEWS OF THE LAKE
- 6 OPEN TURF AREAS TO CREATE A SENSE OF ARRIVAL
- 7 ALLOCATED PARKING FOR VISITOR VEHICLES
- 8 PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 9 BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 10 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 11 EXISTING BEACH
- 12 SOLAR FARM
- 13 BATTERY ROOM GENERATOR



CRYSTALBROOK STATION LODGE

1626-L-SD02- Recreation Centre and Pool Plan | Rev 1

Scale 1:1000 @ A3



ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN

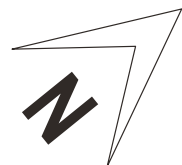
address PO Box 2451 Fortitude Valley BC, Fortitude Valley 4006
telephone 0408 346 307 website www.as-design.com.au



LEGEND

- 1 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 3 EXISTING LARGE TREE TO BE RETAINED
- 4 OPEN TURF TO TOP OF STEEP BATTER WITH FILTERED VIEWS TO THE LAKE
- 5 BUGGY DROP-OFF ZONE
- 6 BOULDERS AND FEATURE PLANTING TO NODAL ZONES
- 7 PEDESTRIAN NODE - COMPACTED SUBGRADE WITH DECO FINISH (COLOURED TO DENOTE NODE)
- 8 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 9 OPEN TURF TO TOP OF STEEP BATTER

FILTERED VIEWS



CRYSTALBROOK STATION LODGE
1626-L-SD03- Eco-Suites Detailed Plan | Rev 1
 Scale 1:1000 @ A3



ASdesign

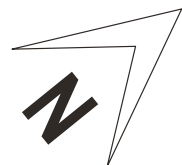
LANDSCAPE ARCHITECTURE AND URBAN DESIGN

address PO Box 2451 Fortitude Valley BC, Fortitude Valley 4006
 telephone 0408 346 307 website www.as-design.com.au



LEGEND

- 1 BUGGY PATH - COMPACTED SUBGRADE WITH A GRAVEL FINISH OR POROUS NO FINES CONCRETE
- 2 MASS GROUNDCOVER/ UNDERSTOREY PLANTING. REFER PROPOSED PLANT PALETTE FOR SPECIES
- 3 PEDESTRIAN PATH - COMPACTED SUBGRADE WITH DECO FINISH
- 4 4 WHEEL DRIVE DROP-OFF ZONE
- 5 LOCALISED BOULDERS AND FEATURE PLANTING TO NODAL ZONES



CRYSTALBROOK STATION LODGE
1626-L-SD04- Eco-Villas Detailed Plan | Rev 1
 Scale 1:500 @ A3



ASdesign

LANDSCAPE ARCHITECTURE AND URBAN DESIGN

address PO Box 2451 Fortitude Valley BC, Fortitude Valley 4006
 telephone 0408 346 307 website www.as-design.com.au

TREES AND PALMS



MELALEUCA leucadendra
Weeping Paperbark



MELALEUCA viridiflora
Broad-Leaved Paperbark



CARPENTARIA acuminata
Carpentaria Palm



ALLOCASUARINA cunninghamiana
River Oak



BUCKINGHAMIA celsissima
Ivory Curl



LIVISTONA mariae
Red Cabbage Palm

SPECIMEN / FEATURE PLANTS



CYCAS media
Cycas



XANTHORRHOEA johnsonii
Grass Tree



BANKSIA robur
Swamp Banksia



ZAMIA furfuracea
Cardboard Palm

SHRUBS



BABINGTONIA bidwillii
Howie's Sweet Midget



PHYLLANTHUS minitiflorus
Waterfall Plant



GRAPTOPHYLLUM excelsum
Scarlet Fuchsia



GREVILLEA pteridifolia
Fern-leaf Grevillea

GROUNDCOVERS



CHRYSOPOGON elongatus
Tall Tamil Grass



CHRYSOPOGON zizanioides 'Monto'
Vetiver Grass



CYMBOPOGON ambiguus
Native Lemon Grass



CYMBOPOGON bombycinus
Citronella Grass



POA labillardieri
Common Tussock-Grass



LOMANDRA confertifolia
'Echidna Grass'



LOMANDRA longifolia
Spiny-head Mat-rush



LOMANDRA longifolia 'Verday'
Lomandra 'Verday'



LOMANDRA confertifolia
Little Pal



MISCANTHUS sinensis 'Gracillimus'
Maiden Grass



PENNISETUM alopecuroides
Swamp Foxtail



CASUARINA glauca 'Cousin It'
'Cousin It'



GAZANIA rigens
Treasure Flower



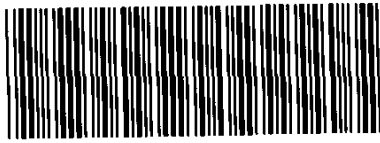
FICINIA nodosa
Knobby Club Rush



QUEENSLAND LAND REGISTRY
Land Title Act 1994 and Land Act 1994

COVENANT

FORM 31 Version 3
Page 1 of



714782885

CS 616

NO FEE
15/11/2012 08:43

Lodger (Name, address & phone number)

Susan Ashley, SLAM
PO Box 5318, Townsville Q 4810
Townsville.SLAMS@derm.qld.gov.au
Ph: 40957026 (2012/005527)

Lodger
Code

CS2340

The information from this form is collected under the authority of the Land Title Act 1994 and the Land Act 1994 and is used for the purpose of maintaining the publicly searchable registers in the land registry.

1. Covenantor

Port Bajool Pty Ltd ACN 010 802 570

2. Description of Covenant / Lot on Plan

County

Parish

Title Reference

Lot 2 on LD157

Lynd

Fischerton

17664146

Lot 738 on CP892331

Lynd

Fischerton

50896170

3. Covenantee

The State of Queensland (represented by the Department of Natural Resources and Mines)

4. Description of Covenant (include reference to relevant section of legislation)

For the purpose of restricting the separate transfer of the lots described in Item 2 pursuant to section 373A(3)(b) of the *Land Act 1994* and Section 97A(3)(c) of the *Land Title Act 1994*

5. Execution

The Covenantor being the registered owner of the lot described in item 2 covenants with the Covenantee in respect of the covenant described in item 4.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

Witnessing Officer

Execution Date

Covenantor's Signature

.....signature

03 /10 /2012

Port Bajool Pty Ltd ACN 010 802 570
by its duly constituted Attorney
John Herbert Morris under Power of
Attorney No. 712204363

.....full name

ARTHUR VANDEN TIMMS

.....qualification
(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....

Witnessing Officer

Execution Date

Covenantee's Signature

.....signature

Power exercised: Section 373B(1)(d) of the *Land Act 1994*

13 / 11 / 12

.....full name

LYNETTE MONICA PAYNE

.....qualification

COMM DEC 65477

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

.....
Desley Margaret Luxton
Senior Land Officer
A duly authorised delegate of the Minister under the
current Land Act (Ministerial) Delegation

1. Lot on Plan Description	County	Parish	Title Reference
LOT 2 ON LD157	LYND	FISCHERTON	17664146
LOT 738 ON CP892331	LYND	FISCHERTON	50896170

2. Instrument/document being consented to

Instrument/document type Covenant

Dated / /

Names of parties The State of Queensland (represented by Department of Natural Resources and Mines) and Port
Bajool Pty Ltd ACN 010 802 570

3. Instrument/document under which consent required

Instrument/document type Covenant


Dealing No.

Name of consenting party The Minister administering the Land Act 1994

4. Execution by consenting party

The party identified in item 3 consents to the registration of the instrument/document identified in item 2.

Witnessing officer must be aware of his/her obligations under section 162 of the Land Title Act 1994

 signature

LYNETTE MONICA PAYNE full name

COMM. DEC. 65477 qualification

Witnessing Officer

(Witnessing officer must be in accordance with Schedule 1
of Land Title Act 1994 eg Legal Practitioner, JP, C Dec)

13/11/12
Execution Date


Consenting Party's Signature

Desley Margaret Luxton
Senior Land officer
A duly authorised delegate of the
Minister under the current
Land Act (Ministerial) Delegation

Privacy Statement

Collection of this information is authorised by the Land Title Act 1994 the Land Act 1994 and the Water Act 2000 and is used to maintain the publicly
searchable registers in the land registry and the water register. For more information about privacy in NR&W, see the department's website.

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26414113

Search Date: 13/07/2017 12:16

Title Reference: 17664146

Date Created: 21/10/1995

DESCRIPTION OF LAND

Tenure Reference: PH 9/3761

Lease Type: ROLLING TERM LEASE

LOT 2 CROWN PLAN LD157
Local Government: MAREEBA

Area: 33900.000000 Ha. (ABOUT)

No Land Description

No Forestry Entitlement Area

Purpose for which granted:
NO PURPOSE DEFINED

TERM OF LEASE

Term and day of beginning of lease

Term: 30 years commencing on 01/04/1964

Expiring on 31/03/1994

Extended to 31/03/2047

REGISTERED LESSEE

Dealing No: 717872729 02/03/2017

GAG CRYSTALBROOK STATION PTY LIMITED
A.C.N. 616 353 738

CONDITIONS

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26414113

Search Date: 13/07/2017 12:16

Title Reference: 17664146

Date Created: 21/10/1995

CONDITIONS

A126 SPECIFIED CONDITIONS FOR: Term Lease

PURPOSE: Rolling term lease - Pastoral-Low Key Tourism

----- STATUTORY CONDITIONS:

Statutory conditions are the general mandatory conditions of a lease and binds the lessee in accordance with Part 2 Division 1 of the Land Act.

1. Permitted Use: The lessee must use the land only for the purpose for which the tenure was issued under the Land Act 1994.
2. Duty of Care: The lessee has the responsibility for a duty of care, for the land under the Land Act 1994.
3. Rent/Instalment: The lessee must pay the annual rent/instalment in accordance with the Land Act 1994 and the Land Regulation 2009.

For further information on how annual rent is determined, refer to the department's website at www.dnrm.qld.gov.au.

4. Noxious plants: The lessee must keep noxious plants on the land under control. If the lessee does not comply with this condition, the Minister may bring the noxious plants under control, the cost of which will be recovered from the lessee.
5. Information to Minister: The lessee must give the Minister administering the Land Act 1994, information the Minister asks for about the tenure.
6. Monies for Improvements: No money for improvements is payable by the State on the forfeiture, surrender or expiry of this lease but money may be payable if the State receives payment from an incoming lessee or buyer for the improvements on the land. However, the previous lessee may apply to the Minister to remove the improvements that belong to the lessee, within a period of 3 months from the date of the forfeiture, surrender, or expiry of this lease. The lessee may only undertake the removal of the improvements in the presence of an authorised representative of the department, if required by the Minister. The lessee may only remove those improvements if all monies due from the lessee to the department under this lease have been paid.

REGULATORY-CONDITIONS:-----

A regulatory condition relates to a lease, in accordance with the Land Regulation.

1. Indemnity: The lessee indemnifies and agrees to keep indemnified the Minister, and the State of Queensland and its Representatives, (the "Indemnified parties") against all liability, costs, loss and expenses including claims in negligence (including any claims, proceedings or demands brought by any third party, and any legal fees, costs and disbursements on a solicitor and client basis) ("Claim") arising from or incurred in connection with:
 - a. the granting of this lease to the lessee;

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26414113

Search Date: 13/07/2017 12:16

Title Reference: 17664146

Date Created: 21/10/1995

CONDITIONS

- b. the lessee 's use and occupation of the land; or
- c. personal injury (including sickness and death) or property damage or loss in connection with the performance (or attempted purported performance or non-performance) of the lease or a breach of the lease by the lessee .

The lessee hereby releases and discharges to the full extent permitted by law, the Indemnified parties from all actions, claims, proceedings or demands and in respect of any loss, death, injury, illness or damage (whether personal or property and whether special, direct, indirect or consequential financial loss) arising out of the use and occupation of the lease.

To the full extent permitted by law, the Minister, the State of Queensland and their Representatives will not be liable to the lessee for any special, indirect or consequential damages, including consequential financial loss arising out of the use and occupation of the lease.

2. Public Liability: The lessee must effect a public liability insurance policy with an insurer authorised under the Insurance Act 1973 (Commonwealth) or, if not so authorised then only with the Minister's approval, which can be given or withheld in the Minister's sole discretion, naming the lessee as the insured covering legal liability for any loss of, or damage to any property and for the injury (including death) to any person arising out of anything done or omitted on or about the land or any improvements thereon and against all claims, demands, proceedings, costs, charges, and expenses whatsoever (including claims in negligence) Such policy must:
 - a. be for an amount of not less than \$20,000,000.00 and have no per event sublimit or such higher amounts as the Minister may reasonably require.
 - b. be effected on a "claims occurring" basis; and
 - c. be maintained at all times during the currency of the lease, and upon receipt of any notice of cancellation, the lessee must immediately effect another public insurance policy in accordance with the terms of the lease .

The lessee must, as soon as practicable, inform the Minister, in writing, of the occurrence of any event that the lessee considers is likely to give rise to a claim under the policy of insurance effected and must ensure that the Minister is kept fully informed of subsequent actions and developments concerning the claim.

The lessee must renew such policy, at the lessee's expense, each year during the currency of this lease.

The condition will be satisfied if the lessee is the State of Queensland or a statutory authority eligible for cover under the Queensland Government Insurance Fund and is insured and continues to be insured by the Queensland Government Insurance Fund.

This condition will be satisfied if the lessee is the Commonwealth of Australia or a statutory authority eligible for cover under the Comcover Insurance Fund and is insured and

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26414113

Search Date: 13/07/2017 12:16

Title Reference: 17664146

Date Created: 21/10/1995

CONDITIONS

continues to be insured by Comcover.

3. Access: The provision of access, further access or services to the land will not be the responsibility of the State.
4. Survey Costs: If the land needs to be surveyed or re-surveyed the lessee must do this at their own cost under the Survey and Mapping Infrastructure Act 2003. This survey plan must be lodged in the land registry within the specified time.
5. Extension: The lease is subject to the extensions of rolling term leases provision of the Land Act 1994 and the Minister must grant an extension of the term of a rolling term lease if the lessee makes an application in the approved form. The extension will be for the original term of the lease and may be given subject to condition changes.
6. Jurisdiction: The lessee is subject to the Land Act 1994 and all other relevant Queensland and Commonwealth legislation.
7. Compliance with Laws - the lessee must comply with all lawful requirements of the -
 - a. Local Government; and
 - b. any department within the Queensland or Commonwealth governments (including the department administering the Land Act 1994), local authority or statutory instrumentality having jurisdiction over the land, or the development, use and occupation of the land, in regard to its use, occupation and development of the land.

SPECIAL-CONDITIONS:-----

These conditions relate to this lease.

Improvements or development on or to the land

1. The lessee must not effect any more than four accommodation units; catering for up to sixteen (16) guests only; and an amenities building for the purpose of low key tourism operations. The lessee must maintain all low key tourism improvements on the land.
2. The lessee must during the term of the lease and, to the satisfaction of the relevant authorities, maintain all improvements on the land in a good and substantial state of repair.

Quarry material

1. The lessee must allow any person authorised under the Forestry Act 1959 access to the leased land for the purpose of cutting and removing timber or removing other forest products, or quarry material, or other material from the leased land. Except as hereinafter provided the lessee must not interfere with any forest products or remove any quarry material (including any stone, gravel, sand, earth, soil, rock, guano or clay which is not a mineral within the meaning of the Mineral Resources Act 1989) or other material upon the leased land without the permission of the Minister administering the Land Act 1994 except under the authority of and in compliance in every respect with

CURRENT STATE TENURE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26414113

Search Date: 13/07/2017 12:16

Title Reference: 17664146

Date Created: 21/10/1995

CONDITIONS

the requirements or a permit, licence, agreement or contract granted or made under the Forestry Act 1959.

Other conditions the Minister considers appropriate

1. The lease is issued in accordance with the provisions of Section 24GB of the Native Title Act 1993 (Cth). In accordance with Section 24GB of the Native Title Act 1993, the non-extinguishment principle applies.

ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by Lease No. 17664146
2. COVENANT No 714782885 15/11/2012 at 08:43 restricts dealings over LOT 2 ON LD157 AND LOT 738 ON CP892331
3. AMENDMENT OF LEASE CONDITIONS No 716039386 26/09/2014 at 05:00 THE CONDITIONS OF THE WITHIN TENURE ARE HEREBY AMENDED.
4. MORTGAGE No 717979587 24/04/2017 at 12:13 AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11 005 357 522

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current State Tenure Search **

Information provided under section 34 Land Title Act(1994) or section 281 Land Act(1994)

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]

Requested By: D-ENQ CITEC CONFIRM

CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 26411903

Search Date: 13/07/2017 10:31

Title Reference: 50896170

Date Created: 02/11/2012

Previous Title: 40065189

REGISTERED OWNER

Dealing No: 717872738 02/03/2017

GAG CRYSTALBROOK STATION PTY LIMITED
A.C.N. 616 353 738

ESTATE AND LAND

Estate in Fee Simple

LOT 738 CROWN PLAN 892331
Local Government: MAREEBA

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40065189 (Lot 738 on CP 892331)
2. COVENANT No 714782885 15/11/2012 at 08:43
restricts dealings over
LOT 2 ON LD157 AND
LOT 738 ON CP892331

ADMINISTRATIVE ADVICES - NIL

UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

COPYRIGHT THE STATE OF QUEENSLAND (DEPT OF NATURAL RESOURCES AND MINES) [2017]
Requested By: D-ENQ CITEC CONFIRM



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Angus Scown
410 Ann St
Brisbane QLD 4000

Transaction ID: 50587698 EMR Site Id: 20 February 2020
Cheque Number:
Client Reference:

This response relates to a search request received for the site:

Lot: 2 Plan: LD157
CRYSTALBROOK RD
CRYSTALBROOK

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority



Department of Environment and Science (DES)
ABN 46 640 294 485
400 George St Brisbane, Queensland 4000
GPO Box 2454, Brisbane QLD 4001, AUSTRALIA
www.des.qld.gov.au

SEARCH RESPONSE
ENVIRONMENTAL MANAGEMENT REGISTER (EMR)
CONTAMINATED LAND REGISTER (CLR)

Angus Scown
410 Ann St
Brisbane QLD 4000

Transaction ID: 50587697 EMR Site Id: 20 February 2020
Cheque Number:
Client Reference:

This response relates to a search request received for the site:
Lot: 738 Plan: CP892331
CRYSTALBROOK RD
CRYSTALBROOK

EMR RESULT

The above site is NOT included on the Environmental Management Register.

CLR RESULT

The above site is NOT included on the Contaminated Land Register.

ADDITIONAL ADVICE

All search responses include particulars of land listed in the EMR/CLR when the search was generated.
The EMR/CLR does NOT include:-

1. land which is contaminated land (or a complete list of contamination) if DES has not been notified
2. land on which a notifiable activity is being or has been undertaken (or a complete list of activities) if DES has not been notified

If you have any queries in relation to this search please phone 13QGOV (13 74 68)

Administering Authority





Vegetation management report

For Lot: 2 Plan: LD157

Current as at 20/02/2020

This publication has been compiled by Operations Support, Department of Natural Resources, Mines and Energy.

© State of Queensland, (2020)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons - Attribution 4.0 International (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <http://creativecommons.org/licenses/by/3.0/au/deed.en>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.

Recent changes

Updated mapping

The essential habitat mapping was updated on 7 February 2020 and has been revised in line with new koala habitat mapping for South East Queensland as well as minor scientific updates for other protected species throughout Queensland.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

- *Vegetation management framework* - an explanation of the application of the framework.
- *Property details* - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s), catchment(s), coastal or non coastal status, and any applicable area management plans associated with your property.
- *Vegetation management details for the specified Lot on Plan* - specific information about your property including vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, protected plants, and koala habitat.
- *Contact information*.
- *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property.
- *Other legislation contact information*.

This information will assist you to determine your options for managing vegetation under the vegetation management framework, which may include:

- exempt clearing work
- accepted development vegetation clearing code
- an area management plan
- a development approval.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as Queensland's Protected Plants framework or the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 6 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Vegetation management framework	5
1.1 Exempt clearing work	5
1.2 Accepted development vegetation clearing codes	5
1.3 Area management plans	6
1.4 Development approvals	6
2. Property details	6
2.1 Tenure	6
2.2 Property location	6
3. Vegetation management details for Lot: 2 Plan: LD157	8
3.1 Vegetation categories	8
3.2 Regional ecosystems	9
3.3 Watercourses	10
3.4 Wetlands	10
3.5 Essential habitat	10
3.6 Protected plants (administered by the Department of Environment and Science (DES))	10
3.7 Koala priority area and koala habitat area (administered by the Department of Environment and Science (DES))	11
3.8 Emissions Reduction Fund (ERF)	12
4. Contact information for DNRME	12
5. Maps	13
5.1 Regulated vegetation management map	14
5.2 Vegetation management supporting map	15
5.3 Pre-clear map	16
5.4 Coastal/non coastal map	17
5.5 Agricultural Land Class A or B map	18
5.6 Protected plants map administered by DES	19
5.7 Koala priority area and koala habitat area map administered by DES	21
6. Other relevant legislation contacts list	22

1. Vegetation management framework

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

1.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify DNRME or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 5.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact DNRME before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact DNRME prior to clearing in any of these areas.

1.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify DNRME before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

1.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

AMPs for fodder harvesting, managing thickened vegetation and managing encroachment will continue until March 2020. New notifications cannot be made for these AMPs.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an area management plan applies to your property for which you can make a new notification, it will be listed in Section 2.2 of this report. Before clearing under one of these AMPs, you must first notify the DNRME and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

1.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/development>

2. Property details

2.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 2 Plan: LD157, including links to relevant Smart Maps, are listed in Table 1. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 1: Lot, plan and tenure information for the property

Lot	Plan	Tenure	Link to property on SmartMap
2	LD157	Lands Lease	https://apps.information.qld.gov.au/data/cadastre/GenerateSmartMap?q=2\LD157

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

2.2 Property location

Table 2 provides a summary of the locations for property Lot: 2 Plan: LD157, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Kidston

Catchment(s)
Mitchell

Area Management Plan(s)

Area Management Plan for the control of pest plants in the Dry Tropics region

For the purposes of the accepted development vegetation clearing codes and the State Development Assessment Provisions (SDAP), this property is regarded as*

Non Coastal

*See also Map 5.4

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See section 5 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 2 Plan: LD157.

3. Vegetation management details for Lot: 2 Plan: LD157

3.1 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 33853.19ha

Vegetation category	Area (ha)
Category B	33687.9
Category Water	66.0
Category X	99.4

Table 4

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact DNRME to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact DNRME to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

This report does not confirm if a Property Map of Assessable Vegetation (PMAV) exists on a lot. To confirm whether or not a PMAV exists on a lot, please check the PMAV layer on the Queensland Globe2, or contact DNRME on 135VEG (135 834).

