

# RECONFIGURING A LOT (BOUNDARY REALIGNMENT - 3 LOTS INTO 3 LOTS), 2143 AND LOT 82 MOSSMAN – MOUNT MOLLOY ROAD AND LOT 2 BROWN ROAD, JULATTEN

## Town Planning Report



AU006487/PC/SD/R81723  
Version A  
8 December 2022

## REPORT

### Document status

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### Approval for issue

Patrick Clifton

[Date]

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## SUMMARY

**Table 1: Summary**

Details			
Site Address:	2143 and Lot 82 Mossman-Mount Molloy Road and Lot 2 Brown Road, Julatten QLD 4878		
Real Property Description:	Lot 25 on DA126, Lot 82 on RP851550 & Lot 2 on RP744259		
Site Area:	<ul style="list-style-type: none"> <li>Lot 25 on DA126 – 1,012m<sup>2</sup></li> <li>Lot 82 on RP851550 – 85.704 hectares</li> <li>Lot 2 on RP744259 – 109.249 hectares</li> </ul>		
Regional Plan Land Use Designation:	Regional Landscape and Rural Production Area		
Zone/Precinct:	Rural Zone		
Owner(s):	Lot 25 on DA126 – Neville Daniel Evans & Mavis Gabriella Evans Lot 82 on RP851550 – Neville Daniel Evans & Mavis Gabriella Evans Lot 2 on RP744259 – Neville Thomas Evans & Janine Dallas Evans		
Proposal			
Brief Description/ Purpose of Proposal	Reconfiguring a Lot (Boundary realignment - 3 lots onto 3 lots)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
Public Notification	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes:	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
Nil	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
Other			
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# 1 INTRODUCTION

RPS has been engaged by Neville Evans to seek development approval for Reconfiguring the boundary on land located at 2143 & Lot 82 Mossman-Mount Molloy Road and Lot 2 Brown Road, Julatten, more formally described as Lot 25 on DA126, Lot 82 on RP851550 and Lot 2 on RP744259.

The development application seeks:

- Development Permit for Reconfiguring a Lot (Boundary Re-alignment – 3 Lots into 3 Lots)

The subject site comprises irregular shaped rural allotments with respective areas of 1,012m<sup>2</sup>, 85.704 hectares and 109.249 hectares. Lots 25 and 82 have frontage to Mossman-Mount Molloy Road of approximately 30 metres and 606 metres, respectively, and Lot 2 has frontage to Brown Road of approximately 685 metres and McLeans Bridge Road of approximately 640 metres. Lot 25 is currently vacant, Lot 82 is currently improved by a detached dwelling house, ancillary sheds, outbuildings and a dam. The balance of Lot 82 and Lot 2 is used for agricultural purposes, namely cattle grazing and is improved by dams and fencing.

The subject site has been historically cleared of vegetation within the exception of the riparian zone adjacent to Bushy Creek, which forms the western boundary of Lot 82 and the unnamed tributaries of Bushy Creek, which traverse Lot 82 converging with Bushy Creek from the north and east.

The area containing the site is characterised by rural and rural lifestyle properties. To the east, west and south land is generally used for agricultural purposes, namely grazing and sugar cane and to the north rural lifestyle lots. Smaller lots containing dwelling houses are scattered amongst the larger lots. The north east portion of Lot 82 bounds the Julatten State School.

Under the Mareeba Shire Council Planning Scheme 2016, the subject site is identified within the Rural Zone (Lot 82 and Lot 2) and Low Density Residential Zone (Lot 25) and is affected by the following overlays:

- Agricultural Land (Land Class A);
- Bushfire Hazard;
- Environmental Significance; and
- Scenic Amenity.

In accordance with the Tables of Assessment, the application is required to be subject to Impact Assessment and would require public notification. As an Impact Assessable application, the Council, as the Assessment Manager, is able to have regard to the whole of the planning scheme, including the Strategic Framework, and is able to consider other relevant planning matters.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and requirements of relevant statutory planning documents. Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.

## 2 SITE DETAILS

### 2.1 Site Particulars

The subject site is located at 2143 & Lot 82 Mossman-Mount Molloy Road and Lot 2 Brown Road, Julatten, more formally described as Lot 25 on DA126, Lot 82 on RP851550 and Lot 2 on RP744259. The site comprises irregular shaped rural allotments with respective areas of 1,012m<sup>2</sup>, 85.704 hectares and 109.249 hectares. Lots 25 and 82 have frontage to Mossman-Mount Molloy Road of approximately 30 metres and 606 metres respectively and Lot 2 has frontage to Brown Road of approximately 685 metres and Macleans Bridge Road of approximately 640 metres. Lot 25 is currently vacant, Lot 82 is currently improved by a detached dwelling house, ancillary sheds, outbuildings and a dam. The balance of Lot 82 and Lot 2 is used for agricultural purposes, namely cattle grazing and improved by dams and fencing.

Key details of the subject site are as follows:

**Table 2: Site Particulars**

Site Particulars	
Site Address	2143 & Lot 82 Mossman-Mt Molloy Road and Lot 2 Brown Road, Julatten QLD 4871
Real Property Description	Lot 25 on DA126 Lot 82 on RP851550 Lot 2 on RP744259
Site Area	<ul style="list-style-type: none"> <li>• Lot 25 – 1,012m<sup>2</sup></li> <li>• Lot 82 – 85.704 hectares</li> <li>• Lot 2 – 109.249 hectares</li> </ul>
Landowner(s)	Lot 25 on DA126 – Neville Daniel Evans & Mavis Gabriella Evans Lot 82 on RP851550 – Neville Daniel Evans & Mavis Gabriella Evans Lot 2 on RP744259 – Neville Thomas Evans & Janine Dallas Evans

The site location and its extent are shown in **Figure 1** below.

Certificate/s of title confirming site ownership details are included at **Appendix A**.



Figure 1 Site Location

Source: Queensland Globe 2022

## 2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
<b>State Planning Policy Mapping</b>	
<b>Economic Growth:</b>	<ul style="list-style-type: none"> <li>• Agriculture <ul style="list-style-type: none"> <li>○ Agricultural land classification - Class A and B.</li> </ul> </li> </ul>
<b>Environment and Heritage:</b>	<ul style="list-style-type: none"> <li>• Biodiversity <ul style="list-style-type: none"> <li>○ MSES - Wildlife habitat (endangered or vulnerable);</li> <li>○ MSES – Wildlife habitat (special least concern animal);</li> <li>○ MSES - Regulated vegetation (category B);</li> <li>○ MSES - Regulated vegetation (category C);</li> <li>○ MSES - Regulated vegetation (essential habitat);</li> <li>○ MSES – Regulated vegetation (wetland);</li> <li>○ MSES Regulated vegetation (intersecting a watercourse); and,</li> <li>○ MSES – High ecological significance wetlands.</li> </ul> </li> </ul>

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Instrument	Designation
Safety and Resilience to Hazards:	<ul style="list-style-type: none"><li>• Natural Hazards Risk and Resilience<ul style="list-style-type: none"><li>◦ Flood hazard area - Level 1 - Queensland floodplain assessment overlay; and,</li><li>◦ Bushfire prone area (Very High Potential Bushfire Intensity – Potential Impact Buffer)</li></ul></li></ul>
Infrastructure	<ul style="list-style-type: none"><li>• Energy and Water Supply<ul style="list-style-type: none"><li>◦ Major electricity infrastructure (Ergon).</li></ul></li><li>• Transport Infrastructure<ul style="list-style-type: none"><li>◦ State-controlled road.</li></ul></li></ul>
<b>Development Assessment Mapping</b>	
Fish Habitat Areas	<ul style="list-style-type: none"><li>• Queensland waterways for waterway barrier works (High, Moderate &amp; Low).</li></ul>
Native Vegetation Clearing	<ul style="list-style-type: none"><li>• Category B on the regulated vegetation management map;</li><li>• Category C on the regulated vegetation management map; and,</li><li>• Category X on the regulated vegetation management map.</li></ul>
State Transport Corridor	<ul style="list-style-type: none"><li>• State-controlled road; and</li><li>• Area within 25m of a State-controlled road.</li></ul>
<b>Far North Queensland Regional Plan 2009-2031</b>	
Regional Plan Map:	<ul style="list-style-type: none"><li>• Regional Landscape and Rural Production Area.</li></ul>
<b>Mareeba Shire Planning Scheme 2016</b>	
Zone:	<ul style="list-style-type: none"><li>• Low Density Residential Zone</li><li>• Rural Zone</li></ul>
Overlays:	<ul style="list-style-type: none"><li>• Agricultural Land:<ul style="list-style-type: none"><li>- Land Class A.</li></ul></li><li>• Bushfire Hazard:<ul style="list-style-type: none"><li>- High Potential Bushfire Intensity;</li><li>- Medium Potential Bushfire Intensity; and,</li><li>- Potential Impact Buffer.</li></ul></li><li>• Environmental Significance:<ul style="list-style-type: none"><li>- Waterway 100 metre buffer.</li></ul></li><li>• Scenic Amenity:<ul style="list-style-type: none"><li>- Shire Scenic Route 500 metre buffer.</li></ul></li></ul>