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
9.11.23	Least concern	B	50.47	Eucalyptus microneura +/- Corymbia erythrophloia or C. pocillum low open woodland on rolling metamorphic hills and rises	Very sparse
9.11.25	Least concern	B	232.95	Eucalyptus tardecidens or E. chlorophylla +/- Corymbia spp. +/- E. cullenii low woodland on steep to rolling metamorphic hills and rises	Sparse
9.11.3	Least concern	B	8,550.34	Eucalyptus cullenii or E. staigeriana +/- Corymbia clarksoniana woodland on skeletal soils on metamorphic hills	Sparse
9.12.27	Least concern	B	8,184.25	Eucalyptus melanophloia and/or E. shirleyi +/- Corymbia erythrophloia low open woodland on igneous rocks	Very sparse
9.12.3	Least concern	B	113.79	Eucalyptus chartaboma +/- Eucalyptus spp. +/- Corymbia spp. woodland on sandy soils on igneous rocks	Sparse
9.12.6	Least concern	B	1,319.87	Eucalyptus microneura +/- Terminalia spp. +/- Corymbia spp. low open woodland on igneous hills	Very sparse
9.12.7	Least concern	B	13,501.07	Eucalyptus cullenii +/- Corymbia leichhardtii +/- C. erythrophloia woodland on igneous rocks	Sparse
9.12.8	Least concern	B	14.21	Semi-evergreen vine thicket on rocky outcrops and shallow soils of igneous rocks	Dense
9.3.12	Least concern	B	268.18	River beds and associated waterholes on major rivers and channels	Other
9.3.13	Least concern	B	882.24	Melaleuca spp., Eucalyptus camaldulensis and Casuarina cunninghamiana fringing open forest on streams and channels	Mid-dense
9.5.16	Least concern	B	570.75	Eucalyptus tetradonta +/- Erythrophleum chlorostachys woodland on Tertiary remnants	Sparse
non-rem	None	X	99.38	None	None
water	None	Water	65.95	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work
- accepted development vegetation clearing codes

- performance outcomes in State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 5.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA), and includes endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 5.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map as assessable vegetation -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Protected plants (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA), with clearing of protected plants in the wild regulated by the [Nature Conservation \(Wildlife Management\) Regulation 2006](#). These requirements apply irrespective of the classification of the vegetation under the *Vegetation Management Act 1999*.

Prior to clearing, if the plants proposed to be cleared are in the wild (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) and the exemptions under the [Nature Conservation \(Wildlife Management\) Regulation 2006](#) are not applicable to the proposed clearing, you must check the flora survey trigger map to determine if any part of the area to be cleared is within a high risk area. The trigger map for this property is provided in section 5.6. The exemptions relate to:

- imminent risk of death or serious injury (refer s261A)
- imminent risk of serious damage to a building or other structure on land, or to personal property (refer s261B)
- *Fire and Emergency Service Act 1990* (refer 261C)
- previously cleared areas (refer s261ZB)
- maintenance activities (refer s261ZC)
- firebreak or fire management line (refer s261ZD)
- accepted development vegetation clearing code (refer s261ZE)
- conservation purposes (refer s261ZG)
- authorised in particular circumstances (refer s385).

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) from the *Vegetation Management Act 1999* (i.e. listed in the Planning Regulations 2017) while some are different.

If the proposed area to be cleared is shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken in accordance with the flora survey guidelines. The main objective of a flora survey is to locate any endangered, vulnerable or near threatened plants (EVNT plants) that may be present in the clearing impact area.

If a flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing. The clearing must be conducted within two years after the flora survey report was submitted.

If a flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [application form clearing permit](#).

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

Further information on protected plants is available at

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

For assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Science at palm@des.qld.gov.au.

3.7 Koala priority area and koala habitat area (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable by the Queensland Government under the *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Nature Conservation (Koala) Conservation Plan 2017 allows koala habitat areas and koala priority areas to be determined and requires that these are shown on the Koala Conservation Plan Map. Koala habitat areas are areas that contain koala habitat which is essential for the conservation of a viable koala population in the wild. Please note that these areas only apply to lots in the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Koala habitat areas include koala habitat areas (core) and koala habitat areas (locally refined). Following input from each local government, koala habitat areas (locally refined) were developed. Koala habitat areas (locally refined) will be afforded the same protection during a two year transitional period as if they were koala habitat areas (core) identified by the State.

Koala priority areas are areas where long-term management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring will be strategically focused as the areas have the highest likelihood of achieving conservation outcomes for koalas.

Clearing koala habitat areas in a koala priority area is prohibited, except for in certain circumstances (see Schedule 10, 16A of the Planning Regulation 2017). Clearing cannot occur (other than for exempt activities) and a development application cannot be lodged for prohibited activities.

Development located inside a koala priority area on lots that contain koala habitat area, but do not involve clearing of koala habitat, will be assessed by local government, except for in certain circumstances (see Schedule 11, Parts 1 and 2 of the Planning Regulation 2017). This is to manage and minimise impacts on koala habitat, such as edge effects.

Outside of koala priority areas, clearing of koala habitat areas must be avoided, mitigated or offset. Development that is proposing to clear koala habitat area will be assessed by the Queensland Government, except for in certain circumstances (see Schedule 10, 16B of the Planning Regulation 2017).

For more information on development requirements see

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

Landholders (or a person acting on landholder's behalf) can request to have a koala habitat area determination for an area made, amended or revoked if they believe there is an error. For more information, see

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/>. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

For further information on the regulatory framework for koala conservation, including koala priority areas and koala habitat areas, please see the Queensland Government website at

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy> or contact Koala Assessment and Compliance, Department Environment and Science, at koala.assessment@des.qld.gov.au.

3.8 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, landholders can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>.

4. Contact information for DNRME

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrme.qld.gov.au

Visit <https://www.dnrme.qld.gov.au/?contact=vegetation> to submit an online enquiry.

For contact details for other State and Commonwealth agencies, please see Section 6.

5. Maps

Maps included in this report may also be requested individually at:

- <https://www.dnrme.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>
- <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Pre-clear map

The vegetation management pre-clear regional ecosystem mapping shows the regional ecosystem, location and extent which is likely to have occurred at that location prior to clearing. This map can be used for identifying exchange areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code. It may also be used for identifying offsets under the vegetation management framework.

Coastal/non coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

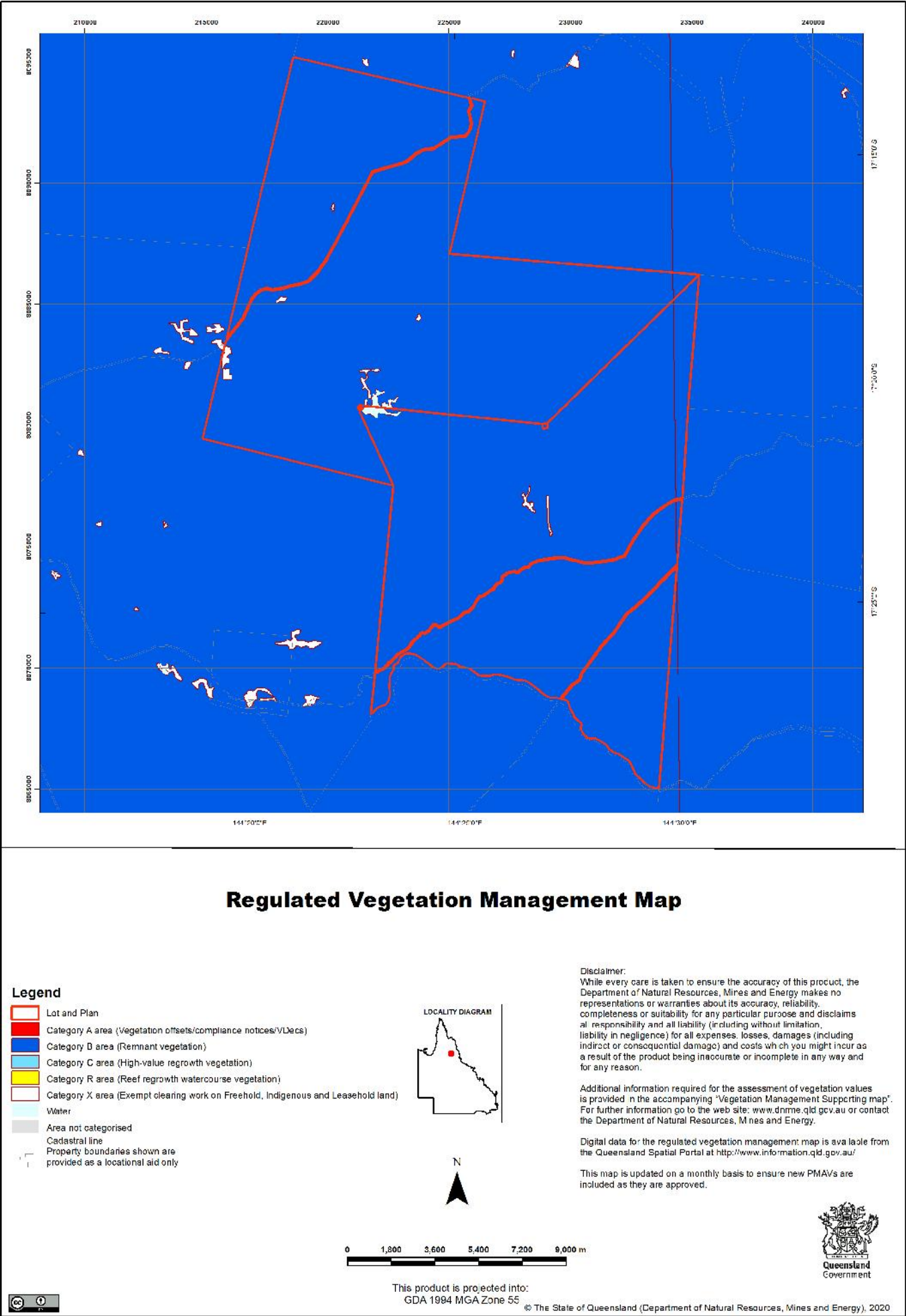
Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

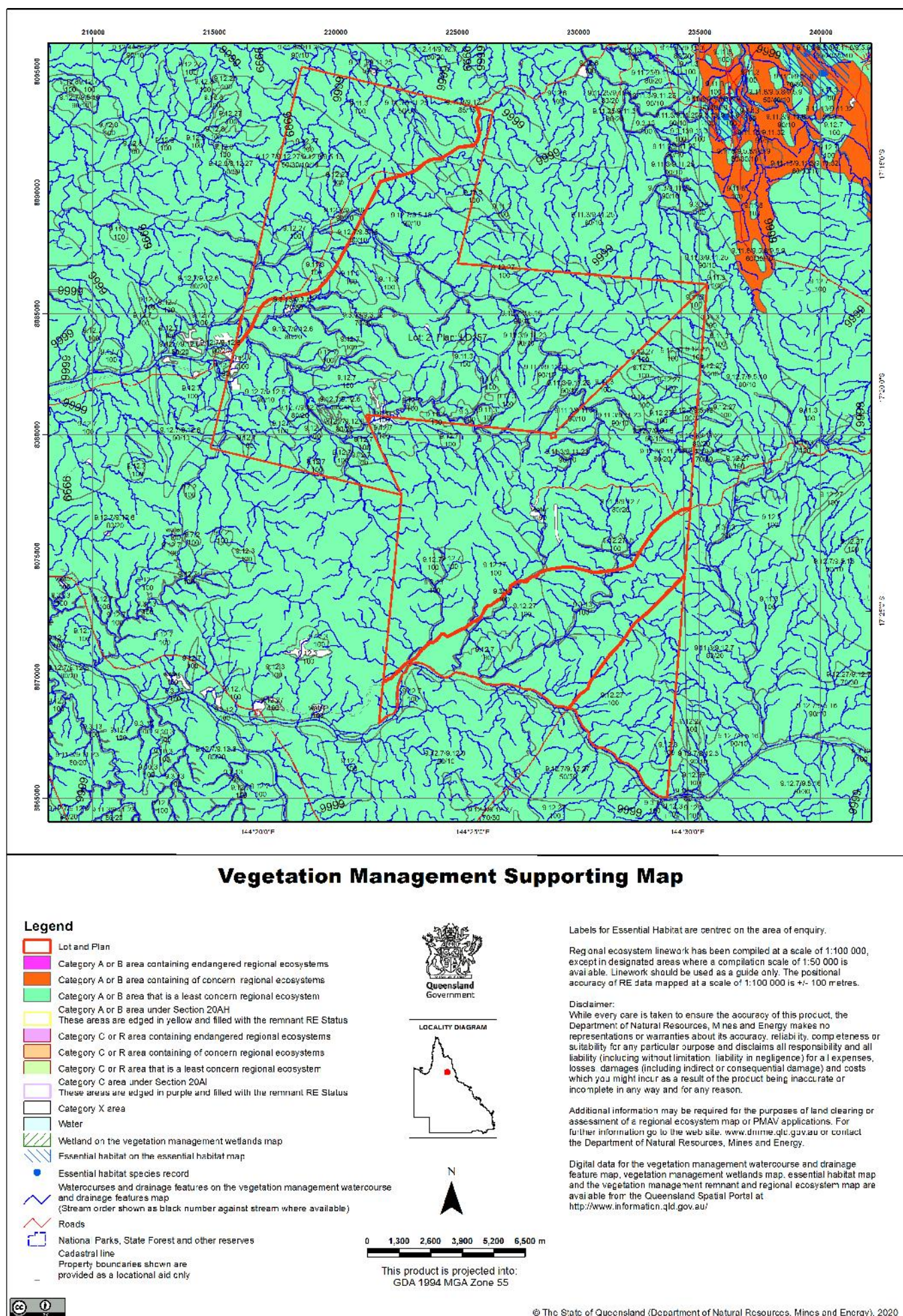
Koala priority area and koala habitat area map

The koala map shows area of koala priority area and koala habitat under the Nature Conservation (Koala) Conservation Plan 2017. Clearing of habitat in these areas is regulated under the Planning Regulation 2017. Please note that these areas only apply to lots in the South East Queensland "Shaping SEQ" Regional Plan area.

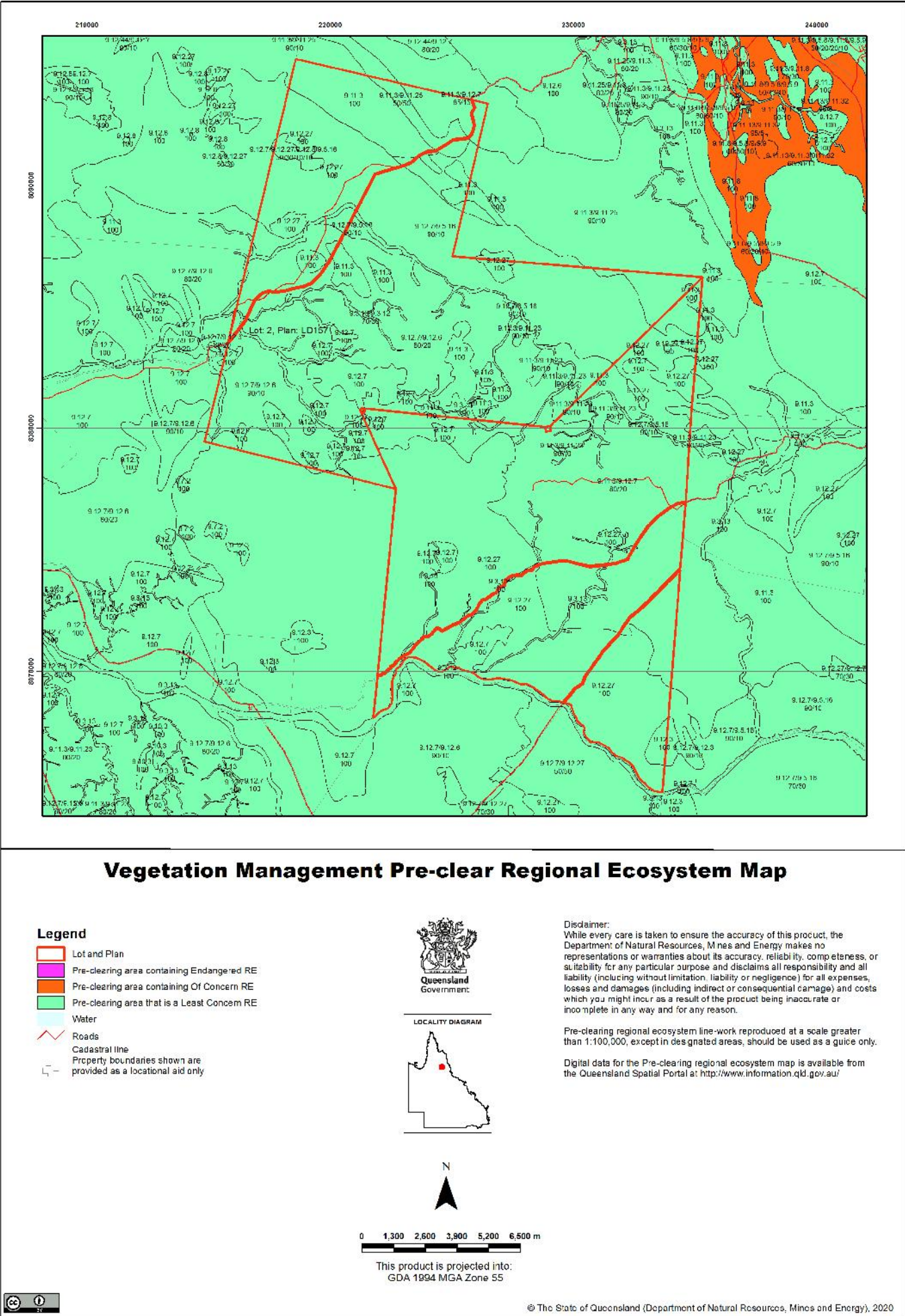
5.1 Regulated vegetation management map



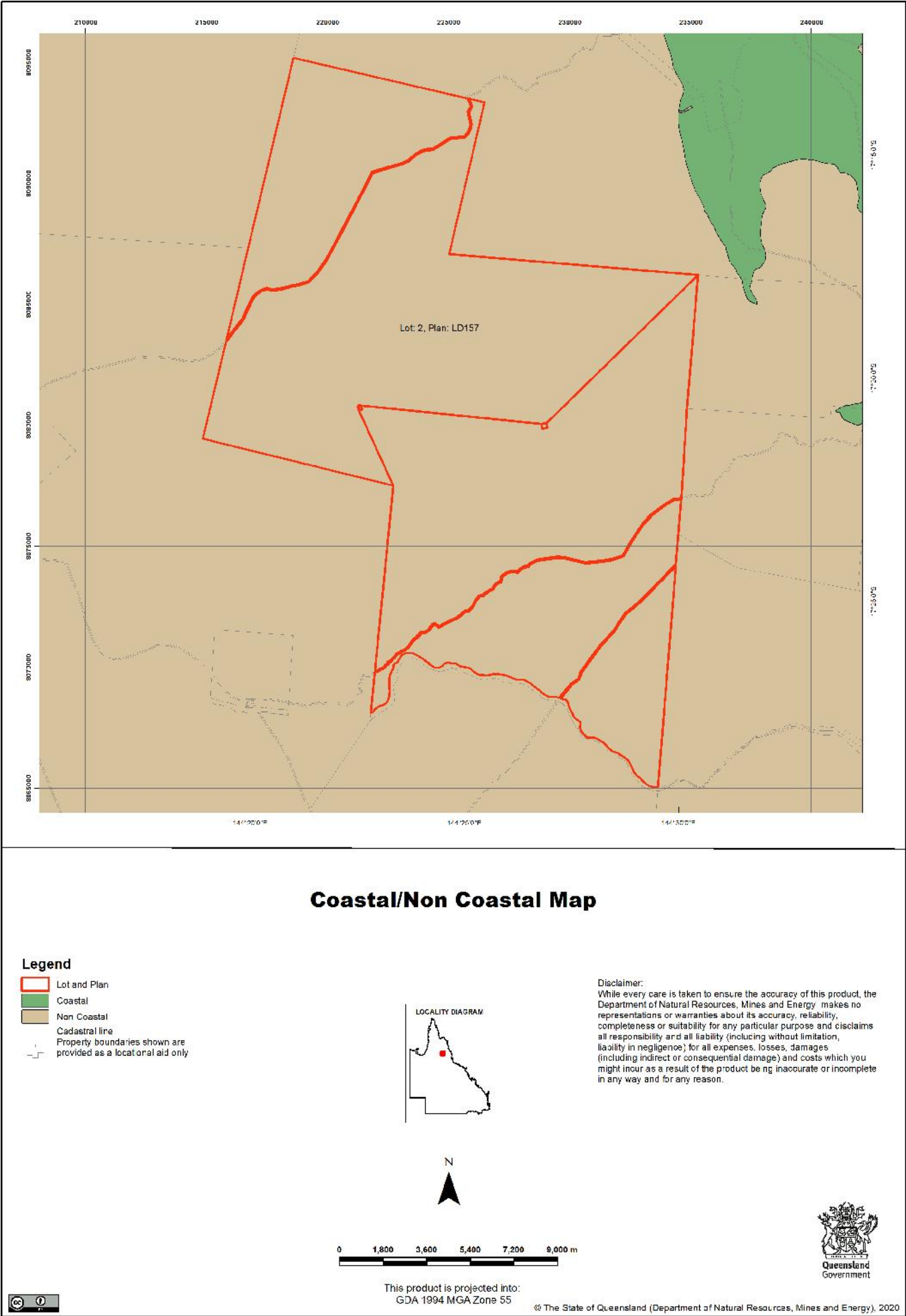
5.2 Vegetation management supporting map