Zoning of the subject site and surrounding lands is shown on **Figure 2**

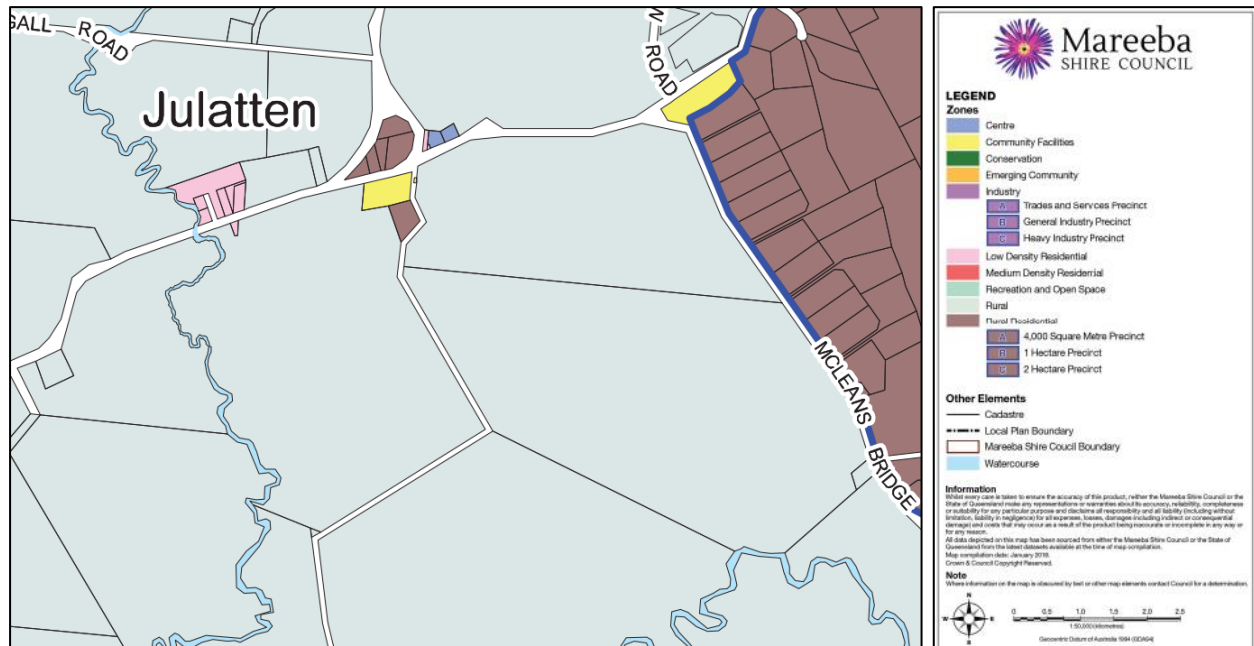


Figure 2 Zoning

Source: Mareeba Shire Council Planning Scheme 2016



## 3 PROPOSAL

### 3.1 Overview

The application seeks a Development Permit for Reconfiguring a Lot (Boundary Realignment - 3 lots into 3 lots) on land located at 2143 & Lot 82 Mossman-Mt Molloy Road and Lot 2 Brown Road, more formally described as Lot 25 on DA126, Lot 82 on RP851550 and Lot 2 on RP744259.

Evans Cattle Co currently operate a cattle grazing operation over the three separate titles, Lot 82 on RP851550, Lot 2 on RP744259 and Lot 79 on DA220. Due to topographical constraints associated with these allotments, the applicant is seeking to reconfigure the allotments with a view to improving agricultural productivity through improved grazing operations.

### 3.2 Proposal Detail

This application seeks development approval for Reconfiguring a Lot in order to realign the boundaries of one (1) existing residential lot and two (2) rural lots over Lot 25 on DA125, Lot 82 on RP851550 and Lot 2 on RP744259, generally in accordance with Proposal Plan AU006487-1B, provided for reference as **Appendix D**. The intent of the proposed development is to realign the boundaries to locate Lot 25, adjacent to the Julatten State School to mitigate potential flood impacts and to realign the boundaries to create two (2) rural allotments, one containing the dwelling house and surrounding paddocks and the balance retained for cattle grazing.

The applicant is seeking to improve agricultural production efficiencies of the family grazing operations, by operating the northern portion of Lot 82 as an independent rural holding. Evans Cattle Co currently operate a cattle grazing operation over three separate titles, Lot 82 on RP851550, Lot 2 on RP744259 and Lot 79 on DA220. Grazing on Lot 82 on RP851550 is constrained by topographical features including tributaries of Bushy Creek, wetland areas and riparian vegetation. These constraints restrict the movement of cattle from the northern portion of Lot 82 to the rear southern portion of Lot 82 and further distribution to adjoining lots. Cattle passage is through the wettest portions of the site, which were historically tea tree swamp, and cattle are reluctant to transit through this passage. This movement corridor has resulted in cattle stress, potential injury to livestock and significant degradation of pasture. As such, the applicant has resolved to operate the northern portion of Lot 82 as an independent rural holding, focused solely on the finishing cattle in a shorter timeframe, with the majority of cattle turned off prior to the wet season. The intent is to resow the northern portion of Lot 82 with Mekong, an improved pasture grass and implement rotational grazing within Proposed Lot 2. Cattle grazing operations on the balance lot will continue with provision of cattle yards within Proposed Lot 3.

The applicant anticipates that the proposed development and operation of Proposed Lot 2 as an independent holding would lead to an increase in productivity per unit area through improved pastures and elimination of the transit paddock, facilitating growth in farm production whilst minimising environmental impacts upon the surrounding environment. The proposed development is expected to enable stocking rates within the northern portion of Lot 82 to increase to 120 head, and an approximate 50% increase in bullocks being turned off from these paddocks compared to current operations. A detailed Grazing Operations Management Plan is provided for reference as **Appendix E**.

The proposal seeks to reconfigure the existing boundaries as follows:

- Relocate existing Low Density Residential allotment, Lot 25 on DA126 from its current location within a potential flood hazard area, east immediately adjacent to the Julatten State School (Lot 5 on CP8511551) for the purposes of creating a viable residential allotment;
- Realign the boundary to create Proposed Lot 2 comprising the existing dwelling house, ancillary sheds, infrastructure and existing paddocks on the northern portion of Lot 82; and
- Amalgamate the southern portion of Lot 82 on RP851550 and Lot 2 on RP744259 for the purposes of creating a larger more viable rural allotment that improves the agricultural efficiency for the existing cattle grazing operation.