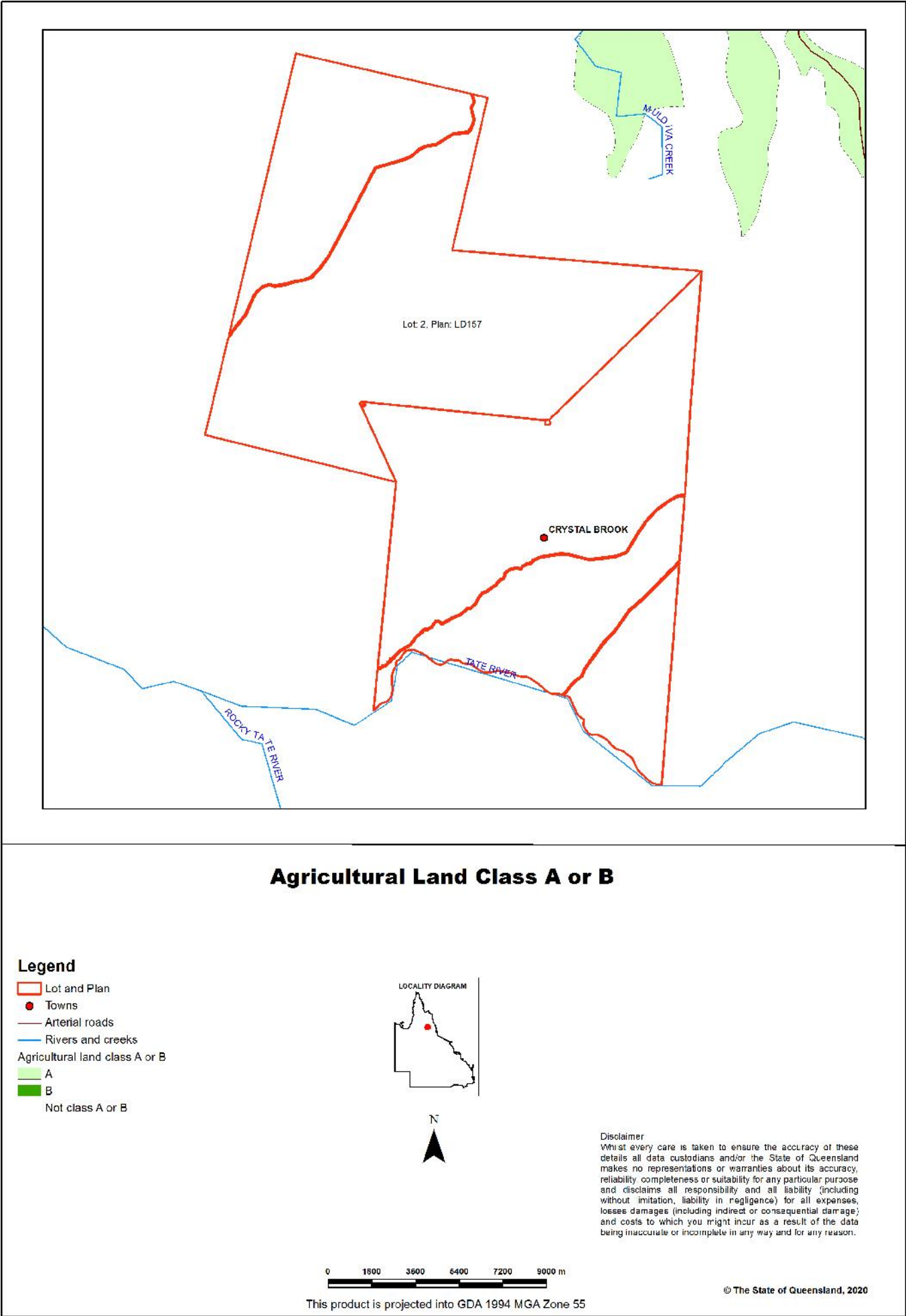
5.3 Pre-clear map



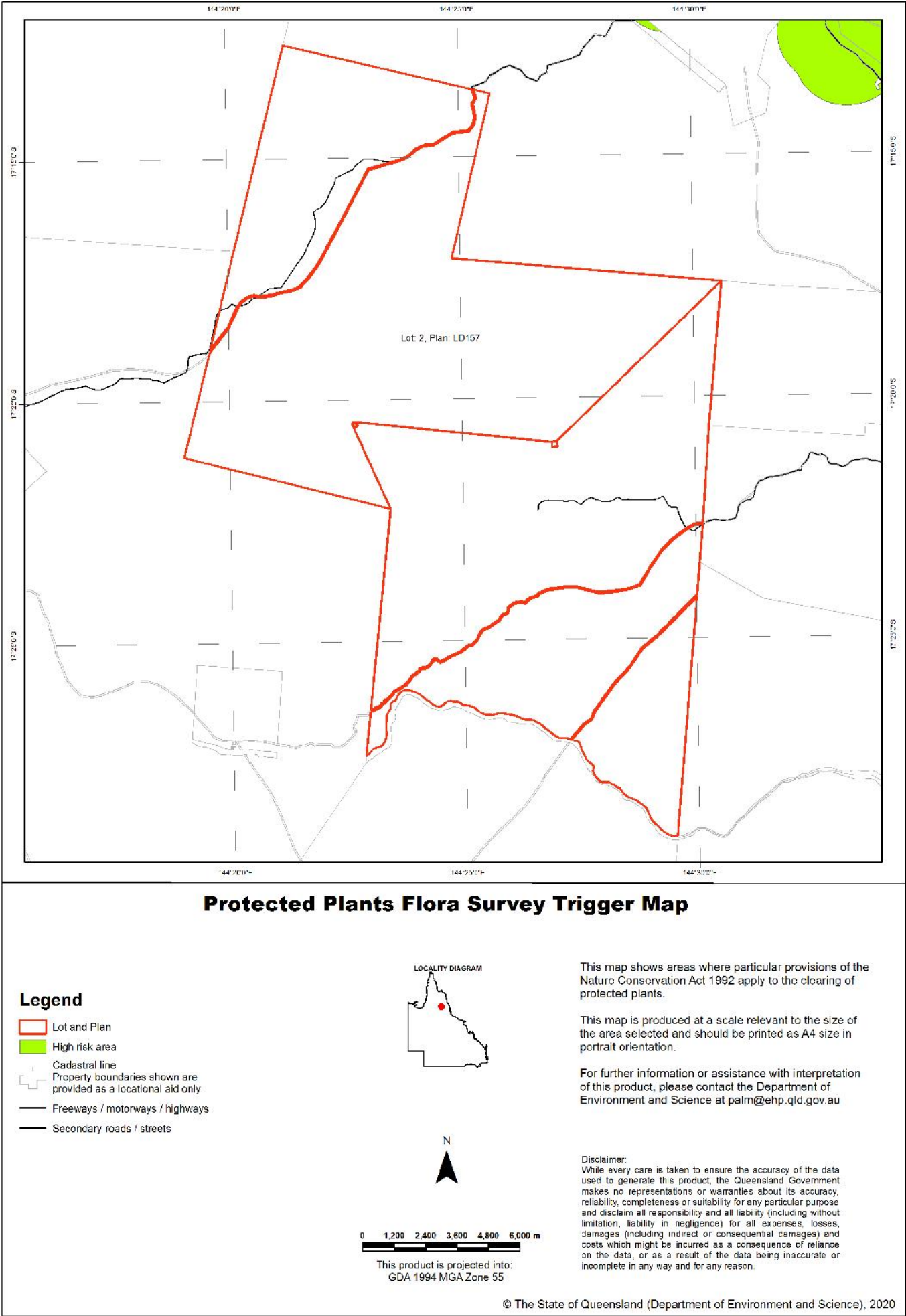
5.4 Coastal/non coastal map



5.5 Agricultural Land Class A or B map



5.6 Protected plants map administered by DES



Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see [section 89](#) of the Act.

Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

Updates to the data informing the flora survey trigger map

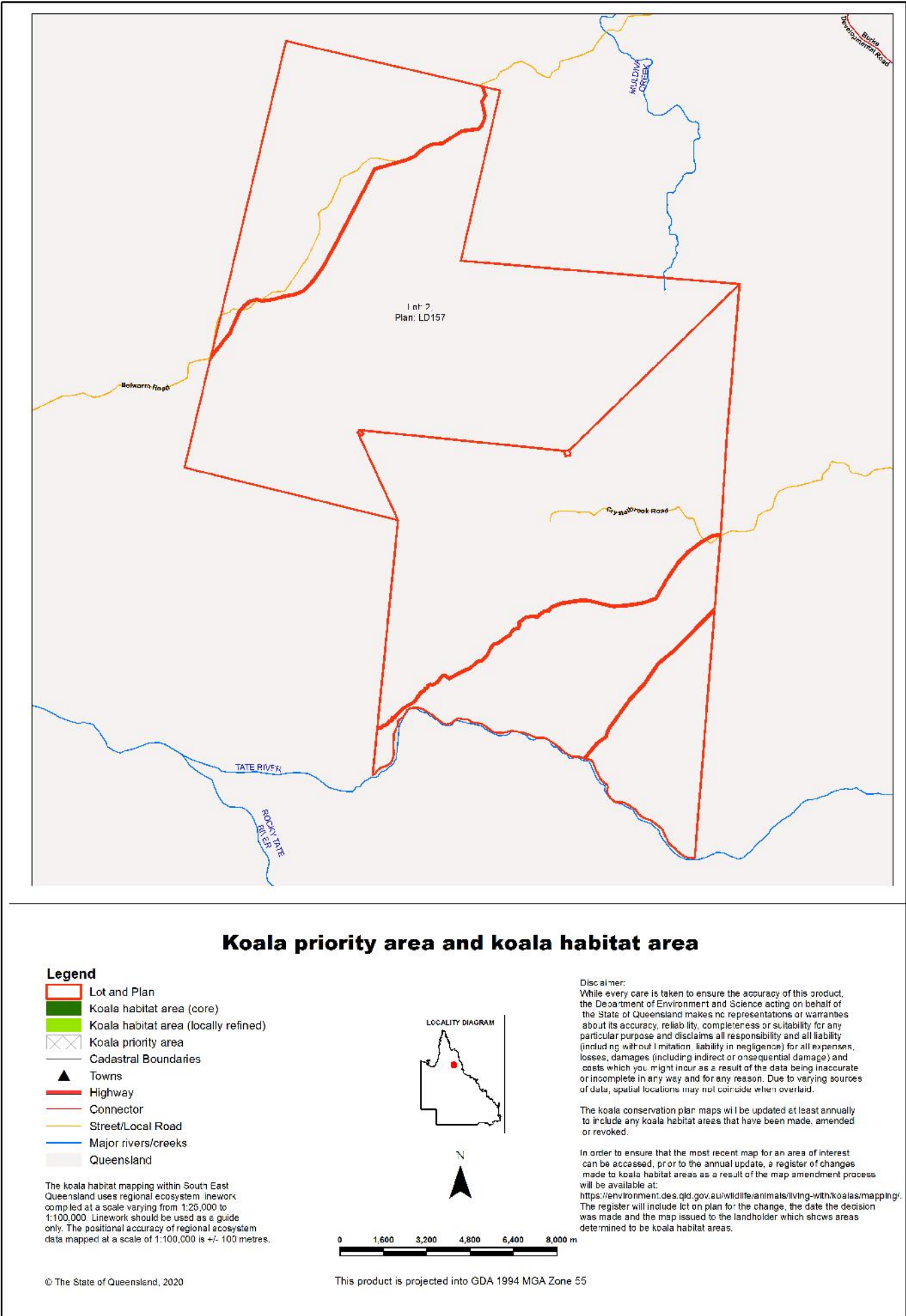
The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.

5.7 Koala priority area and koala habitat area map administered by DES

(Applies in South East Queensland "Shaping SEQ" Regional Plan area only).



6. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> Interference with overland flow Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Natural Resources, Mines and Energy (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
<ul style="list-style-type: none"> Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas¹ Koalas 	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> Interference with fish passage in a watercourse, mangroves Forestry activities² 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of Local Government, Racing and Multicultural Affairs (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office

1. In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](http://www.des.qld.gov.au), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting www.des.qld.gov.au. For further information or assistance on the protected plants flora survey trigger map for your property, please contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au.

2. Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area' or a 'forest entitlement area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas-Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.



Vegetation management report

For Lot: 738 Plan: CP892331

Current as at 20/02/2020

This publication has been compiled by Operations Support, Department of Natural Resources, Mines and Energy.

© State of Queensland, (2020)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons - Attribution 4.0 International (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <http://creativecommons.org/licenses/by/3.0/au/deed.en>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.

Recent changes

Updated mapping

The essential habitat mapping was updated on 7 February 2020 and has been revised in line with new koala habitat mapping for South East Queensland as well as minor scientific updates for other protected species throughout Queensland.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

- *Vegetation management framework* - an explanation of the application of the framework.
- *Property details* - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s), catchment(s), coastal or non coastal status, and any applicable area management plans associated with your property.
- *Vegetation management details for the specified Lot on Plan* - specific information about your property including vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, protected plants, and koala habitat.
- *Contact information*.
- *Maps* - a series of colour maps to assist in identifying regulated vegetation on your property.
- *Other legislation contact information*.

This information will assist you to determine your options for managing vegetation under the vegetation management framework, which may include:

- exempt clearing work
- accepted development vegetation clearing code
- an area management plan
- a development approval.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as Queensland's Protected Plants framework or the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 6 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

Table of Contents

1. Vegetation management framework	5
1.1 Exempt clearing work	5
1.2 Accepted development vegetation clearing codes	5
1.3 Area management plans	6
1.4 Development approvals	6
2. Property details	6
2.1 Tenure	6
2.2 Property location	6
3. Vegetation management details for Lot: 738 Plan: CP892331	8
3.1 Vegetation categories	8
3.2 Regional ecosystems	9
3.3 Watercourses	9
3.4 Wetlands	9
3.5 Essential habitat	9
3.6 Protected plants (administered by the Department of Environment and Science (DES))	10
3.7 Koala priority area and koala habitat area (administered by the Department of Environment and Science (DES))	11
3.8 Emissions Reduction Fund (ERF)	11
4. Contact information for DNRME	12
5. Maps	13
5.1 Regulated vegetation management map	14
5.2 Vegetation management supporting map	15
5.3 Pre-clear map	16
5.4 Coastal/non coastal map	17
5.5 Agricultural Land Class A or B map	18
5.6 Protected plants map administered by DES	19
5.7 Koala priority area and koala habitat area map administered by DES	21
6. Other relevant legislation contacts list	22

1. Vegetation management framework

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2012, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenures under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing or clearing vegetation on these tenures may require approvals under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem prescribed under Schedule 5 of the Vegetation Management Regulation 2012; and
- a mangrove.

1.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify DNRME or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 5.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact DNRME before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact DNRME prior to clearing in any of these areas.

1.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify DNRME before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

1.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

AMPs for fodder harvesting, managing thickened vegetation and managing encroachment will continue until March 2020. New notifications cannot be made for these AMPs.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an area management plan applies to your property for which you can make a new notification, it will be listed in Section 2.2 of this report. Before clearing under one of these AMPs, you must first notify the DNRME and then follow the conditions and requirements listed in the AMP.

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

1.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/management/vegetation/development>

2. Property details

2.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 738 Plan: CP892331, including links to relevant Smart Maps, are listed in Table 1. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 1: Lot, plan and tenure information for the property

Lot	Plan	Tenure	Link to property on SmartMap
738	CP892331	Freehold	https://apps.information.qld.gov.au/data/cadastre/GenerateSmartMap?q=738\CP892331

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

2.2 Property location

Table 2 provides a summary of the locations for property Lot: 738 Plan: CP892331, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Kidston

Catchment(s)
Mitchell

Area Management Plan(s)

Area Management Plan for the control of pest plants in the Dry Tropics region

For the purposes of the accepted development vegetation clearing codes and the State Development Assessment Provisions (SDAP), this property is regarded as*

Non Coastal

*See also Map 5.4

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

No Class A

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See section 5 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 738 Plan: CP892331.

3. Vegetation management details for Lot: 738 Plan: CP892331

3.1 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 2.02ha

Vegetation category	Area (ha)
Category B	2.0
Category Water	0.0

Table 4

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact DNRME to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact DNRME to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

Property Map of Assessable Vegetation (PMAV)

This report does not confirm if a Property Map of Assessable Vegetation (PMAV) exists on a lot. To confirm whether or not a PMAV exists on a lot, please check the PMAV layer on the Queensland Globe², or contact DNRME on 135VEG (135 834).

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
9.12.6	Least concern	B	0.13	Eucalyptus microneura +/- Terminalia spp. +/- Corymbia spp. low open woodland on igneous hills	Very sparse
9.12.7	Least concern	B	1.88	Eucalyptus cullenii +/- Corymbia leichhardtii +/- C. erythrophloia woodland on igneous rocks	Sparse

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exempt clearing work
- accepted development vegetation clearing codes
- performance outcomes in State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 5.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

Protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA), and includes endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 5.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map as assessable vegetation -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

No records

3.6 Protected plants (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992* (NCA), with clearing of protected plants in the wild regulated by the [Nature Conservation \(Wildlife Management\) Regulation 2006](#). These requirements apply irrespective of the classification of the vegetation under the *Vegetation Management Act 1999*.

Prior to clearing, if the plants proposed to be cleared are in the wild (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) and the exemptions under the [Nature Conservation \(Wildlife Management\) Regulation 2006](#) are not applicable to the proposed clearing, you must check the flora survey trigger map to determine if any part of the area to be cleared is within a high risk area. The trigger map for this property is provided in section 5.6. The exemptions relate to:

- imminent risk of death or serious injury (refer s261A)
- imminent risk of serious damage to a building or other structure on land, or to personal property (refer s261B)
- *Fire and Emergency Service Act 1990* (refer 261C)
- previously cleared areas (refer s261ZB)
- maintenance activities (refer s261ZC)
- firebreak or fire management line (refer s261ZD)
- accepted development vegetation clearing code (refer s261ZE)
- conservation purposes (refer s261ZG)
- authorised in particular circumstances (refer s385).

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) from the *Vegetation Management Act 1999* (i.e. listed in the Planning Regulations 2017) while some are different.

If the proposed area to be cleared is shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken in accordance with the flora survey guidelines. The main objective of a flora survey is to locate any endangered, vulnerable or near threatened plants (EVNT plants) that may be present in the clearing impact area.

If a flora survey identifies that EVNT plants are not present within the clearing impact area or clearing within 100m of EVNT plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of Environment and Science, with a copy of the flora survey report, at least one week prior to clearing. The clearing must be conducted within two years after the flora survey report was submitted.

If a flora survey identifies that EVNT plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [application form clearing permit](#).

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

Further information on protected plants is available at

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

For assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Science at palm@des.qld.gov.au.

3.7 Koala priority area and koala habitat area (administered by the Department of Environment and Science (DES))

The koala (*Phascolarctos cinereus*) is listed in Queensland as vulnerable by the Queensland Government under the *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Nature Conservation (Koala) Conservation Plan 2017 allows koala habitat areas and koala priority areas to be determined and requires that these are shown on the Koala Conservation Plan Map. Koala habitat areas are areas that contain koala habitat which is essential for the conservation of a viable koala population in the wild. Please note that these areas only apply to lots in the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Koala habitat areas include koala habitat areas (core) and koala habitat areas (locally refined). Following input from each local government, koala habitat areas (locally refined) were developed. Koala habitat areas (locally refined) will be afforded the same protection during a two year transitional period as if they were koala habitat areas (core) identified by the State.

Koala priority areas are areas where long-term management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring will be strategically focused as the areas have the highest likelihood of achieving conservation outcomes for koalas.

Clearing koala habitat areas in a koala priority area is prohibited, except for in certain circumstances (see Schedule 10, 16A of the Planning Regulation 2017). Clearing cannot occur (other than for exempt activities) and a development application cannot be lodged for prohibited activities.

Development located inside a koala priority area on lots that contain koala habitat area, but do not involve clearing of koala habitat, will be assessed by local government, except for in certain circumstances (see Schedule 11, Parts 1 and 2 of the Planning Regulation 2017). This is to manage and minimise impacts on koala habitat, such as edge effects.

Outside of koala priority areas, clearing of koala habitat areas must be avoided, mitigated or offset. Development that is proposing to clear koala habitat area will be assessed by the Queensland Government, except for in certain circumstances (see Schedule 10, 16B of the Planning Regulation 2017).

For more information on development requirements see <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

Landholders (or a person acting on landholder's behalf) can request to have a koala habitat area determination for an area made, amended or revoked if they believe there is an error. For more information, see <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

In order to ensure that the most recent map for an area of interest can be accessed, prior to the annual update, a register of changes made to koala habitat areas as a result of the map amendment process will be available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/>. The register will include lot on plan for the change, the date the decision was made and the map issued to the landholder which shows areas determined to be koala habitat areas.

For further information on the regulatory framework for koala conservation, including koala priority areas and koala habitat areas, please see the Queensland Government website at <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy> or contact Koala Assessment and Compliance, Department Environment and Science, at koala.assessment@des.qld.gov.au.

3.8 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, landholders can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>.

4. Contact information for DNRME

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrme.qld.gov.au

Visit <https://www.dnrme.qld.gov.au/?contact=vegetation> to submit an online enquiry.

For contact details for other State and Commonwealth agencies, please see Section 6.

5. Maps

Maps included in this report may also be requested individually at:

- <https://www.dnrme.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>
- <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

Pre-clear map

The vegetation management pre-clear regional ecosystem mapping shows the regional ecosystem, location and extent which is likely to have occurred at that location prior to clearing. This map can be used for identifying exchange areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code. It may also be used for identifying offsets under the vegetation management framework.

Coastal/non coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and the State Development Assessment Provisions (SDAP).

Agricultural Land Class A or B

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

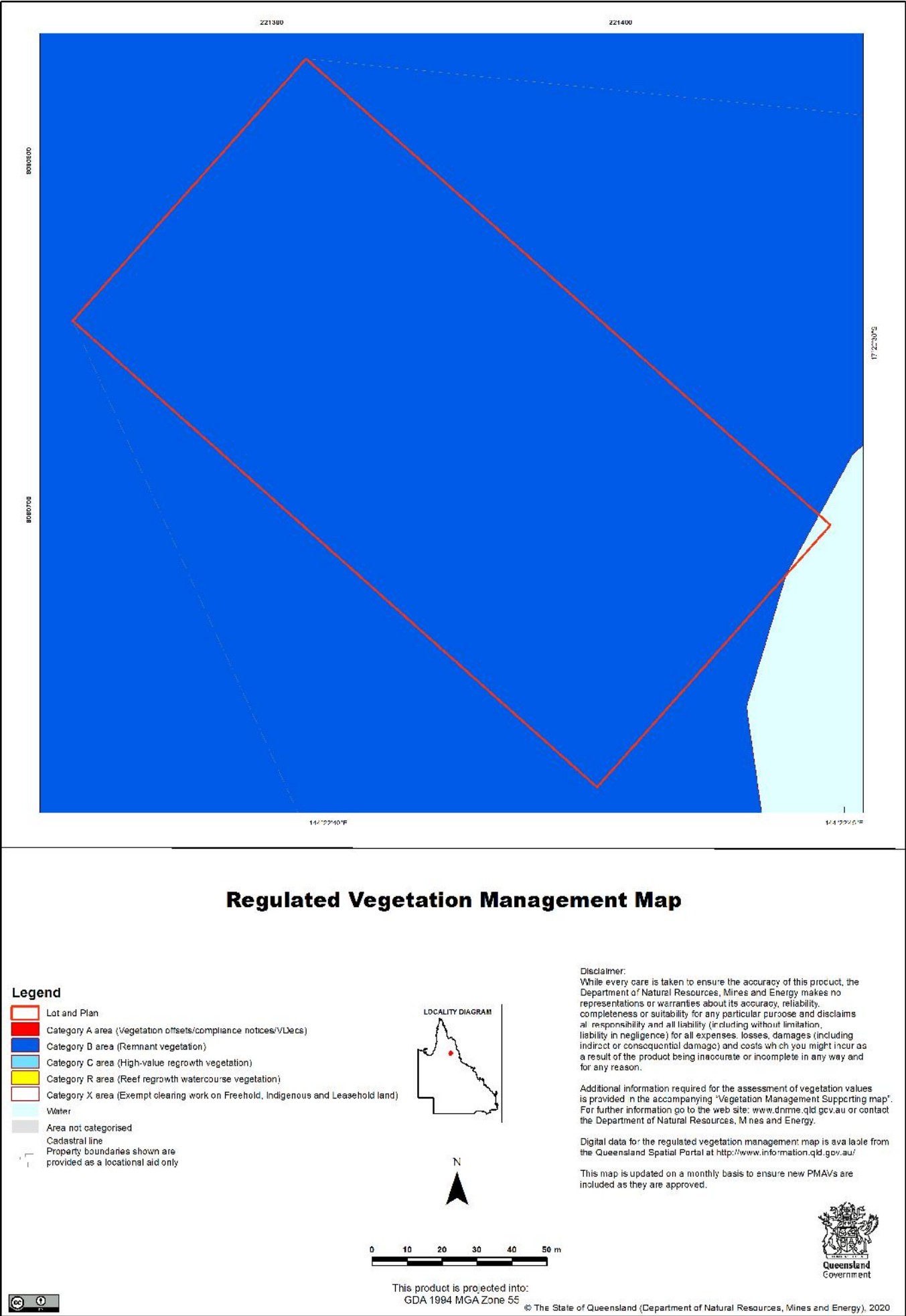
Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

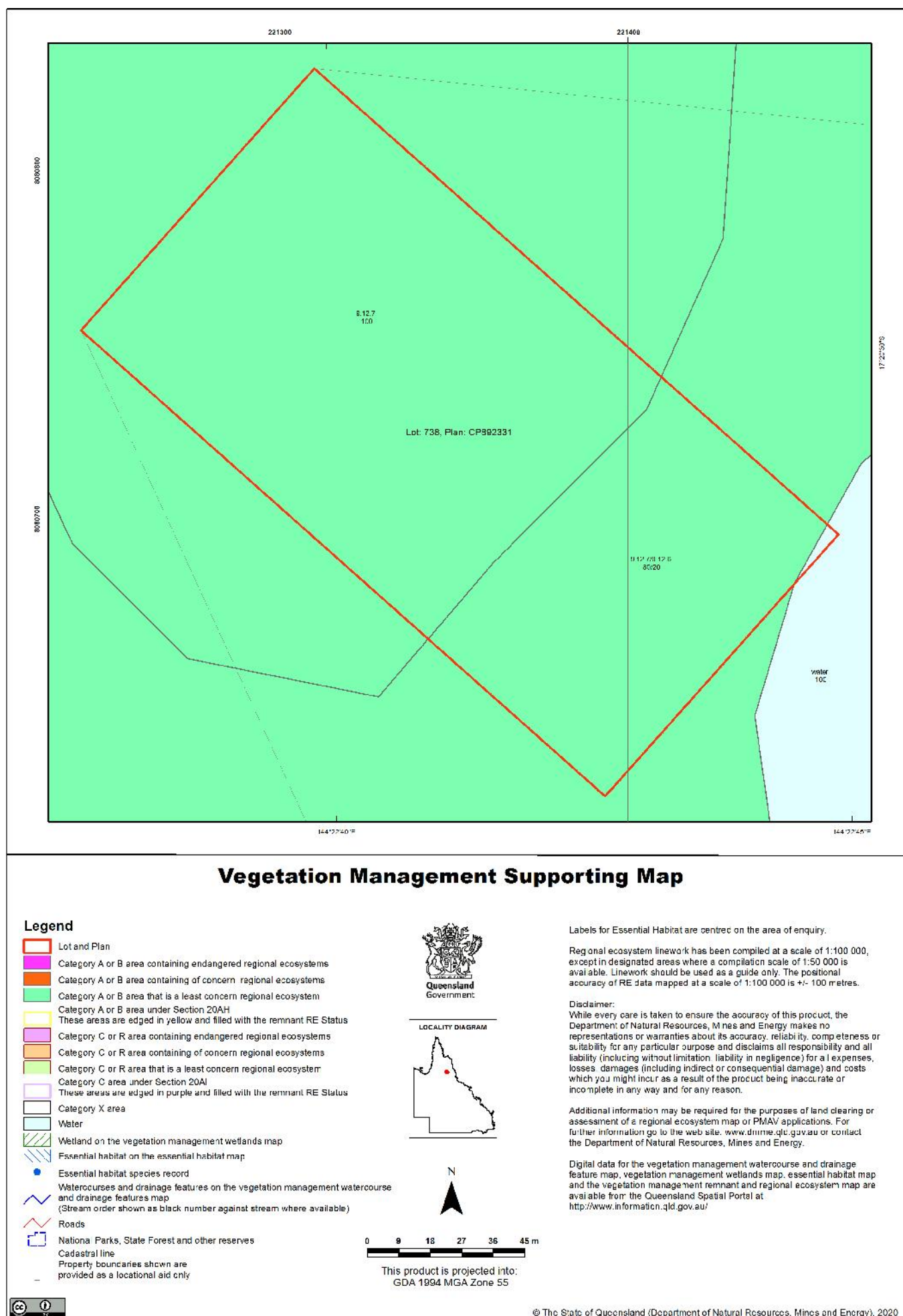
Koala priority area and koala habitat area map

The koala map shows area of koala priority area and koala habitat under the Nature Conservation (Koala) Conservation Plan 2017. Clearing of habitat in these areas is regulated under the Planning Regulation 2017. Please note that these areas only apply to lots in the South East Queensland "Shaping SEQ" Regional Plan area.

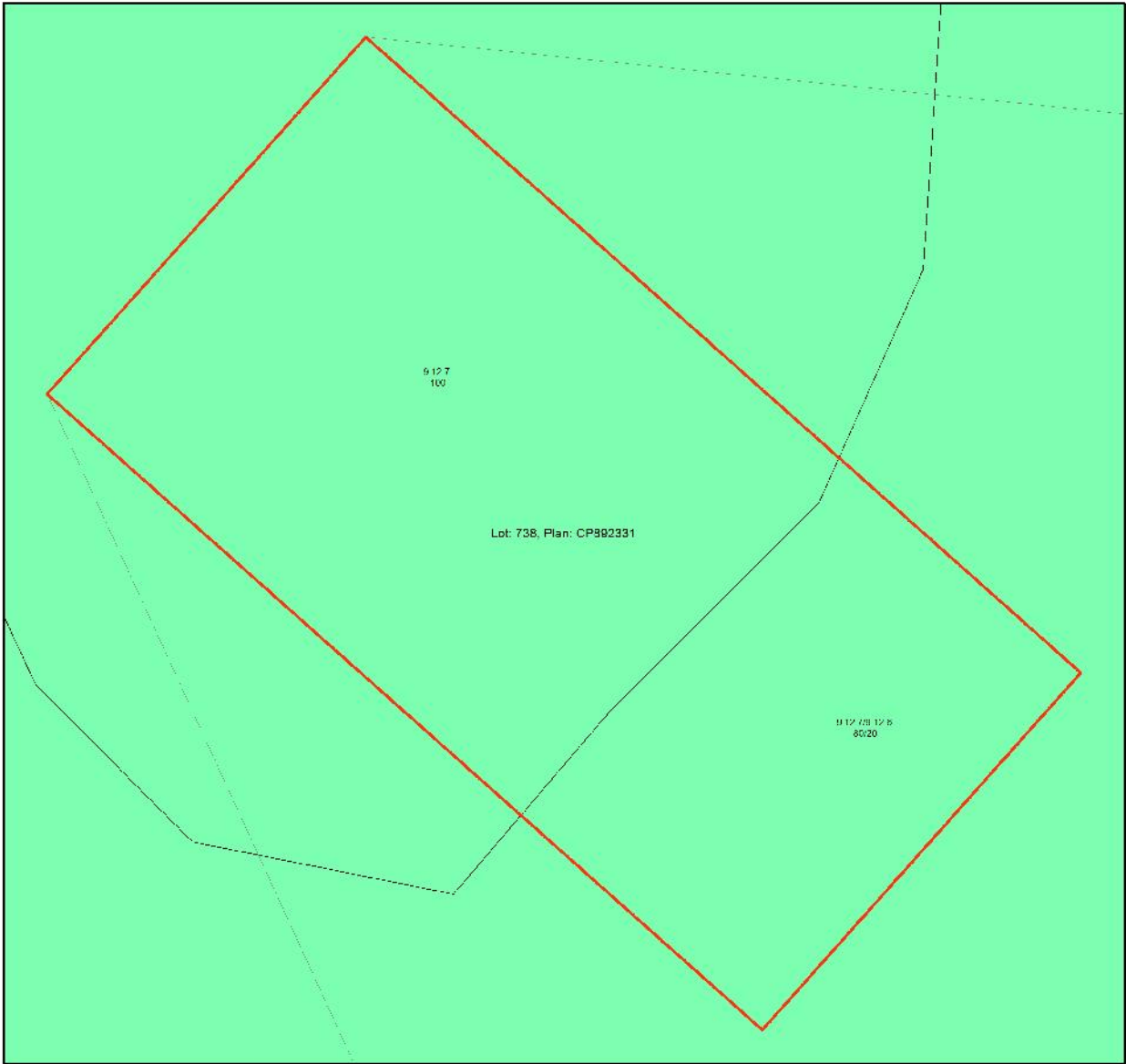
5.1 Regulated vegetation management map



5.2 Vegetation management supporting map

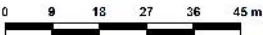


5.3 Pre-clear map



Vegetation Management Pre-clear Regional Ecosystem Map

- Legend**
- Lot and Plan
 - Pre-clearing area containing Endangered RE
 - Pre-clearing area containing Of Concern RE
 - Pre-clearing area that is a Least Concern RE
 - Water
 - Roads
 - Cadastral line
 - Property boundaries shown are provided as a locational aid only



This product is projected into:
GDA 1994 MGA Zone 55

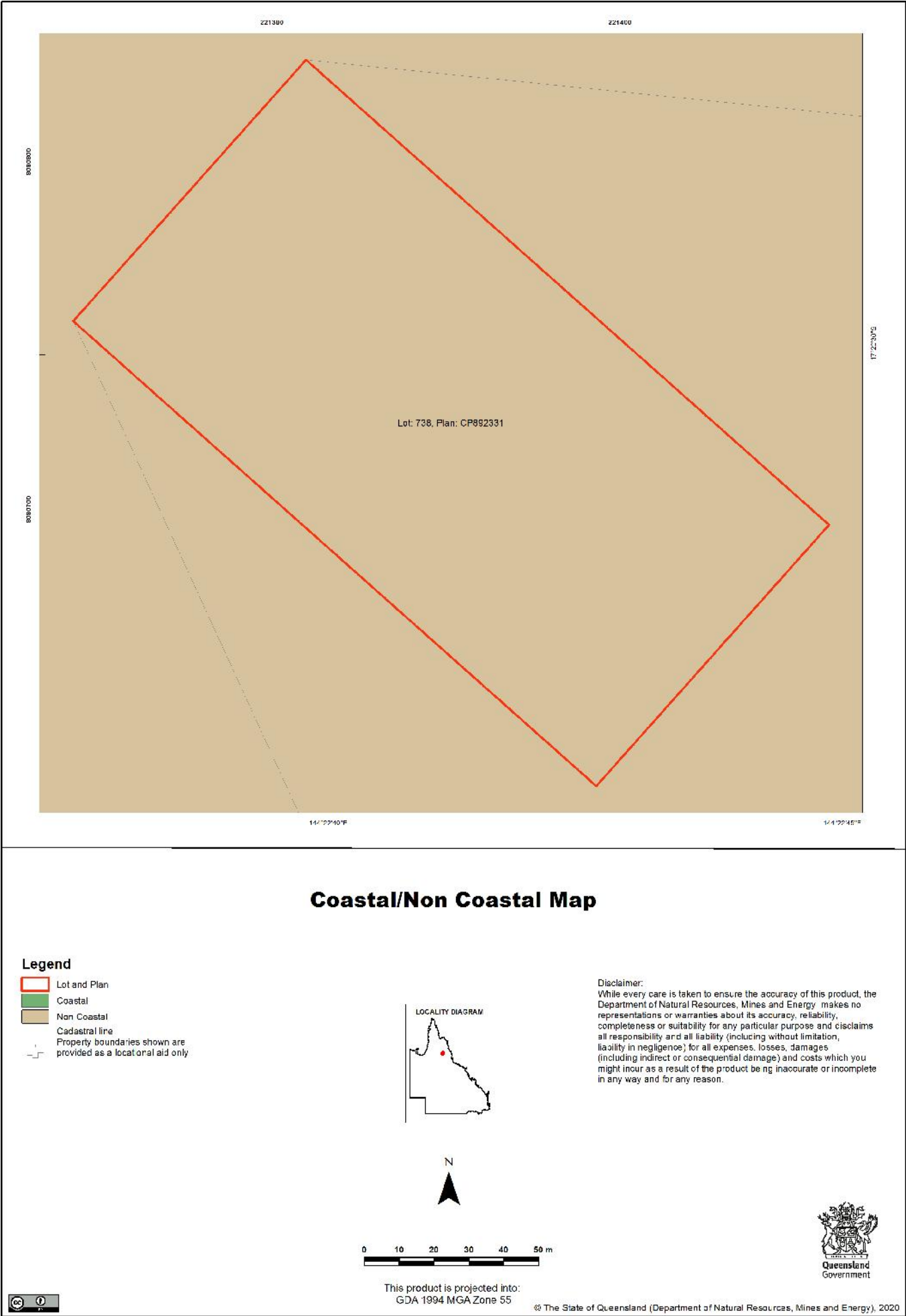
Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources, Mines and Energy makes no representations or warranties about its accuracy, reliability, completeness, or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability or negligence) for all expenses, losses and damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

Pre-clearing regional ecosystem line-work reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only.

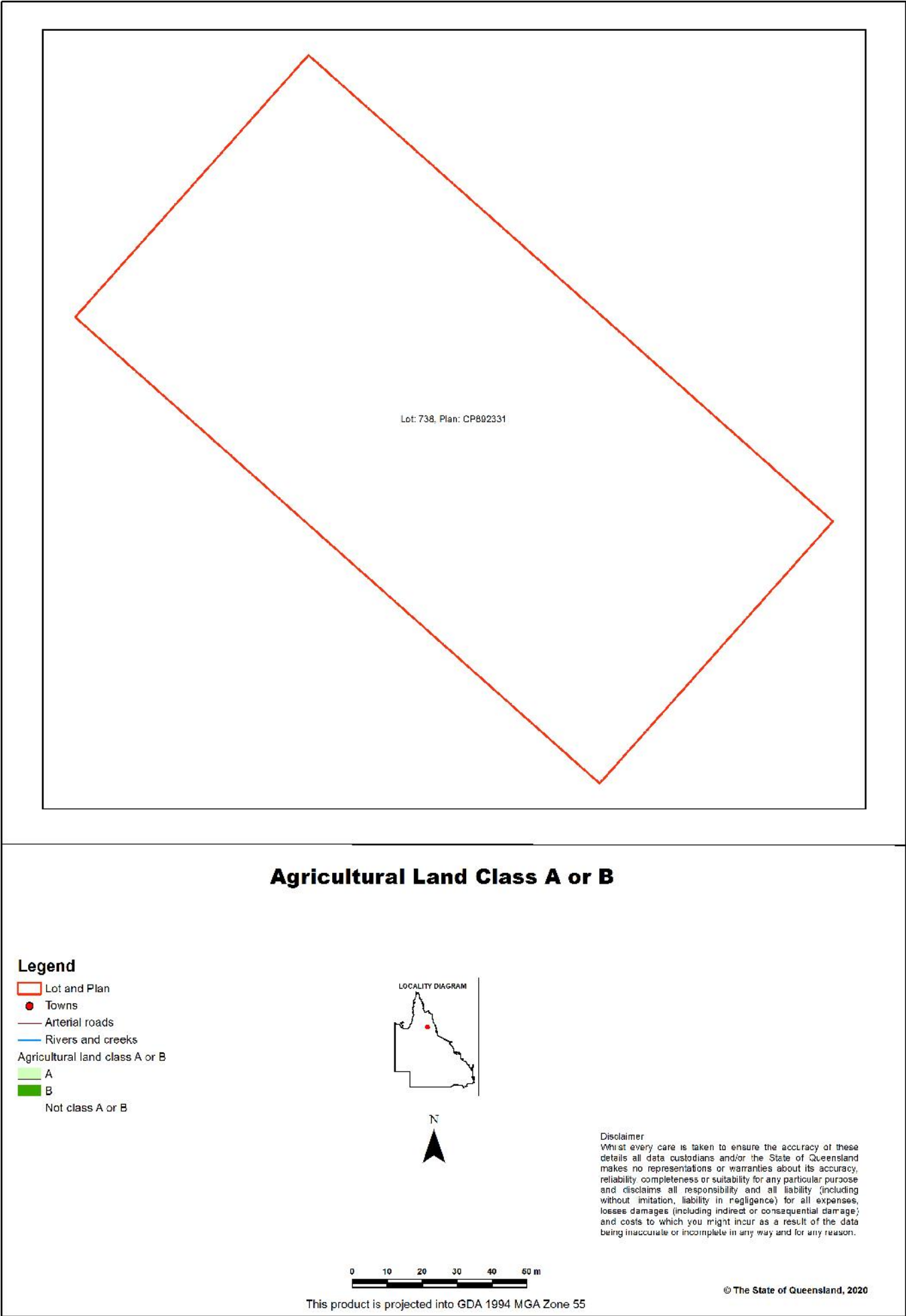
Digital data for the Pre-clearing regional ecosystem map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>



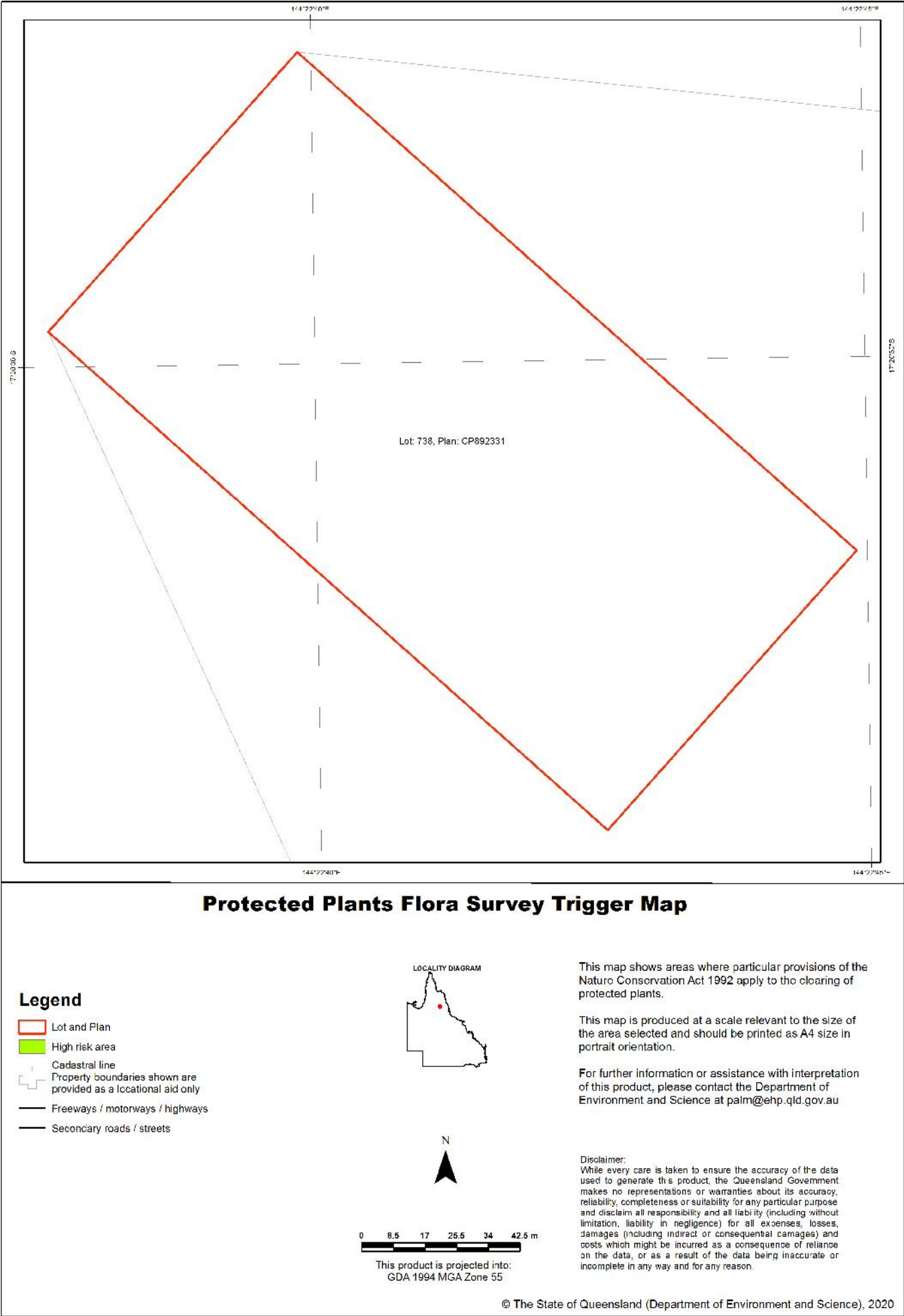
5.4 Coastal/non coastal map



5.5 Agricultural Land Class A or B map



5.6 Protected plants map administered by DES



Protected plants flora survey trigger map

The protected plants flora survey trigger map identifies 'high risk areas' where endangered, vulnerable or near threatened plants are known to exist or are likely to exist. Under the *Nature Conservation Act 1992* (the Act) it is an offence to clear protected plants that are 'in the wild' unless you are authorised or the clearing is exempt, for more information see [section 89](#) of the Act.

Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for information on what exemptions may apply in your circumstances, whether you may need to undertake a flora survey, and whether you may need a protected plants clearing permit.