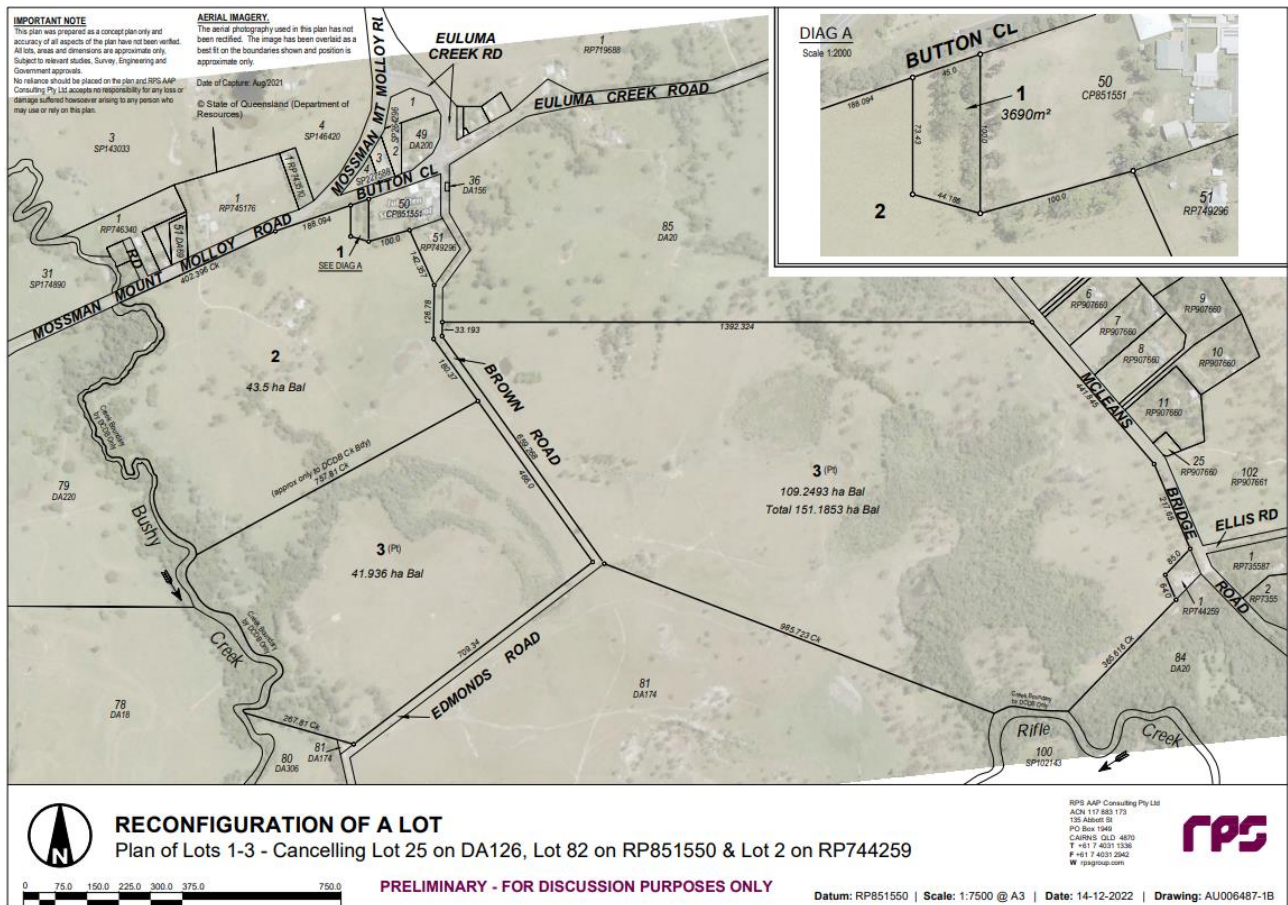
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The proposed lots would all have areas of greater than 40 hectares and frontage to a gazetted road. The proposed lots are summarised in **table 4** below:

**Table 4: Planning Context**

Proposed Lot	Area	Frontage
Proposed Lot 1	3,690m <sup>2</sup>	Approx. 45 metres – Button Close
Proposed Lot 2	43.5 hectares	Approx. 560 metres – Mossman-Mount Molloy Road
Proposed Lot 3	151.1853 hectares	Approx. 400 metres – Brown Road Approx 640 metres – McLeans Bridge Road

An image of the plan if subdivision is provided as **Figure 3** below a full plan is provided at **Appendix C**.



**Figure 3: Proposed plan of subdivision**



## 4 LEGISLATIVE REQUIREMENTS

### 4.1 Assessment Manager

In accordance with Schedule 8 of the *Planning Regulation 2017*, the assessment manager for this application is Mareeba Shire Council.

### 4.2 Categories of Assessment

The table below summarises the categorising instruments and categories of assessment applicable to this application.

**Table 5: Categories of Assessment**

Aspect of development	Categorising instrument	Category of assessment
Development Permit for Reconfiguring a Lot	Mareeba Shire Council Planning Scheme 2016, Table 5.6.1 Temporary Local Planning Instrument No.1 of 2019 (subdivision in Rural Zone)	Impact Assessment

### 4.3 Referrals

In accordance with Schedule 10 of the *Planning Regulation 2017*, the follow referrals apply.

**Table 6: Schedule 10 Referral Matters**

Schedule 10	Referral topic and reason	Referral Agency
10.9.4.2.1	Reconfiguring a lot near a State transport corridor	SARA, DSDMIP
10.9.4.2.3	Reconfiguring a lot near a State-controlled road intersection	SARA, DSDMIP

### 4.4 Public Notification

This application requires public notification as it is subject to Impact Assessment. The public notification involves the notification of the adjoining landowners, a public notice placed on the land and a public notice in the newspaper. The application would then be available for members of the public to make representation for a period of 15 business days. Properly made representations received during the public notification period are required to be considered by Council, as the Assessment Manager, in the determination of the application.

## 5 STATUTORY PLANNING ASSESSMENT

### 5.1 Overview

This section assesses the application against relevant assessment benchmarks.