Updates to the data informing the flora survey trigger map

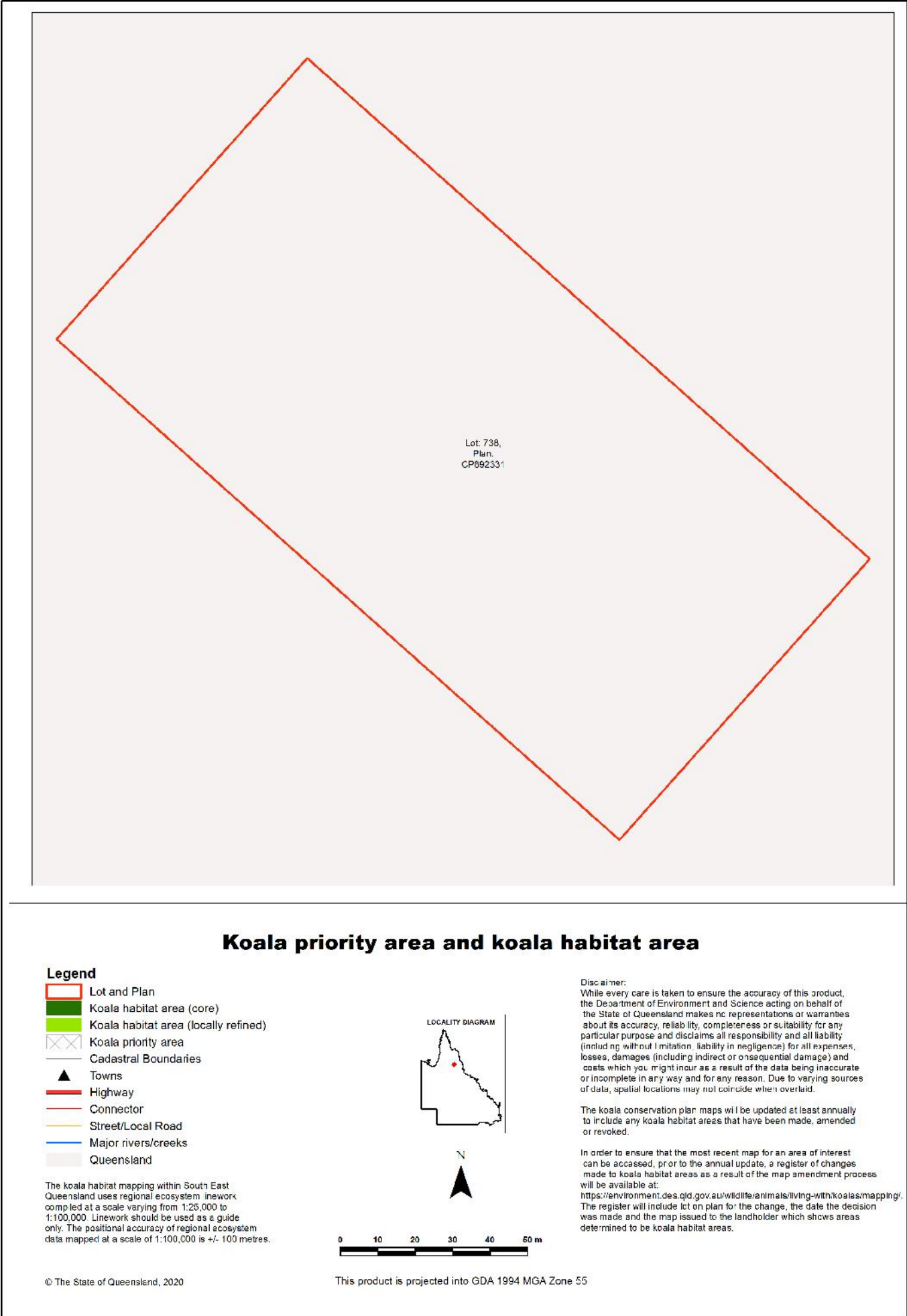
The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of Environment and Science webpage on the [clearing of protected plants](#) for more information.

5.7 Koala priority area and koala habitat area map administered by DES

(Applies in South East Queensland "Shaping SEQ" Regional Plan area only).



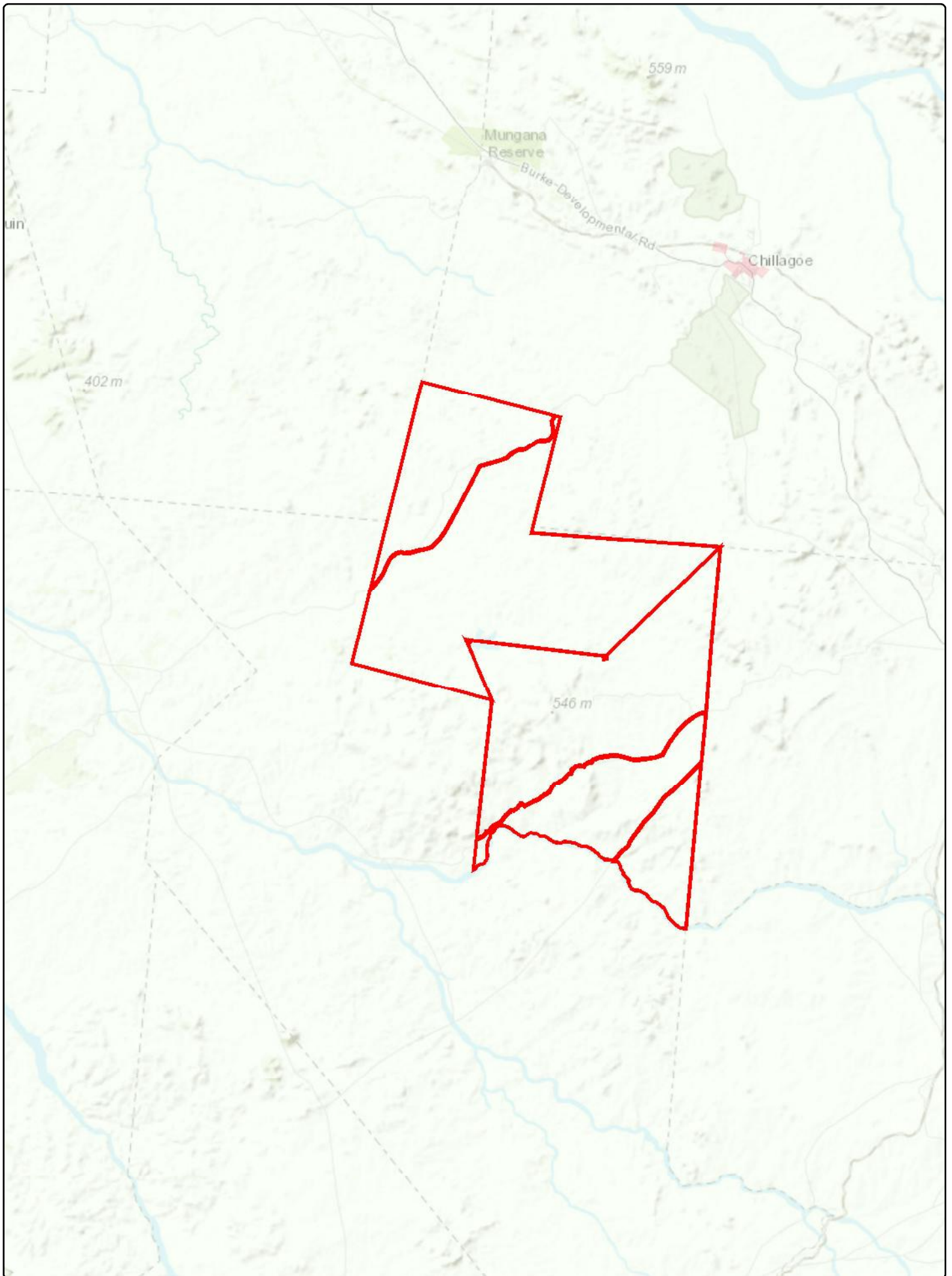
6. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> Interference with overland flow Earthworks, significant disturbance 	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Natural Resources, Mines and Energy (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dnrme.qld.gov.au
<ul style="list-style-type: none"> Indigenous Cultural Heritage 	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Aboriginal and Torres Strait Islander Partnerships (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
<ul style="list-style-type: none"> Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas¹ Koalas 	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
<ul style="list-style-type: none"> Interference with fish passage in a watercourse, mangroves Forestry activities² 	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
<ul style="list-style-type: none"> Matters of National Environmental Significance including listed threatened species and ecological communities 	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of the Environment (Australian Government)	Ph: 1800 803 772 www.environment.gov.au
<ul style="list-style-type: none"> Development and planning processes 	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Manufacturing, Infrastructure and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.dsdmip.qld.gov.au
<ul style="list-style-type: none"> Local government requirements 	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of Local Government, Racing and Multicultural Affairs (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office

1. In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](http://www.des.qld.gov.au), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to clearing, you should check the flora survey trigger map to determine if the clearing is within a high-risk area by visiting www.des.qld.gov.au. For further information or assistance on the protected plants flora survey trigger map for your property, please contact the Department of Environment and Science on 13QGOV (13 74 68) or email palm@des.qld.gov.au.

2. Contact the Department of Agriculture and Fisheries before clearing:

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area' or a 'forest entitlement area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2012 and located within any of the following local government management areas-Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.



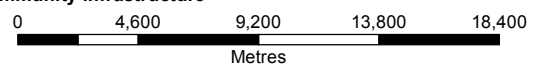
Date: 07/09/2017

**Department of
Infrastructure, Local
Government and Planning**

© The State of Queensland 2017.

State Planning Policy

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



Disclaimer:




This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend

Drawn Polygon Layer

Override 1

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

-  Urban Footprint
-  Rural Living Area
-  Regional Landscape and Rural Production Area



Date: 07/09/2017

Department of
Infrastructure, Local
Government and Planning

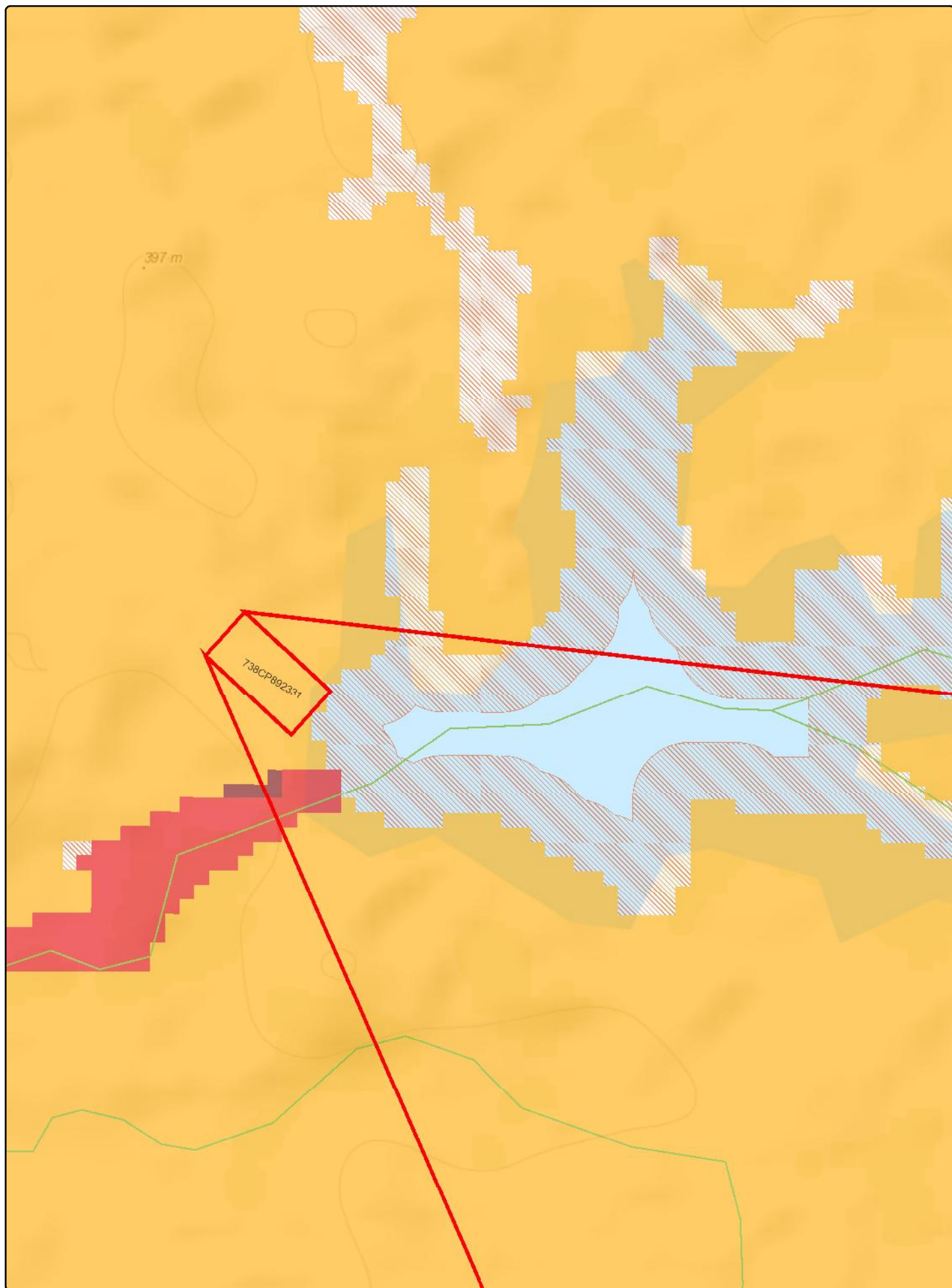
© The State of Queensland 2017.

State Planning Policy

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

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



Date: 07/09/2017

Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.

State Planning Policy

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



0 140 280 420 560
Metres

Disclaimer:
This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend

Drawn Polygon Layer

Override 1

Cadastre (10k)



Cadastre (10k)

MSES - Regulated vegetation (intersecting a watercourse)



MSES - Regulated vegetation (intersecting a watercourse)

State heritage place



State heritage place

Flood hazard area - Level 1 - Queensland floodplain assessment overlay



Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Stock route network



Stock route network

Bushfire prone area



Very High Potential Bushfire Intensity



High Potential Bushfire Intensity



Medium Potential Bushfire Intensity



Potential Impact Buffer



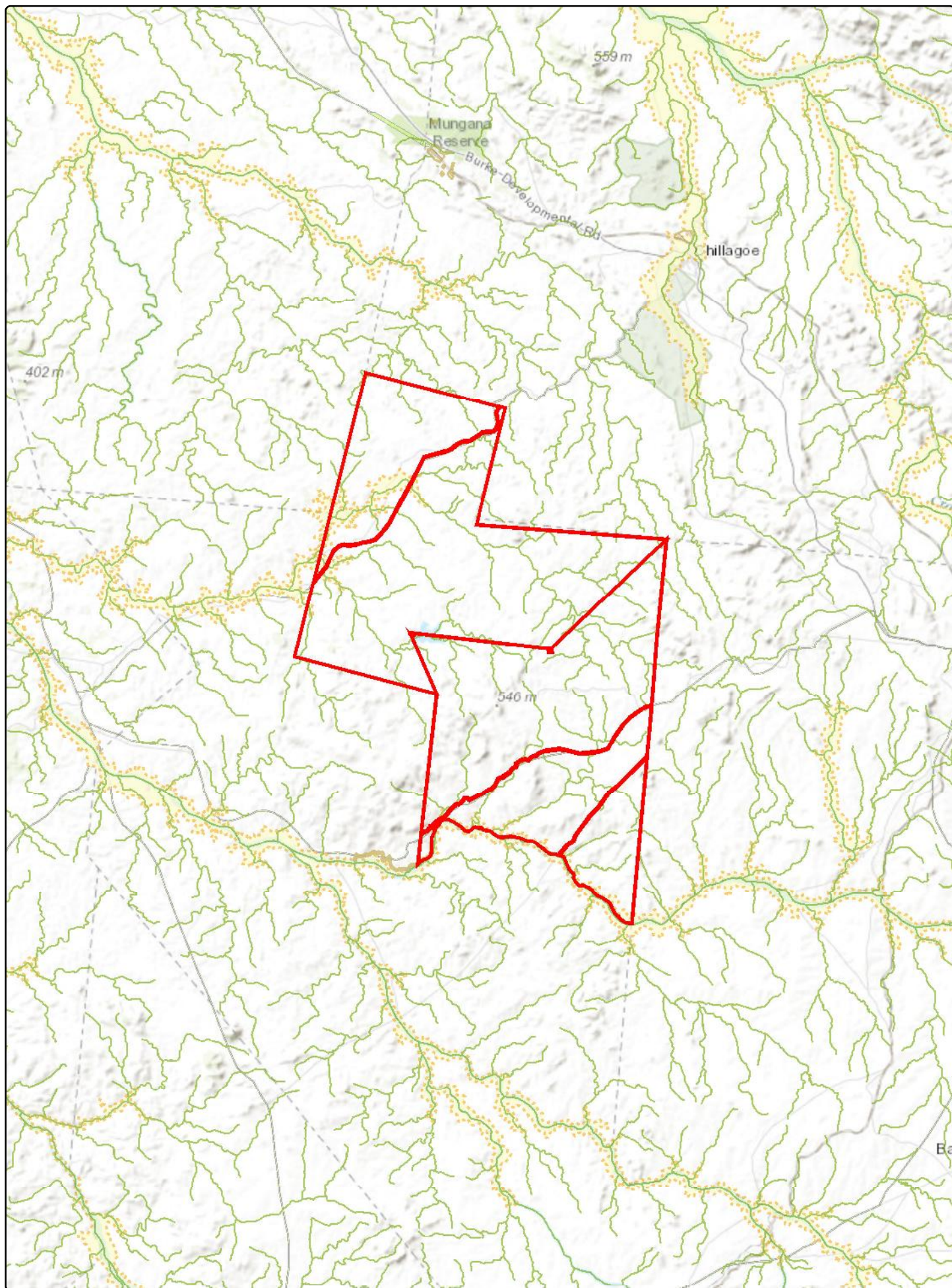
Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.

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

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



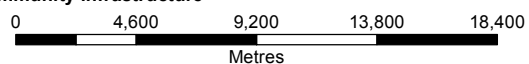
State Planning Policy
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 07/09/2017

Department of
 Infrastructure, Local
 Government and Planning



© The State of Queensland 2017.



Disclaimer:


This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.

Legend


Drawn Polygon Layer

Override 1


MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


State heritage place

 State heritage place

Flood hazard area - Level 1 - Queensland floodplain assessment overlay

 Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Stock route network

 Stock route network



Date: 07/09/2017

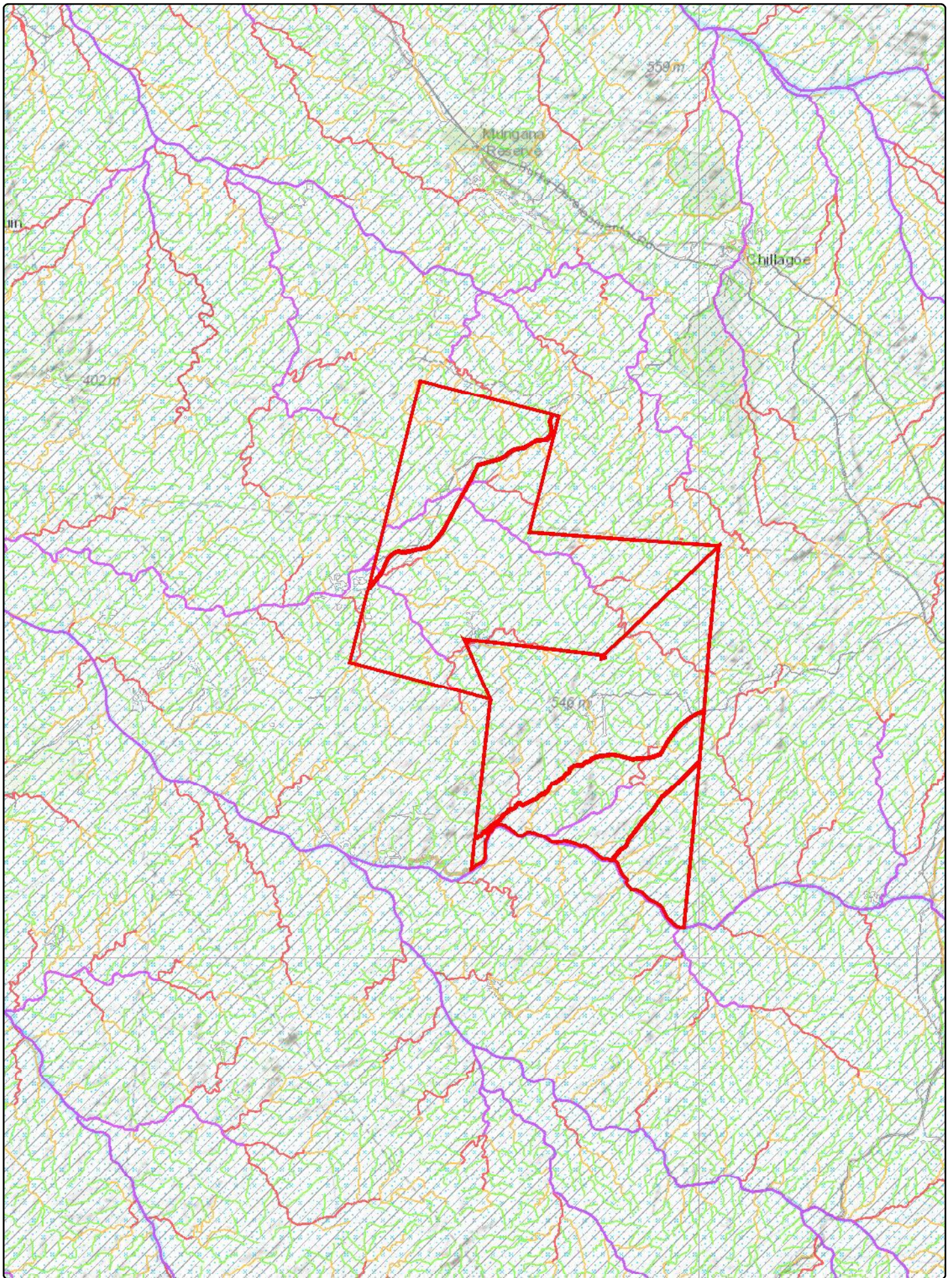
Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.

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

Disclaimer:

This map has been prepared with due care based on the best available information at the time of publication. However, the State of Queensland (acting through the department) makes no representations, either express or implied, that the map is free from errors, inconsistencies or omissions. Reliance on information contained in this map is the sole responsibility of the user. The State disclaims responsibility for any loss, damage or inconvenience caused as a result of reliance on information or data contained in this map.



DA Mapping System – Print Screen

Date: 07/09/2017

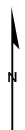
0 4,600 9,200 13,800 18,400

Metres



Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.







Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government 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


Queensland waterways for waterway barrier works

-  1 - Low
-  2 - Moderate
-  3 - High
-  4 - Major


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

Queensland heritage place

-  Queensland heritage place

DA Mapping System – Print Screen

Date: 07/09/2017

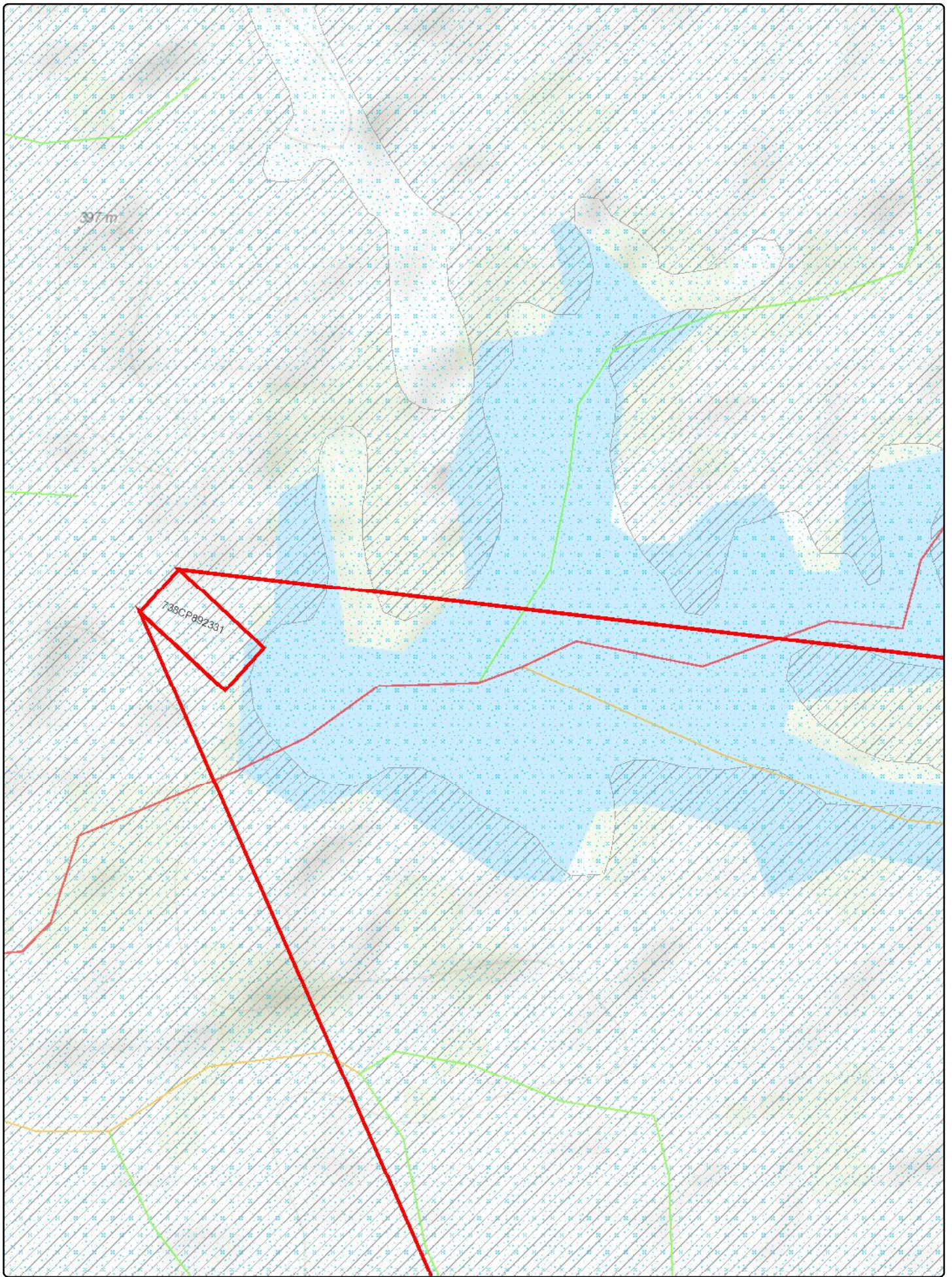
Disclaimer:

This map has been generated from the information supplied to the Department of Infrastructure, Local Government 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.



Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.



DA Mapping System – Print Screen



Date: 07/09/2017
Department of
Infrastructure, Local
Government and Planning
© The State of Queensland 2017.

0 140 280 420 560
Metres




Disclaimer:
This map has been generated from the information supplied to the Department of Infrastructure, Local Government 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



Cadastral (10k)

 Cadastral (10k)


Queensland waterways for waterway barrier works

-  1 - Low
-  2 - Moderate
-  3 - High
-  4 - Major

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

Queensland heritage place

-  Queensland heritage place

DA Mapping System – Print Screen

Date: 07/09/2017

Disclaimer:

This map has been generated from the information supplied to the Department of Infrastructure, Local Government 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.



Department of
Infrastructure, Local
Government and Planning

© The State of Queensland 2017.



Application

- (1) This code applies to assessing development where:
- (a) Located in the Rural Zone; and
 - (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Criteria for assessment

Table Error! No text of specified style in document. – Rural Zone Code – for Self-Assessable and Assessable Development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT			
HEIGHT			
PO1 Building height takes into consideration and respects the following: <ul style="list-style-type: none"> (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length. 	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: <ul style="list-style-type: none"> (a) 8.5 metres; and (b) 2 storeys above ground level. 	COMPLIES	The proposed buildings do not exceed 2 storeys or 8.5 meters in height.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	NOT APPLICABLE	The proposed development does not involve a rural activity.
SITING NOTE: WHERE FOR DWELLING HOUSE, THE SETBACKS OF THE QUEENSLAND DEVELOPMENT CODE APPLY			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO2 Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors. 	AO2.1 Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot. 	COMPLIES	Both the staff and managers quarters and the eco-villas building on Lot 738 have setbacks of less than ten (10) metres to the side boundaries. Accordingly, a full assessment against PO2 is required. In this instance however, there are no adjacent neighbours, nor will there be in the future (as Lot 2 is already improved with a dwelling house) that need to be considered. As a result, the reduced setbacks will not have any detrimental impact on access to sunlight, privacy, overlooking etc. on the site or on adjoining properties and as a result, comply with the Performance Outcome.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	NOT APPLICABLE	The proposed development does not involve a roadside stall.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road. 	COMPLIES	As above for AO2.1.
ACCOMMODATION DENSITY			
PO3 The density of Accommodation activities:	AO3.1 Residential density does not exceed one dwelling house per lot.	NOT APPLICABLE	The proposed development does not involve dwelling houses.

PERFORMANCE OUTCOMES		ACCEPTABLE MEASURES	COMPLIES	COMMENT
(a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.		AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	NOT APPLICABLE	The proposed development does not involve any of the uses listed in the Acceptable Outcome.
FOR ASSESSABLE DEVELOPMENT				
SITE COVER				
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.		AO4.1 No acceptable outcome is provided.	COMPLIES	The proposed development is scaled and situated to maximise the appeal of the site, balancing the use as Short-term Accommodation with the natural features. It is also of a scale generally akin to the existing buildings and structures on the site.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.		AO5.1 No acceptable outcome is provided.	COMPLIES	The proposal plans in Attachment 2 demonstrate all of the items listed in the Performance Outcome have been incorporated into the design of the proposed development.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
AMENITY			
PO6 Development must not detract from the amenity of the local area, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO6.1 No acceptable outcome is provided.	COMPLIES	Given the remote location of the site, combined with the size of the site and lack of adjacent neighbours, the proposed development will have no negative amenity impacts on the surrounding locality. Compliance can also be conditioned where appropriate/required.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 	AO7.1 No acceptable outcome is provided.	COMPLIES	As above.

Application

- (1) This code applies to assessing development where:
- (a) Land the subject of development is located within the Agricultural Land Areas identified on the **Agricultural Land Overlay Maps (OM-001a-n)**; and
 - (b) It is identified in the assessment criteria column of an assessment table in Part 5 of the planning scheme.

Note: Agriculture is appropriately reflected in Overlay Map 1 and is required to be mapped by State Government in response to Economic Growth State Interests.

Criteria for assessment

Table 8.2.1.3 – Agricultural Land Overlay Code – for Self-Assessable and Assessable Development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: <ul style="list-style-type: none"> (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible. 	AO1.1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: <ul style="list-style-type: none"> (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feed lotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery. 	NOT APPLICABLE	The site is not located in the Class A or Class B area.
FOR ASSESSABLE DEVELOPMENT			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>PO2</p> <p>Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2.1</p> <p>No acceptable outcome is provided.</p>	<p>COMPLIES</p>	<p>The proposed development complies with the Performance Outcome, as is outlined below:</p> <ul style="list-style-type: none"> a) The proposed development will not result in any unacceptable land use conflicts as it is suitably separated from the existing and ongoing rural/primary production (cattle station) activities that occur on the site; b) The existing rural/primary production (cattle station) activities will not result in any unacceptable amenity impacts on the proposed development as the two uses are appropriately separated; c) As above (as appropriate setbacks are in place, the ongoing production of the existing rural/primary production (cattle station) activities will not be negatively impacted on by the proposed development); and d) Compliance can be conditioned where appropriate/required.
<p>PO3</p> <p>Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land. 	<p>AO3.1</p> <p>No acceptable outcome is provided.</p>	<p>NOT APPLICABLE</p>	<p>The site is not located in the Class A or Class B area.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
IF FOR RECONFIGURING A LOT			
PO4 The 'Broad hectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.	AO4.1 Development does not involve the creation of a new lot within the 'Broad hectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	NOT APPLICABLE	The proposed development does not involve Reconfiguring a Lot.
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	AO5.1 No acceptable outcome is provided.	NOT APPLICABLE	As above.
PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broad hectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) , including boundary realignments, only occurs where it: <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	AO6.1 No acceptable outcome is provided.	NOT APPLICABLE	As above.

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
FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT			
<p>PO1</p> <p>Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) 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 Airport environs overlay map (OM-002f).</i></p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO1.1</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>AO1.2</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"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or 	<p>NOT APPLICABLE</p>	<p>The site is not connected to a reticulated water supply.</p>
		COMPLIES	<p>A 5000L water tank will be made available for firefighting purposes. Compliance can also be conditioned.</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
FOR ASSESSABLE DEVELOPMENT			
LAND USE			
<p>PO2</p> <p>Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. <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>AO2.1</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 Bushfire hazard overlay maps (OM-003a-o):</p> <ul style="list-style-type: none"> (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) hostel; or (h) residential care facility; or (i) retirement facility; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction. 	NOT APPLICABLE	The proposed development does not involve a use that is listed in the Acceptable Measures.
LOT DESIGN			
<p>PO3</p> <p>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1</p> <p>No new lots are created.</p> <p>OR</p>	NOT APPLICABLE	The proposed development does not involve subdivision.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>people, property and the environment through lot design that:</p> <ul style="list-style-type: none"> (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. <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>AO3.2</p> <p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p><i>Note—Where a radiant heat flux of 29kW/m² 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>		
FIREBREAKS AND ACCESS			
<p>PO4</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <ul style="list-style-type: none"> (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an 	<p>AO4.1</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <ul style="list-style-type: none"> (a) with a maximum gradient of 12.5%; (b) to not use cul-de-sacs; and (c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	COMPLIES	<p>A Bushfire Management Plan (BMP) will be prepared for the proposed development which will outline how compliance with the Performance Outcome will be achieved. We seek that Council condition such a plan be prepared and endorsed by Council prior to the commencement of the proposed development.</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"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <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>A04.2</p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p> <ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 	COMPLIES	As above.
HAZARDOUS MATERIALS			
<p>P05</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>A05.1</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 Bushfire hazard overlay maps (OM-003a-o).</p>	COMPLIES	No dangerous good or hazardous materials will be processed or stored on site.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
LANDSCAPING			
<p>PO6</p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) 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"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <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>AO6.1</p> <p>No acceptable outcome is provided.</p>	COMPLIES	Compliance can be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
INFRASTRUCTURE			
<p>PO7</p> <p>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) 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>AO7.1</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	COMPLEIS	<p>The mentioned infrastructure will be located underground where possible. Where not possible i.e., the solar farm, suitable firebreaks will be provided to ensure the protection of the infrastructure. The specifics of these requirements will be outlined in the BMP.</p>
PRIVATE DRIVEWAYS			
<p>PO8</p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) 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>AO8.1</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	COMPLIES	<p>A BMP will be prepared for the proposed development which will outline how compliance with the Performance Outcome will be achieved. We seek that Council condition such a plan be prepared and endorsed by Council prior to the commencement of the proposed development.</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
FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT			
REGULATED VEGETATION			
<p>PO1</p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. 	<p>AO1.1</p> <p>No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	COMPLIES	The proposed development will not result in the clearing of any regulated vegetation that is identified on Council's overlay mapping.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<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>PO2</p> <p>Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. <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>AO2.1</p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	COMPLIES	See above.
REGULATED VEGETATION INTERSECTING A WATERCOURSE			
<p>PO3</p> <p>Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p>	ALTERNATIVE SOLUTION SOUGHT	The adjacent lake is identified as having a stream order of 3, which in accordance with Table 8.2.4.3B, requires a 25m setback. Eco-suites 2 & 3 are located between 10m-20m from the edge (top of the high bank) of the lake. Despite this, very little mature

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to 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>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>		<p>vegetation is required to be cleared to facilitate these two buildings as the building footprint areas are, for the most part, devoid of vegetation. The area surrounding these two buildings is also highly disturbed due to the operation of the existing Crystalbrook Lodge. As a result, despite the encroachment within the 25m setback, it is unlikely the proposed development will have any tangible negative impacts on the habitat and/or interconnectivity of habitat on the site which ensures compliance with the Performance Outcome.</p>
	<p>AO3.2</p> <p>No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	ALTERNATIVE SOLUTION SOUGHT	See above.
WATERWAYS AND WETLANDS			
<p>PO4</p> <p>'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by:</p> <ul style="list-style-type: none"> (a) maintaining adequate separation distances between waterways/wetlands and development; (b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement; 	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	ALTERNATIVE SOLUTION SOUGHT	<p>The adjacent lake is identified as having a stream order of 3, which in accordance with Table 8.2.4.3B, requires a 25m setback. Eco-suites 2 & 3 are located between 10m-20m from the edge (top of the high bank) of the lake. Despite this, very little mature vegetation is required to be cleared to facilitate these two buildings as the building footprint areas are, for the most part, devoid of vegetation. The area surrounding these two buildings is also highly disturbed due to the operation of the existing Crystalbrook Lodge. As a result, despite the encroachment within the 25m setback, it is unlikely the proposed development will have any tangible negative impacts on the habitat and/or</p>

8.2.4 Environmental Significance Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <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>			interconnectivity of habitat on the site which ensures compliance with the Performance Outcome.
	<p>Where within a ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2</p> <p>A minimum buffer of 200 metres is provided between development and the edge of a ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	NOT APPLICABLE	The proposed development is not located within 200m of a mapped wetland,
	<p>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)</p> <p>AO4.3</p> <p>No stormwater is discharged to a ‘Waterway’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</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>	ALTERNATIVE SOLUTION SOUGHT	The adjacent lake is the logical point for stormwater discharge from the proposed development. It is requested that Council condition a stormwater management plan be prepared which will detail how stormwater for the proposed development is to be addressed and, to ensure compliance with the Performance Outcome, suitably treated prior to discharging into the lake.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p>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) A04.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</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 through appropriate wastewater management / treatment (where possible).</i></p>	COMPLIES	Unless suitably treated, no wastewater will be discharged to the lake. Compliance for all onsite effluent systems can also be conditioned.
FOR ASSESSABLE DEVELOPMENT			
WILDLIFE HABITAT			
<p>PO5</p> <p>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; 	<p>A05.1</p> <p>No acceptable outcome is provided</p>	NOT APPLICABLE	The proposed development is not located within any mapped wildlife habitat areas, as identified on Council's overlay mapping.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(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).</p> <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 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>			
LEGALLY SECURED OFFSET AREAS			
<p>PO6</p> <p>Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) 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><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>	<p>AO6.1</p> <p>No acceptable outcome is provided.</p>	<p>NOT APPLICABLE</p>	<p>The proposed development is not located within any legally secured offset areas, as identified on Council's overlay mapping.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PROTECTED AREAS			
<p>PO7</p> <p>Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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. <p><i>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</i></p>	<p>AO7.1</p> <p>No acceptable outcome is provided</p>	<p>NOT APPLICABLE</p>	<p>The proposed development is not located within any protected areas, as identified on Council's overlay mapping.</p>
ECOLOGICAL CORRIDORS AND HABITAT LINKAGES			
<p>PO8</p> <p>Development located:</p> <ul style="list-style-type: none"> a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o) 	<p>AO8</p> <p>No acceptable outcome is provided.</p>	<p>NOT APPLICABLE</p>	<p>The proposed development is not located within any ecological corridors or habitat linkages, as identified on Council's overlay mapping.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; 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 e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity. <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) Land the subject of development adjoins is affected by a constraint category identified on the **Heritage overlay maps (OM-007a-f)**; 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.

Note: This code will not apply to any development where an 'Exemption Certificate' has been issued for the work under Section 35 of the Queensland Heritage Act 1992 and where the Heritage Place is included in the Queensland Heritage Register.

Note: In demonstrating compliance with the Heritage overlay code, reference should be made to Planning Scheme Policy 7 – Local Heritage Places where development relates to a Local heritage place.

Note: Cultural heritage is appropriately reflected in Overlay Map 7 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

Criteria for assessment

Table 8.2.7.3 – Transport infrastructure overlay code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
WHERE FOR BUILDING WORK OR OPERATIONAL WORK INVOLVING A HERITAGE PLACE			
PO1 Development conserves and is subservient to the features and values of the heritage place identified on the Heritage overlay maps (OM-007a-f) that contribute to its heritage significance.	AO1 Development: <ul style="list-style-type: none"> (a) does not alter, remove or conceal significant features of the heritage place identified on the Heritage overlay maps (OM-007a-f); or (b) is minor and necessary to maintain a significant use for the heritage place identified on the Heritage overlay map (OM-007a-f). 	NOT APPLICABLE	The proposed development does not involve Operational Works or Building Works on a Heritage Place.
FOR ASSESSABLE DEVELOPMENT			
WHERE FOR MATERIAL CHANGE OF USE ON A HERITAGE PLACE			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO2 The Material Change of Use is compatible with the conservation and management of the significance of the heritage place identified on the Heritage overlay maps (OM-007a-f) .	AO2 No acceptable outcome is provided	COMPLIES	The proposed development will not involve any works on, near or adjacent to the State Heritage Place and will hence, have no detrimental impacts on the significance of the State Heritage Place. This will ensure compliance with the Performance Outcome.
WHERE FOR RECONFIGURING A LOT ON A HERITAGE PLACE			
PO3 Reconfiguring a lot does not: <ul style="list-style-type: none"> (a) reduce public access to the heritage place identified on the Heritage overlay maps (OM-007a-f); or (b) obscure or destroy any of the following elements relating to the heritage place identified on the Heritage overlay maps (OM-007a-f): <ul style="list-style-type: none"> i. Pattern of historic subdivision; or ii. The landscape setting; or iii. Views to the heritage place identified on the Heritage overlay maps (OM-007a-f); or iv. The scale and consistency of the urban fabric. 	AO3 No acceptable outcome is provided	NOT APPLICABLE	The proposed development does not involve Reconfiguring a Lot.
WHERE FOR BUILDING WORKS OR OPERATIONAL WORK INVOLVING A HERITAGE PLACE			
PO4 Changes to a heritage place identified on the Heritage overlay maps (OM-007a-f) are appropriately managed and documented.	AO4.1 Development is compatible with a conservation management plan prepared in accordance with the <i>Australian ICOMOS Charter</i> ^{3 1} for Places of Cultural Significance (Burra Charter)	NOT APPLICABLE	The proposed development does not involve Operational Works or Building Works on a Heritage Place.

¹ Australia ICOMOS Inc. is the national charter of ICOMOS (International Council of Monuments and Sites), a non-government international organisation primarily concerned with the philosophy, terminology, methodology and techniques of cultural heritage conservation.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO4.2 An archival quality photographic record is made of the features of the place that are destroyed as a result of the development that meets the standards outline in the <i>Department of Environment and Heritage Protection Guideline: Archival Recording of Heritage Places (2013)</i> .	NOT APPLICABLE	As above.
PO5 The scale, location and design of the development are compatible with the character, setting, and appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f) . <i>Note – A Heritage Impact Assessment Report must be prepared by appropriately qualified persons demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the heritage place.</i>	AO5 No acceptable outcome is provided	NOT APPLICABLE	As above.
PO6 Development does not adversely affect the character, setting or appearance of the heritage place identified on the Heritage overlay maps (OM-007a-f) through removal of vegetation that contributes to the heritage significance of the place. <i>Note – A Heritage Impact Assessment Report must be prepared by appropriately qualified persons demonstrates to Council's satisfaction that the development does not detract from, or diminish the cultural heritage significance of the heritage place.</i>	AO6 Existing vegetation is retained.	NOT APPLICABLE	As above.
PO7 Excavation or other earthworks do not have a detrimental impact on heritage places identified on the Heritage overlay maps (OM-007a-f) that are of archaeological significance.	AO7 No acceptable outcome is provided	NOT APPLICABLE	As above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p><i>Note – An archaeological investigation is carried out for development involving a high level of surface or sub-surface disturbance.</i></p>			
<p>PO8 For development involving structural demolition of a heritage place identified on the Heritage overlay maps (OM-007a-f), works occur in accordance with a Heritage Place Construction Management Plan that demonstrates that:</p> <ul style="list-style-type: none"> (a) A procedure for recording the existing condition of the heritage place identified on the Heritage overlay maps (OM-007a-f) (including any building encroachments) and monitoring the condition of the heritage place identified on the Heritage overlay maps (OM-007a-f) during the construction phase will be implemented; (b) Measures will be employed to avoid damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) during construction; (c) A protocol has been established for the approval of repair work and repaid to any damage to the heritage place identified on the Heritage overlay maps (OM-007a-f) resulting from construction works; and (d) Where applicable, a report by a Landscape Architect or Arborist detailing how any identified significant vegetation on the sites of the heritage place identified on the Heritage overlay maps (OM-007a-f) will not be adversely affected by works during and post construction. 	<p>AO8 No acceptable outcome is provided</p>	<p>NOT APPLICABLE</p>	<p>As above.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
<p>P09 Advertising devices located on a heritage place identified on the Heritage overlay maps (OM-007a-f) are sited and designed in a manner that:</p> <ul style="list-style-type: none"> (a) Is compatible with the heritage significance of the place identified on the Heritage overlay maps (OM-007a-f); and (b) Does not obscure the appearance or prominence of the heritage place identified on the Heritage overlay maps (OM-007a-f) when viewed from the street or other public places. 		<p>NOT APPLICABLE</p>	<p>As above.</p>

Application

- (1) This code applies to assessing development where:
- (a) Land the subject of development is located within a 'Hill and Slope Area' identified on the **Hill and slope Overlay Maps (OM-008a-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 8.2.8.3 – Hill and Slope Overlay Code – for Self-Assessable and Assessable Development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR SELF-ASSESSABLE AND ASSESSABLE DEVELOPMENT			
SLOPE STABILITY			
<p>PO1</p> <p>Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 	<p>AO1.1</p> <p>No acceptable outcome is provided.</p>	COMPLIES	<p>Suitable structural certification will be provided for the eco-suites and eco-villas which will ensure compliance with the Performance Outcome. We seek that Council condition this structural certification be provided and endorsed by Council prior to the issuing of a Development Permit for Building Works.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to: (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion.	AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) .	NOT APPLICABLE	The proposed development does not involve a Child Care Centre or Educational Establishment.
	AO2.2 Development is not located on land with a gradient of greater than 25%.	COMPLIES	Suitable structural certification will be provided for the eco-suites and eco-villas which will ensure compliance with the Performance Outcome. We seek that Council condition this structural certification be provided and endorsed by Council prior to the issuing of a Development Permit for Building Works.
	AO2.3 No lot less than 2,000m ² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) . <i>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</i>	NOT APPLICABLE	The proposed development does not involve Reconfiguring a Lot.
COMMUNITY INFRASTRUCTURE AND ESSENTIAL SERVICES			
PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.	AO3.1 No acceptable outcome is provided.	NOT APPLICABLE	The proposed development does not involve any community infrastructure or essential services.