As the application is subject to code assessment, the assessment benchmarks, and the matters the assessment manager must have regard to, are those identified in section 45(3) of the *Planning Act 2016* and sections 26 and 27 of the *Planning Regulation 2017*.

### 5.2 State and Regional Assessment Benchmarks

#### 5.2.1 State Planning Policy

Section 26(2)(a)(ii) of the *Planning Regulation 2017* requires the assessment manager to assess the application against the assessment benchmarks stated in the State Planning Policy, Part E, to the extent Part E of the State Planning Policy is not identified as being appropriately integrated into planning scheme.

It is understood that the minister has identified that the State Planning Policy has been appropriately integrated into Mareeba Shire Planning Scheme 2016 and consequently no further assessment is required in this instance.

#### 5.2.2 Regional Plan

The *Planning Regulation 2017* at section 26(2)(a)(i) requires the assessment manager to assess the application against the assessment benchmarks stated in the regional plan, to the extent the Regional Plan is not identified as being appropriately integrated into the planning scheme.

Section 2.2 of the Mareeba Shire Planning Scheme 2016 states “The Minister has identified that the planning scheme, specifically the strategic framework, appropriately advances the Far North Queensland Regional Plan 2009-2031, as it applies in the planning scheme area”, therefore assessment against the applicable Planning Scheme provisions will address any relevant Regional Plan matters.

#### 5.2.3 Development Assessment under Schedules 10 (SDAP)

Schedule 10 of the *Planning Regulation 2017* identify the matters that the assessment manager and/or referral agency assessment must have regard to.

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. The current State Codes (Version 3.1) applicable to the proposal are identified in **Table 7**.

**Table 7: Relevant SDAP State Codes**

Section of Regulation	Referral topic	State Code
10.9.4.2.1	Infrastructure-related referrals Reconfiguring a lot near a State-controlled road intersection	State code 1 – Development in a state-controlled road environment
10.9.4.2.3	Infrastructure-related referrals Reconfiguring a lot near a State-controlled road intersection	State code 1 – Development in a state-controlled road environment

A response to the State Codes is included in **Appendix H**

### 5.3 Local Authority Assessment Benchmarks

This application is to be assessed against the Mareeba Shire Planning Scheme 2016. The considerations applicable under the Planning Scheme are identified below.

### 5.3.1 Strategic Framework

As the application is subject to Impact Assessment, in determining the application, the Council is required to have regard to the whole of the Planning Scheme, including the Strategic Framework. Relevant to the determination of the current application is section 3.3 Settlement pattern and built environment, 3.4 Natural resources and environment and 3.7 Economic development.

Settlement Pattern element 3.3.11 relates to Rural Areas and provides the following specific outcomes sought by the Strategic Framework:

#### 5.3.1.1 Specific outcomes

- (1) Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*
- (2) Land in rural areas is maintained in economically viable lot sizes, ensuring that regional landscape and rural production values are not compromised by fragmentation, alienation or incompatible land uses.*
- (3) Tourism, rural industry, intensive animal industries and outdoor recreation facilities are developed in the rural area in a way which:*
  - (a) does not impede or conflict with agricultural activities and production; and*
  - (b) does not compromise rural character and scenic qualities; and*
  - (c) does not adversely impact on ecological and biodiversity values.*
- (4) Other rural areas will be largely maintained in their current configuration, only being subdivided where viable holdings are achieved and the infrastructure base of rural operations including workers accommodation, airstrips and farm infrastructure is provided.*
- (5) Rural lifestyle, tourism, outdoor recreation, horticultural activities and natural bushland uses may be considered in other rural areas where appropriately located, serviced and otherwise consistent with the Strategic Framework.*
- (6) Agricultural areas will be retained in viable holdings and not fragmented or compromised by unsuitable development. Uses and development within this precinct will not cause land use conflicts with primary production or will ensure these conflicts are mitigated.*
- (7) Rural areas preserve lands for future uses beyond the life of the planning scheme.*
- (8) Historical townships located in rural areas are generally cadastral anomalies. Historical townships are generally below current infrastructure standards in respect to roads, stormwater drainage, water and sewerage infrastructure and are not intended to be developed or further subdivided. Historical townships are not always named, and include:*
  - (a) Almaden*
  - (b) Calcifer*
  - (c) Kingsborough*
  - (d) Koorboora*
  - (e) Montalbion*
  - (f) Mt Mulligan*
  - (g) Northcote*
  - (h) Petford*
  - (i) Stannary Hills*
  - (j) Thornborough*
  - (k) Watsonville*