Application

- (1) This code applies to assessing development where:
- (a) Land the subject of development is affected by a constraint category identified on the **Regional infrastructure corridors and substations overlay maps (OM-009a-d)**; 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.

Note: Energy is appropriately reflected in Overlay Map 9 and is required to be mapped by State Government in response to Infrastructure State Interests.

Criteria for assessment

Table 8.2.12.3 – Regional infrastructure corridors and substations overlay code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
WHERE ON LAND COMPRISING OR ADJOINING A STOCK ROUTE			
PO1 Development maintains: <ul style="list-style-type: none"> (a) the operational efficiency and safety of a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d); and (b) public health and safety. 	AO1.1 Buildings and structures are setback from a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d) : <ul style="list-style-type: none"> (a) where in the Conservation zone, Rural zone, or Rural residential zone and on a site with a land area of 2 hectares or greater, a minimum of: <ul style="list-style-type: none"> (i) 50 metres where involving Accommodation activities; or (ii) 20 metres where not involving Accommodation activities; or (b) a minimum of 6 metres otherwise. 	COMPLIES	The proposed development will be setback more than 50m from the mapped stock route (Crystalbrook Road).
	AO1.2 Any new access from a road servicing a 'Stock route' identified on the Regional infrastructure corridors and	NOT APPLICABLE	The proposed development does not involve any new access roads from Crystalbrook Road.

8.2.9 Regional Infrastructure Corridors and Substations Overlay Code

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p>substations overlay maps (OM-009a-d) includes a gate or grid to prevent stock entry to premises.</p>		
	<p>AO1.3 Boundary fencing to prevent stock entry to premises is maintained along a 'Stock route' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d).</p>	ALTERNATIVE SOLUTION SOUGHT	The proposed development is not associated with the existing cattle station operation on the larger portion of the site and as a result, it would be unreasonable to impose conditions on this application relating to the control of livestock.
WHERE ON LAND COMPRISING OR ADJOINING MAJOR ELECTRICITY INFRASTRUCTURE OR A SUBSTATION			
<p>PO2 Development:</p> <p>(a) allow for the continued operation of the 'Major electricity infrastructure' or 'Substation' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d); and</p> <p>(b) is located and designed to ensure a high quality of amenity is achieved for the use.</p>	<p>AO2.1 Where involving Forestry for wood production, development is setback 1.5 times the maximum anticipated height of the tree at harvest from 'Major electricity infrastructure' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d).</p>	NOT APPLICABLE	There is no major electricity infrastructure or substations within close proximity to the site of the proposed development.
	<p>AO2.2 Buildings and structures are setback a minimum of 20 metres from 'Major electricity infrastructure' or a 'Substation' identified on the Regional infrastructure corridors and substations overlay maps (OM-009a-d).</p>	NOT APPLICABLE	As above.

Application

This code applies to assessing development where 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 9.4.3.3A – Parking and Access Code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
CAR PARKING SPACES			
<p>PO1</p> <p>Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	<p>AO1</p> <p>The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B.</p> <p><i>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</i></p>	COMPLIES	<p>The exact number of car parking spaces are still being determined, although a sufficient number of spaces will be provided to accommodate all guests and staff which will ensure compliance with the Performance Outcome. We welcome further discussions with Council on this matter if required.</p> <p>Note: Many guests will arrive by helicopter or small plane, so the number of spaces required for guests is expected to be minimal.</p>

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
VEHICLE CROSSOVERS			
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	NOT APPLICABLE	The need for a vehicle crossover is not considered applicable in this instance.
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	NOT APPLICABLE	No new site accesses are being proposed.
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	NOT APPLICABLE	Short-term Accommodation uses are not listed in Table 9.4.3.3E.
PO3 Access, maneuvering and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	AO3.1 Access, maneuvering and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	COMPLIES	Pavements are still being determined, although given the low nature of vehicle movements, it is expected that unsealed roads would suffice, and such roads are likely appropriate/consistent with the locality given the sites location. However, it is likely that some form of seal (gravel/bitumen) will be provided to the access roads adjacent to the accommodation uses. This will ensure compliance with the Performance Outcome. We welcome further discussions with Council on this matter if required.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ASSESSABLE DEVELOPMENT			
PARKING AREA LOCATION AND DESIGN			
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	COMPLIES	Compliance can be conditioned.
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	COMPLIES	As above.
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	COMPLIES	Connections between parking areas, building entrances and other buildings will be provided for foot of golf buggy style transport. Compliance can also be conditioned.
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	COMPLIES	All parking will be wholly contained within the site, setback where it will not be visible from external to the site and located appropriately within the proposed development.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
SITE ACCESS AND MANOEUVRING			
PO5 Access to, and manoeuvring within, the site is designed and located to: <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	AO5.1 Access and manoeuvrability is in accordance with : <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <i>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</i>	COMPLIES	Compliance can be conditioned.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	COMPLIES	Compliance can be conditioned.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	COMPLIES	There will be appropriate road infrastructure to ensure that all vehicles can enter and exit the site safely in a forward gear.
	AO5.4 Pedestrian and cyclist access to the site: <ul style="list-style-type: none"> (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided). 	NOT APPLICABLE	There will be no pedestrians or cyclists accessing the site due to its rural location.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	NOT APPLICABLE	The proposed development does not involve a Tourist Park use.
	AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	NOT APPLICABLE	As above.
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	ALTERNATIVE SOLUTION SOUGHT	Given the extent of internal roads (20+km), combined with the sites remote location, it is not considered reasonable to seal all internal roads. Instead, it is likely that some form of seal (gravel/bitumen) will be provided to the access roads adjacent to the accommodation uses. This will ensure compliance with the Performance Outcome. We welcome further discussions with Council on this matter if required.
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	ALTERNATIVE SOLUTION SOUGHT	Given the nature and location of the use, it is not considered that speed control devices are required in this instance. We welcome further discussions with Council on this matter if required.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	ALTERNATIVE SOLUTION SOUGHT	Given the nature and location of the use, it is not considered that lighting of internal roads in accordance with AS4282 is a reasonable imposition on the proposed development. Instead, lighting will be provided as required to allow safe movement, although still enable the rural character of the site/proposed development to be maintained. We welcome further discussions with Council on this matter if required.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	COMPLIES	All dwellings and buildings will have access for emergency service vehicles.
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	NOT APPLICABLE	The proposed development does not involve an Energy, Infrastructure or Rural activity.
SERVICING			
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use;	AO7.1 All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line;	COMPLIES	All unloading, loading, service and waste disposal areas will be located on the site and positioned to have the lowest possible impact.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.		
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	COMPLIES	There will be appropriate road infrastructure to ensure that all vehicles can enter and exit the site safely in a forward gear.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	COMPLIES	Due to the size of the site, all servicing vehicles would be able to access and manoeuvre appropriately on the site.
MAINTENANCE			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	COMPLIES	Compliance can be conditioned.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	COMPLIES	As above.
END OF TRIP FACILITIES			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	ALTERNATIVE SOLUTION SOUGHT	Given the location of the proposed development, it is not considered reasonable to provide any bicycle spaces.
(a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	ALTERNATIVE SOLUTION SOUGHT	As above, end of trip facilities are not required for the proposed development. The 'Staff Quarters' will have all required facilities.
IF FOR EDUCATIONAL ESTABLISHMENT OR CHILD CARE CENTRE WHERE INVOLVING MORE THAN 100 VEHICLE MOVEMENTS PER DAY OR RENEWABLE ENERGY FACILITY, SPORT AND RECREATION ACTIVITIES, OR TOURIST PARK.			
P10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10.1 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	NOT APPLICABLE	The proposed development does not involve any of the listed activities.
IF FOR EDUCATIONAL ESTABLISHMENT OR CHILD CARE CENTRE WHERE INVOLVING MORE THAN 100 VEHICLE MOVEMENTS PER DAY OR RENEWABLE ENERGY FACILITY, SPORT AND RECREATION ACTIVITIES, OR TOURIST PARK.			
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11.1 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and	NOT APPLICABLE	The proposed development does not involve any of the listed activities.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(c) any works that will be required to address the identified impacts.		

Application

This code applies to assessing development where 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 9.4.5.3 – Works, services and infrastructure code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSABLE DEVELOPMENT			
WATER SUPPLY			
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	NOT APPLICABLE	The site is not connected to a reticulated water supply system.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<p>AO1.2</p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development. 	COMPLIES	The proposed development will provide a sufficient potable water supply via bores and new rainwater collection infrastructure. Compliance can also be conditioned.
WASTEWATER DISPOSAL			
<p>PO2</p> <p>Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO2.1</p> <p>Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	NOT APPLICABLE	The site is not connected to a reticulated sewerage supply system.
	<p>AO2.2</p> <p>An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p>	COMPLIES	An appropriate effluent system will be provided and maintained to the standards established in the ASNZ 1547 On-Site Domestic Wastewater Management. Compliance can also be conditioned

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	<ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 		
STORMWATER INFRASTRUCTURE			
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	A03.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	NOT APPLICABLE	The site is not connected to Council's stormwater infrastructure.
	A03.2 On-site drainage systems are constructed: <ul style="list-style-type: none"> (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. 	COMPLIES	Stormwater will be direct to the preferred point of discharge, being the adjacent lake. Compliance can also be conditioned.
ELECTRICITY SUPPLY			
PO4 Each lot is provided with an adequate supply of electricity	A04 The premises: <ul style="list-style-type: none"> (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or 	COMPLIES	The proposed development will be powered via a private solar farm.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur. 		
TELECOMMUNICATIONS INFRASTRUCTURE			
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	AO5 Development is provided with a connection to the national broadband network or telecommunication services.	NOT APPLICABLE	The proposed development does not involve any new allotments. Mobile phones and satellite phones will be used.
EXISTING PUBLIC UTILITY SERVICES			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	NOT APPLICABLE	There are no public utility mains located within the footprint of the proposed development.
EXCAVATION OR FILLING			

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO7 Excavation or filling must not have an adverse impact on the: <ul style="list-style-type: none"> (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises. 	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	COMPLIES	Very little, if any excavation and filling is proposed, with all buildings and structures being built to reflect the natural topography of the site i.e., on stilts were required. Compliance with the Performance Outcome can, however, also be conditioned.
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	COMPLIES	As above.
	A07.3 Earthworks batters: <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	COMPLIES	As above.
	A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: <ul style="list-style-type: none"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	COMPLIES	As above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	COMPLIES	As above.
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	COMPLIES	As above.
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	COMPLIES	As above.
FOR ASSESSABLE DEVELOPMENT			
TRANSPORT NETWORK			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	COMPLIES	Appropriate roads and paths will be provided to facilitate the movement of all vehicles and pedestrians on the site. Suitable conditions to ensure compliance with the Performance Outcome can also be imposed by Council.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	ALTERNATIVE SOLUTION SOUGHT	Given the sites location, the provision of pedestrian footpaths is considered unreasonable. Suitable internal pedestrian paths will be provided.
PUBLIC INFRASTRUCTURE			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	NOT APPLICABLE	The proposed development does not involve any public infrastructure.
STORMWATER QUALITY			
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and 	AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; 	COMPLIES	Compliance with the Performance Outcome can be conditioned.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(g) minimise risk to public safety.	(iii) sediment control; and (iv) water quality outcomes.		
	AO10.2 For development on land greater than 2,500m ² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	COMPLIES	As above.
PO11 Storage areas for stormwater detention and retention: <ul style="list-style-type: none"> (a) protect or enhance the environmental values of receiving waters; 	AO11 No acceptable outcome is provided.	NOT APPLICABLE	The proposed development does not require, not does it propose any stormwater detention.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
(b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.			
EXCAVATION OR FILLING			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	COMPLIES	Very little, if any excavation and filling is proposed, with all buildings and structures being built to reflect the natural topography on the site i.e., on stilts were required. Compliance with the Performance Outcome can, however, be conditioned if required.
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	COMPLIES	As above.
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	COMPLIES	Compliance can be conditioned.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	COMPLIES	As above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	ALTERNATIVE SOLUTION SOUGHT	Given the sites remote location, the need for a dust management plan is not considered reasonable in this instance.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	NOT APPLICABLE	The proposed development does not involve any new accesses.
WEED AND PEST MANAGEMENT			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	ALTERNATIVE SOLUTION SOUGHT	Given the sites remote location, the need for a weed management plan is not considered reasonable in this instance.
CONTAMINATED LAND			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or	NOT APPLICABLE	The site is not listed on the Environmental Management Register or Contaminated Land Register (see Attachment 3).

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.		
FIRE SERVICES IN DEVELOPMENTS ACCESSED BY COMMON PRIVATE TITLE			
P017 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	NOT APPLICABLE	The proposed development will not involve common private title.
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	NOT APPLICABLE	As above.



State code 16: Native vegetation clearing

Table 16.2.2: General

Performance outcomes	Acceptable outcomes	Response
Clearing avoids or minimises impacts		
<p>PO1 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"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	<p>Complies with PO1</p> <p>There are no Category X, Category C or Category R areas adjacent to the existing Crystalbrook Lodge i.e., where new structures would logically be built (all Category X areas comprise of the adjacent Lake). As a result, the proposed development must be located in an area of Category B vegetation.</p> <p>We confirm the following in relation to the Category B vegetation proposed to be cleared. The vegetation:</p> <ul style="list-style-type: none"> ▪ IS 'of a least concern'; ▪ NOT mapped as essential habitat; ▪ NOT located within 100m of a natural wetland; and ▪ NOT located within the minimum setback distances to the adjacent mapped waterway to the south. <p>We also note the following in relation to the proposed development that it has been located in:</p> <ul style="list-style-type: none"> ▪ An area of the site that contains RE 9.12.6 and RE 9.12.7 which has a structure category of 'very sparse' and 'sparse' and under the State Development Assessment Provisions – State Code 16, up to 2ha of remnant vegetation can be cleared in these structure categories; and ▪ Areas adjacent to the existing Crystalbrook Lodge facilities that have been previously, heavily

Performance outcomes	Acceptable outcomes	Response
		<p>disturbed due to historical cattle grazing activities and are for the most part, devoid of vegetation.</p> <p>Accordingly, the clearing associated with the proposed development has been avoided and minimised where possible.</p>
Clearing on land in particular circumstances		
<p>PO2 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 and Energy, 2019.</p>	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>There is no vegetation notice on the site.</p>
<p>PO3 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>Not Applicable</p> <p>The site is not located in a 'particular regulated area'.</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 and Energy 2019.		
<p>PO4 Clearing of a legally secured offset area:</p> <ol style="list-style-type: none"> 1. is consistent with the offset delivery plan; or agreement for the offset area on the land subject to the development application; or 2. only occurs if an additional offset is provided that is consistent with the Environmental Offsets Act 2014 and the relevant policy in the Queensland Environmental Offsets Policy, Department of Environment and Heritage Protection, 2014. <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>Not Applicable</p> <p>The site is not located within a legally secured offset area.</p>
Clearing of vegetation as a result of the material change of use or reconfiguration of a lot		
PO5 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>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>
Clearing that could already be done under an exemption		
PO6 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	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>

Performance outcomes	Acceptable outcomes	Response
the material change of use or reconfiguring a lot application being approved.		

Table 16.2.3: Specific

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands (public safety, relevant infrastructure activities consequential development of IPA approval, a coordinated project, extractive industry)		
PO7 Clearing maintains the current extent of vegetation associated with any natural wetland to protect: <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	AO7.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland. OR	Complies with PO7 The site is not located within 100m of a mapped wetland.
	AO7.2 Clearing within 100 metres of the defining bank of any natural wetland: <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table 16.3.1 in this code. OR	Not Applicable See AO7.1 above.

Performance outcomes	Acceptable outcomes	Response
	AO7.3 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).	Not Applicable See AO7.2 above.
Clearing associated with wetlands (necessary to control non-native plants or declared pests, encroachment, managing thickened vegetation, fodder harvesting)		
PO8 Clearing maintains vegetation associated with a natural wetland to protect: <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	Clearing necessary to control non-native plants or declared pests: AO 8.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests: <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. AND	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO8.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where: <ol style="list-style-type: none"> 1. clearing does not exceed five metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or 	Not Applicable See AO8.1 above.

Performance outcomes	Acceptable outcomes	Response
	<p>b. is required to provide access across the wetland.</p> <p>AND</p>	
	<p>AO8.3 Chemical clearing retains:</p> <ol style="list-style-type: none"> 1. all mature trees; and 2. all habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>
	<p>AO8.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>
	<p>AO8.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a natural wetland;</p> <ol style="list-style-type: none"> 1. 50 metres; or 2. the distance specified for wetlands on the approved product label; or 	<p>Not Applicable See AO8.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.</p> <p>AND</p>	
	<p>Clearing for managing thickened vegetation:</p> <p>AO8.6 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a natural wetland; and 2. within 20 metres of the defining bank of a natural wetland. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>
	<p>Clearing for encroachment:</p> <p>AO8.7 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO8.8 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>
	<p>Clearing for fodder harvesting:</p> <p>AO8.9 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p>	<p>Not Applicable See AO8.1 above.</p>
	<p>AO8.10 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"> 1. inside the defining bank of any natural wetland; and 	<p>Not Applicable See AO8.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	2. within 100 metres of the defining bank of any natural wetland.	
Clearing associated with wetlands (necessary environmental clearing – land restoration and natural disaster preparation)		
PO9 Clearing maintains vegetation associated with any natural wetland or rehabilitates the cleared area to protect: <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	AO9.1 Clearing does not occur in any of the following areas: <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	OR AO9.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where: <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and: b. clearing does not exceed 100 square metres; and c. clearing does not occur outside the defining banks of a natural wetland; and 	Not Applicable See AO9.1 above.

Performance outcomes	Acceptable outcomes	Response
	d. clearing does not occur within 50 metres of other clearing for flood preparation.	
	OR	
	AO9.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing: <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. 	Not Applicable See AO9.1 above.
	OR	
	AO9.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO9.1 above.
Clearing associated with wetlands (necessary environmental clearing - natural channel diversion and contaminants removal)		
PO10 Clearing maintains the current extent of vegetation associated with any natural wetland or rehabilitates the cleared area to protect: <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 	AO10.1 Clearing does not occur in any of the following areas: <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
3. aquatic habitat; and 4. terrestrial habitat.	OR	
	AO10.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where: <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. 	Not Applicable See AO9.1 above.
	OR	
	AO10.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing: <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. 	Not Applicable See AO9.1 above.
	OR	

Performance outcomes	Acceptable outcomes	Response
	AO10.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated. OR	Not Applicable See AO9.1 above.
	AO10.5 Where clearing is for natural channel diversion or contaminants removal, and clearing cannot be reasonably avoided, and: <ol style="list-style-type: none"> clearing has been reasonably minimised; and the cleared area cannot be reasonably rehabilitated, 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). 	Not Applicable See AO9.1 above.
Clearing associated with watercourses and drainage features (public safety, relevant infrastructure activities, consequential development of IPA approval, coordinated project, extractive industry)		
PO11 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature to protect: <ol style="list-style-type: none"> bank stability by protecting against bank erosion; and water quality by filtering sediments, nutrients and other pollutants; and aquatic habitat; and terrestrial habitat. 	AO11.1 Clearing does not occur in any of the following areas: <ol style="list-style-type: none"> inside the defining bank of a watercourse or drainage feature; and within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. OR	Not Applicable See AO11.2 below.
	AO11.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining	Complies

Performance outcomes	Acceptable outcomes	Response
	bank of any watercourse or drainage feature in table 16.3.2 of this code: <ol style="list-style-type: none"> 1. does not exceed the widths in table 16.3.1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	We understand the adjacent lake is identified as having a stream order of 3. Table 16.3.2 requires a 25m setback to stream orders 3-4. Eco-suite 3 is located between 10.5m-20m from the edge (top of the high bank) of the adjacent lake. Despite this, the clearing associated with this structure will not exceed 20m (as is permitted by Table 16.3.1) and will not occur within 10m of the defining bank.
	OR AO11.3 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).	Not Applicable See AO11.2 above.
Clearing associated with watercourses and drainage features (necessary environmental clearing- land restoration and natural disaster preparation)		
PO12 Clearing maintains vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect: <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 	AO12.1 Clearing does not occur in any of the following areas: <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	OR	

Performance outcomes	Acceptable outcomes	Response
4. terrestrial habitat.	<p>AO12.2 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 only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and b. clearing does not exceed 100 square metres; and c. clearing does not occur outside of the defining bank of any watercourse or drainage feature; and d. clearing does not occur within 50 metres of other clearing for flood preparation. <p>OR</p>	<p>Not Applicable See AO12.1 above.</p>
	<p>AO12.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: 	<p>Not Applicable See AO12.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. 	
	AO12.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO12.1 above.
Clearing associated with watercourses and drainage features (necessary environmental clearing – natural channel diversion, and contaminants removal)		
<p>PO13 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect:</p> <ul style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO13.1 Clearing does not occur within any of the following areas:</p> <ul style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	<p>OR</p> <p>AO13.2 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 only occurs where:</p> <ul style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. 	Not Applicable See AO13.1 above.

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p>AO13.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 10 metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. <p>OR</p>	<p>Not Applicable See AO13.1 above.</p>
	<p>AO13.4 Where clearing cannot be reasonably avoided, and:</p> <ol style="list-style-type: none"> 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated, 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>Not Applicable See AO13.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
Clearing associated with watercourses or drainage features (necessary to control non-native plants or declared pests, managing thickened vegetation, fodder harvesting)		
<p>PO14 Clearing maintains vegetation associated with any watercourse or drainage feature to protect:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>Clearing necessary to control non-native plants or declared pests:</p> <p>AO14.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 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; and 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p>	<p>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO14.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where:</p> <ol style="list-style-type: none"> clearing does not exceed five metres in width; and clearing retains all habitat trees and mature trees; and the access track: <ol style="list-style-type: none"> runs parallel to the watercourse or drainage feature and is not within 10 metres of the defining bank of the watercourse or drainage feature; or is required to provide access across the watercourse or drainage feature. <p>AND</p>	<p>Not Applicable See AO14.1 above.</p>
	<p>AO14.3 Chemical clearing retains all of the following:</p> <ol style="list-style-type: none"> mature trees; and habitat trees; and at least 50 per cent of immature trees in any 50 metre by 50 metre area. 	<p>Not Applicable See AO14.1 above.</p>
	<p>AO14.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 100 metres; or 	<p>Not Applicable See AO14.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND	
	AO14.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a watercourse or drainage feature: 1. 50 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND	Not Applicable See AO14.1 above.
	Clearing for managing thickened vegetation: AO14.6 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of any watercourse or drainage feature;	Not Applicable See AO14.1 above.

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> 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; 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p>	
	<p>Clearing for fodder harvesting:</p> <p>AO14.7 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 20 metres of the defining bank of any watercourse or drainage feature. <p>AND</p>	<p>Not Applicable See AO14.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO14.8 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"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 100 metres of the defining bank of any watercourse or drainage feature. 	<p>Not Applicable See AO14.1 above.</p>
Clearing associated with watercourses or drainage features (encroachment)		
<p>PO15 Clearing of encroachment maintains:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat. 	<p>AO15.1 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 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; and 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p>	<p>Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO15.2 Root-absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	<p>Not Applicable See AO15.1 above.</p>
Maintaining connectivity (public safety, relevant infrastructure activities, consequential development of IPA approval, extractive industry)		
PO16 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.	AO16.1 Clearing occurs in accordance with table 16.3.3 in this code.	<p>Complies The site is located within a Non-Coastal bioregion and sub-region and will maintain connectivity by complying with Table 16.3.3 as follows:</p> <ol style="list-style-type: none"> 1. The area of vegetation on-site is connected to an area of vegetation that is well in excess of 50 hectares; 2. Upon clearing for the development being completed, the extent of vegetation will remain in excess of 50 hectares; 3. The overall vegetation area (as outlined above) is wider than 200m; 4. The width of vegetation (as outlined above) will not be cleared to less than 200 metres; and

Performance outcomes	Acceptable outcomes	Response
		5. The extent of vegetation on site will not be reduced to less than 30 per cent of the total area of the site.
Connectivity areas (coordinated project)		
PO17 In consideration of vegetation on the land subject to the development application and on adjacent land: 1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this not reasonably possible, the applicant provides an offset.	AO17.1 Clearing occurs in accordance with table 16.3.3 of this code. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO17.2 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).	Not Applicable See AO17.1 above.
Maintaining connectivity (necessary environmental clearing - land restoration and natural disaster preparation)		
PO18 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.	AO18.1 Clearing occurs in accordance with table 16.3.3 of this code. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO18.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO18.1 above.
Connectivity areas (necessary environmental clearing – natural channel diversion and contaminants removal)		
PO19 In consideration of vegetation on the land subject to the development application and on adjacent land:	AO19.1 Clearing occurs in accordance with table 16.3.3 of this code.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	OR	

Performance outcomes	Acceptable outcomes	Response
1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this is not reasonably possible, the applicant rehabilitates the cleared area; or 3. where this not reasonably possible, the applicant provides an offset.	AO19.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO19.1 above.
	OR AO19.3 Where clearing cannot be reasonably avoided, and: 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated 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).	Not Applicable See AO19.1 above.
Soil erosion (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act approval, coordinated project, necessary environmental clearing)		
PO20 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO20.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to: 1. prevent accelerated soil erosion; or 2. where prevention is not possible, minimise accelerated soil erosion.	Not Applicable See AO20.2 below.
	OR AO20.2 The local government is the assessment manager for the development application.	Complies The local government is the assessment manager for the development application.
Soil erosion (necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment, fodder harvesting)		

Performance outcomes	Acceptable outcomes	Response
1. PO21 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.	<p>AO21.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent increased soil erosion resulting from the clearing; and 2. stabilise soil erosion which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. <p>AND</p>	<p>Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.</p>
	<p>Clearing necessary to control non-native plants or declared pests:</p> <p>AO21.2 Mechanical clearing:</p> <ol style="list-style-type: none"> 1. does not occur on a slope greater than 15 percent; and 2. in each 50 by 50 metre area (0.25 hectares), retains 50 per cent of the ground cover and does not disturb more than 50 per cent of the ground cover. <p>AND</p>	<p>Not Applicable See AO21.1 above.</p>
	<p>AO21.3 New access tracks required to provide necessary access to control a non-native plant or declared pests 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>Not Applicable See AO21.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	AND	
	Clearing for managing thickened vegetation: AO21.4 Mechanical clearing does not: <ol style="list-style-type: none"> 1. occur in a regional ecosystem in table 16.3.4 of this code that states 'mechanical clearing not permitted'; 2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent ground cover; 3. occur on a slope greater than five per cent; and 4. occur within 50 metres of an area of existing accelerated soil erosion. 	Not Applicable See AO21.1 above.
	AND	
	Clearing for encroachment: AO21.5 Mechanical clearing does not occur in any of the following areas: <ol style="list-style-type: none"> 1. within 50 metres of an area of soil erosion; and 2. slopes greater than 5 per cent. 	Not Applicable See AO21.1 above.
	AND	

Performance outcomes	Acceptable outcomes	Response
	Clearing for fodder harvesting: AO21.6 Mechanical clearing does not occur on a slope greater than five percent. OR	Not Applicable See AO21.1 above.
	AO21.7 Mechanical clearing does not occur within 50 metres of an areas of soil erosion and instability.	Not Applicable See AO21.1 above.
Salinity (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, necessary environmental clearing, encroachment, fodder harvesting)		
PO22 Clearing does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.	AO22.1 Clearing does not occur within 100 metres of a salinity expression area.	Complies The clearing will not be located within 100 metres of a salinity expression area.
Conserving endangered and of concern regional ecosystems (public safety and relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry)		
PO23 Clearing maintains the current extent of endangered regional ecosystems and of concern regional ecosystems.	AO23.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem. OR	Complies The area of the site proposed to be cleared does not contain an endangered regional ecosystem or an of concern regional ecosystem.
	AO23.2 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. OR	Not Applicable See AO23.1 above.

Performance outcomes	Acceptable outcomes	Response
	AO23.3 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. OR	Not Applicable See AO23.1 above.
	AO23.4 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).	Not Applicable See AO23.1 above.
Essential habitat (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, fodder harvesting)		
PO24 Clearing maintains the current extent of essential habitat.	AO24.1 Clearing does not occur in essential habitat. OR	Not Applicable There is no essential habitat located on site.
	AO24.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	Not Applicable See AO24.1 above.
	AO24.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	Not Applicable See AO24.1 above.

Performance outcomes	Acceptable outcomes	Response
	AO24.4 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).	Not Applicable See AO24.1 above.
Essential habitat (necessary environmental clearing – land restoration and natural disaster preparation)		
PO25 Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	AO25.1 Clearing does not occur in essential habitat. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO25.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	Not Applicable See AO25.1 above.
	AO25.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	Not Applicable See AO25.1 above.
	AO25.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO25.1 above.
Essential habitat (necessary environmental clearing – natural channel diversion and contaminants removal)		
PO26 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.	AO26.1 Clearing does not occur in essential habitat. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
	AO26.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	Not Applicable See AO26.1 above.
	AO26.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	Not Applicable See AO26.1 above.
	AO26.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated. OR	Not Applicable See AO26.1 above.
	AO26.5 Where clearing cannot be reasonably avoided, and: 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).	Not Applicable See AO26.1 above.
	Acid sulfate soils (public safety, relevant infrastructure activities, consequential development of Integrated Planning Act 1997 approval, coordinated project, extractive industry, necessary environmental clearing, necessary to control non-native plants or declared pests, managing thickened vegetation, encroachment)	
PO27 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:	AO27.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.	AO27.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: <ol style="list-style-type: none"> mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 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. 	Not Applicable See AO27.1 above.
	OR AO27.3 The local government is the assessment manager for the development application.	Not Applicable See AO27.1 above.
Clearing is staged (extractive industry)		
PO28 Clearing: <ol style="list-style-type: none"> is staged in line with operational needs that restrict clearing to the current operational area; and only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure, within the term of the development approval; and 	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
3. does not occur without required permits.		
Coordinated project – involving clearing for agriculture		
PO29 Clearing only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
PO30 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.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
Clearing for necessary environmental clearing – land restoration and natural disaster preparation		
PO31 Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	AO31.1 Clearing retains all of the following: <ol style="list-style-type: none"> 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	OR AO31.2 Clearing is for the purpose of natural disaster preparation and does not exceed the widths prescribed in table 16.3.1 of this code.	Not Applicable See AO31.1 above.
	OR AO31.3 Clearing is for the purpose of natural disaster preparation and does not exceed the areas prescribed in table 16.3.1 of this code.	Not Applicable See AO31.1 above.
	OR	

Performance outcomes	Acceptable outcomes	Response
	AO31.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	Not Applicable See AO31.1 above.
Clearing for necessary environmental clearing - natural channel diversion and contaminants removal		
PO32 Clearing does not occur, or where this is not reasonably possible, the applicant rehabilitates the cleared area or maintains the current extent of vegetation.	AO32.1 Clearing retains all of the following: <ol style="list-style-type: none"> 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. OR	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO32.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the regional ecosystem is rehabilitated. OR	Not Applicable See AO32.1 above.
	AO32.3 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).	Not Applicable See AO32.1 above.
Conserving remnant vegetation that are regional ecosystems (necessary to control non-native plants or declared pests)		
PO33 Clearing activities: <ol style="list-style-type: none"> 1. maintain the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 	AO33.1 Mechanical clearing: <ol style="list-style-type: none"> 1. only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the clearing is required to provide necessary access to control a non-native plant or declared pest; and 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
2. retain all habitat and mature trees.	2. does not occur using two machines linked by chain or cable; and 3. retains all habitat trees and mature trees. AND AO33.2 Clearing to provide necessary access to control non-native plants or declared pests does not exceed five metres in width. AND AO33.3 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD). AND AO33.4 Chemical clearing retains all of the following: 1. mature trees; and 2. habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. AND AO33.5 Aerial application of a root-absorbed broad spectrum herbicides does not occur. AND AO33.6 Root-absorbed broad spectrum herbicides are not applied within whichever distance is the greater from a mature tree or a habitat tree;	
		Not Applicable See AO33.1 above.
		Not Applicable See AO33.1 above.
		Not Applicable See AO33.1 above.
		Not Applicable See AO33.1 above.
		Not Applicable See AO33.1 above.

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> 1. 30 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Restoring the regional ecosystem (managing thickened vegetation)		
PO34 Clearing activities: <ol style="list-style-type: none"> 1. restore the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 2. retain mature trees, habitat trees and tall immature trees and thickets. 	AO34.1 Clearing does not occur in thickets. AND	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO34.2 Clearing retains: <ol style="list-style-type: none"> 1. all mature trees and habitat trees; 2. a full range of sizes and species typical of the regional ecosystem in the area; and 3. where the number of mature trees plus habitat trees is less than 20 per hectare, tall immature trees to total 20 mature trees, habitat trees and tall immature trees per hectare. AND	Not Applicable See AO34.1 above.

Performance outcomes	Acceptable outcomes	Response
	<p>AO34.3 Clearing does not result in debris stacked or pushed against a mature tree, habitat tree or tall immature tree.</p> <p>AND</p>	<p>Not Applicable See AO34.1 above.</p>
	<p>AO34.4 If clearing immature trees, retain immature trees in each 50 metre by 50 metre area to at least the density specified in table 16.3.4 of this code.</p>	<p>Not Applicable See AO34.1 above.</p>
	<p>AO34.5 If clearing low shrubs:</p> <ol style="list-style-type: none"> 1. in regional ecosystems where clearing is restricted to low shrubs as specified in table 16.3.4 of this code – clearing retains all immature trees; 2. in regional ecosystems where clearing is not restricted to low shrubs as specified in table 16.3.4 of this code – clearing retains at least the number of immature trees specified in table 16.3.4 of this code; and 3. clearing retains at least 10 per cent of the predominate species that have thickened. <p>AND</p>	<p>Not Applicable See AO34.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	AO34.6 Mechanical clearing does not occur within 5 metres of the trunk of a mature tree, habitat tree or tall immature tree. AND	
	AO34.7 Clearing is not undertaken by: 1. aerial application of any herbicide; 2. application of a root-absorbed broad spectrum herbicide. AND	Not Applicable See AO34.1 above.
	AO34.8 Chemical clearing does not occur within five metres of the trunk of a mature tree, habitat tree or tall immature tree. AND	Not Applicable See AO34.1 above.
	AO34.9 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).	Not Applicable See AO34.1 above.
Clearing limited to specific regional ecosystems and specific clearing methods (managing thickened vegetation)		

Performance outcomes	Acceptable outcomes	Response
<p>PO35 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"> clearing is in regional ecosystems prescribed in table 16.3.4 of this code; and clearing is in accordance with the clearing restrictions for the regional ecosystem prescribed in table 16.3.4 of this code. retain mature trees, habitat trees and tall immature trees and thickets. 	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>
Clearing limited to specific regional ecosystems (encroachment)		
PO36 Clearing of encroachment does not occur, other than in the regional ecosystems listed in table 16.3.5 of this code.	No acceptable outcome is prescribed.	<p>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>
Conserving vegetation (encroachment)		
<p>PO37 Clearing activities:</p> <ol style="list-style-type: none"> result in the restoration of the regional ecosystem; and retain all habitat trees; and retain all groves; and retain species which make up the natural floristic composition of the regional ecosystem, distributed in a natural pattern. 	<p>AO37.1 Clearing retains all of the following:</p> <ol style="list-style-type: none"> all mature trees; and all habitat trees; and all woody vegetation within a grove, unless it is undertaken by a regional ecosystem burn. 	<p>Not Applicable</p> <p>Not applicable in accordance with Table 16.2.1 of the SDAP.</p>
	AND	
	<p>AO37.2 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).</p>	<p>Not Applicable</p> <p>See AO37.1 above.</p>
	AND	

Performance outcomes	Acceptable outcomes	Response
	AO37.3 Clearing does not result in debris being stacked or pushed against a mature tree or a habitat tree. AND	Not Applicable See AO37.1 above.
	AO37.4 Mechanical clearing does not occur within 10 metres of a mature tree or a habitat tree. AND	Not Applicable See AO37.1 above.
	AO37.5 Aerial application of a herbicide does not occur. AND	Not Applicable See AO37.1 above.
	AO37.6 Chemical clearing does not occur within five metres of a mature tree or a habitat tree. AND	Not Applicable See AO37.1 above.
	AO37.7 Root-absorbed broad spectrum herbicides are not applied in any of the following areas: 1. regional ecosystems 11.4.11 and 11.8.11; and 2. within whichever is the greater distance from a mature tree or a habitat tree: a. 10 metres; or b. the distance specified by the approved product label; or c. the safety and use conditions specified by the Australian Pesticides and Veterinary Medicines Authority; and	Not Applicable See AO37.1 above.

Performance outcomes	Acceptable outcomes	Response
	3. within whichever is the greater distance from a grove: <ol style="list-style-type: none"> 30 metres; or the distance specified by the approved product label; or the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Limits to clearing for fodder harvesting (fodder harvesting)		
PO38 Clearing is limited to: <ol style="list-style-type: none"> the extent necessary to provide fodder for stock; and areas where the stock is located, and the stock have sufficient water. 	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
PO39 Clearing must only occur: <ol style="list-style-type: none"> in regional ecosystems listed in table 16.3.6 or table 16.3.7 of this code; and in accordance with the harvesting method limitations for the regional ecosystem listed in table 16.3.6 or table 16.3.7 of this code. 	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
PO40 Clearing consists predominantly of fodder species.	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
Conserving vegetation (fodder harvesting)		

Performance outcomes	Acceptable outcomes	Response
PO41 Clearing is carried out in a way that conserves: <ol style="list-style-type: none"> 1. remnant vegetation in perpetuity; and 2. the regional ecosystem in which the vegetation is situated. 	AO41.1 Clearing does not result in the removal of non-fodder species with a height of four metres or more. AND	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
	AO42.2 Selective harvesting: <ol style="list-style-type: none"> 1. retains all non-fodder species except where the damage is an unavoidable consequence of clearing the selected fodder tree; and 2. when using a chainsaw in regional ecosystems listed in table 16.3.6 of this code, retains at least one fodder tree for every fodder tree cleared; and 3. in least concern regional ecosystems listed in table 16.3.7 of this code, retains at least one fodder tree for each fodder tree cleared; and 4. in of concern regional ecosystems listed in table 16.3.7 of this code, retains at least two fodder trees for each fodder tree cleared. AND	Not Applicable See AO42.1 above.
	AO41.3 Strip harvesting and block harvesting: <ol style="list-style-type: none"> 1. where fodder harvesting has previously occurred in an area of a lot, only occurs if all of the following apply: <ol style="list-style-type: none"> a. the vegetation has not been cleared in the last 10 years; and 	Not Applicable See AO42.1 above.

Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> 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 c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and 2. aligns clearing along the contour where practical; and 3. does not occur in patches of regional ecosystems that are less than 10 hectares in area or less than 500 metres wide. <p>AND</p>	
	<p>AO41.4 Strip harvesting:</p> <ul style="list-style-type: none"> 1. does not result in any strip harvesting area exceeding 50 metres in width; and 2. results in all strip retention areas: <ul style="list-style-type: none"> 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 b. containing fodder species with an average height of at least four metres; and 3. does not result in clearing for machinery access between strip harvest areas exceeding 15 metres in width. 	<p>Not Applicable See AO42.1 above.</p>

Performance outcomes	Acceptable outcomes	Response
	AND	
	AO41.5 Block harvesting: <ol style="list-style-type: none"> 1. does not result in any block harvest area exceeding one hectare; and 2. results in block retention areas: <ol style="list-style-type: none"> a. being preserved between block harvest areas in accordance with the widths specified in table 16.3.8 of this code; and b. containing fodder species with an average height of at least four metres; and 3. does not result in clearing for machinery access between block harvest areas exceeding 10 metres in width. 	Not Applicable See AO42.1 above.
Cleared vegetation (fodder harvesting)		
PO42 Fodder harvesting is carried out in a way that results in the woody biomass of the cleared vegetation remaining where it is cleared.	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.
Conserving the fodder resource (fodder harvesting)		
PO43 Fodder harvesting is carried out in a way that will conserve the fodder resource.	AO43.1 Clearing does not occur: <ol style="list-style-type: none"> 1. in an area that has been cleared in the previous 10-year period; and 2. more than once in the same area of a lot; and 3. in more than 50 per cent of the area of the regional ecosystem listed in table 16.3.6 and table 16.3.7 of this code on the lot; and 	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.

Performance outcomes	Acceptable outcomes	Response
	4. in areas required to be retained under this code, a development approval or any accepted development vegetation clearing code.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems (Vegetation retention purposes)		
PO44 The duration of clearing for a vegetation retention purpose occurs only for a period that: <ol style="list-style-type: none"> will not contribute to land degradation; and ensures the ongoing maintenance of ecological processes and biodiversity; and maintains the regional ecosystem. 	No acceptable outcome is prescribed.	Not Applicable Not applicable in accordance with Table 16.2.1 of the SDAP.



Application

This code applies where 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 9.4.2.3A – Landscaping Code – For accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
FOR ACCEPTED DEVELOPMENT SUBJECT TO REQUIREMENTS AND ASSESSMENT DEVELOPMENT			
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1.1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p><i>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</i></p>	NOT APPLICABLE	The proposed development is located in the Rural Zone.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p><i>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip.</i></p>	NOT APPLICABLE	As above.
PO3 Development includes landscaping and fencing alongside and rear boundaries that: <ul style="list-style-type: none"> (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting. 	AO3.1 Development provides landscape treatments alongside and rear boundaries in accordance with Table 9.4.2.3B .	ALTERNATIVE SOLUTION SOUGHT	Due to the size of the site, its location in the Rural Zone and the location of the proposed development towards the centre of the site, it is not reasonable to require landscaping to the side and rear boundaries. The landscaping being proposed will ensure a sufficient level of compliance (given the sites remote location) with Performance Outcome PO3.
	AO3.2 Shrubs and trees provided in landscape strips alongside and rear boundaries: <ul style="list-style-type: none"> (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and 	ALTERNATIVE SOLUTION SOUGHT	See above.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	(d) are mulched to a minimum depth of 0.1 metres with organic mulch.		
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	ALTERNATIVE SOLUTION SOUGHT	See above.
PO4 Car parking areas are improved with a variety of landscaping that: <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	AO4.1 Landscaping is provided in car parking areas which provides: <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p><i>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</i></p>	COMPLIES	Landscaping around car parking and buggy drop off areas has been designed to have a sense of arrival and guide guests between nodes. The landscaping will integrate existing vegetation into the proposed development. This will ensure compliance with the Performance Outcome.

9.4.2 Landscaping Code

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	COMPLIES	As above (compliance with the Performance Outcome has been demonstrated).
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species	COMPLIES	Landscaping has been designed to be reflective of the sites rural/remote location and enhance the built form. The landscaping will also integrate existing vegetation into the proposed development. This will ensure compliance with the Performance Outcome.
	AO5.2 A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	COMPLIES	As above (compliance with the Performance Outcome has been demonstrated).
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	COMPLIES	The Landscaping will not impact of the future provision of infrastructure and services. Compliance can also be conditioned.
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	NOT APPLICABLE	No overhead electricity lines and power poles are proposed or existing on site.

PERFORMANCE OUTCOMES	ACCEPTABLE MEASURES	COMPLIES	COMMENT
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	NOT APPLICABLE	An electricity substation is not proposed on site.
FOR ASSESSABLE DEVELOPMENT			
PO7 Landscaping areas are designed to: <ul style="list-style-type: none"> (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles. 	AO7 No acceptable outcome is provided.	COMPLIES	Landscaped areas will be designed practically for the maintenance and longevity of the selected species within the proposed development, and for the comfort of the staff and guests. This will ensure compliance with the Performance Outcome.