The proposed development would result in the creation of Proposed Lot 2 which is below the minimum lot size of 60 hectares for the Rural Zone. Whilst it is noted that Proposed Lot 2 would result in a rural allotment

below the minimum lot size, it is noted that agricultural land within the site is already partially fragmented by the presence of topographical constraints, namely the watercourse, wetlands and remnant riparian vegetation on the site. The proposal would be compatible with existing rural uses on the site and adjoining land and would not compromise any viable agricultural land or rural production values by introducing the opportunity for rural lifestyle lots or additional housing.

The proposed boundary realignment would facilitate the applicant implementing a new grazing operational plan for both Proposed Lot 2 and Proposed Lot 3. The current cattle movement corridor from the northern portion of Lot 82 (Proposed Lot 2) to the southern portion (Part of Proposed Lot 3) results in degradation of pastures and decreased productivity due to loss of grazing capacity. The proposed development would facilitate a new grazing management plan, incorporating improved pastures, increased pasture utilisation and implementation of tactical grazing in accordance with Meat and Livestock Australia (MLA) guidelines. The applicant has provided a Grazing Operations Management Plan for Proposed Lots 2 and 3 indicating improved productivity and viability of agricultural land as a result of the proposed development. The Grazing Operations Management Plan is provided for reference as **Appendix E**.

Natural Resources and Environment element 3.4.5 relates to Strategic Rehabilitation and Ecological Corridors and provides the following specific outcomes sought by the Strategic Framework:

#### 3.4.5.1 Specific outcomes

- (1) *Ecological corridors are major existing habitat corridors that link key biodiversity areas within Mareeba Shire and greater Far North Queensland region. Development does not compromise the habitat connectivity of ecological corridors.*
- (2) *Habitat linkages are strategically located future habitat corridors linking biodiversity areas within the shire. Development does not compromise the ability to realise these opportunities for ecological connectivity through progressive revegetation of habitat linkages with native vegetation.*

The proposed development would not require any vegetation clearing and existing habitat linkages and ecological corridors would be maintained as part of the proposed development. The proposed development would not trigger any additional exempt clearing rights. The proposed development would also not adversely affect any existing habitat corridors or biodiversity on the site. The proposed development is considered to be consistent with the relevant sections of the Natural Resources and Environment Theme of the Strategic Framework.

Natural Resources and Environment element 3.4.6 relates to Watercourses and wetlands and provides the following specific outcomes sought by the Strategic Framework:

#### 3.4.6.1 Specific outcomes

- (1) *Hydrological flows, riparian ecology and ecosystem services of watercourses and wetlands are maintained, protected and enhanced.*
- (2) *Wetlands of ecological significance are protected from sediment and run off, vegetation clearing, weed invasion and pollution through designated setbacks and buffers. These include the following:*
  - (a) *Wetlands in the Great Barrier Reef Catchment; and*
  - (b) *Wetlands of High Ecological Significance as identified through the Aquatic Biodiversity Assessment and Mapping Method (AquaBAMM).*
- (3) *The water quality of rivers and creeks, which ultimately flow to the Great Barrier Reef and the Gulf of Carpentaria, is not compromised or polluted through sediment, gross pollutants or chemical run off from new or existing development.*
- (4) *The headwaters of the Staaten River, which are included in the far western extent of Mareeba Shire, are recognised for their status as a part of the Gulf Rivers Strategic Environmental Area.*
- (5) *Where development occurs on land including an adjoining watercourses and wetlands it provides appropriate setbacks and buffers and enhances these areas through revegetation.*

The proposed development seeks to reconfigure the common boundary between the northern and southern portions of Lot 82, where the agricultural land is already partially fragmented by the presence of a watercourse, wetlands and riparian vegetation. Proposed changes to the grazing operations on the subject site seek to exclude the movement of cattle through existing wetland areas. The proposed exclusion would

mitigate impacts of sediment and nutrient discharge to waterways and enhance the downstream environmental values. Exclusion of movement corridors through tributary headwaters would likely result in both improved pastures for grazing and the regeneration of native sedges for water filtration downstream. The proposed development is considered to be consistent with the relevant sections of the Natural Resources and Environment Theme of the Strategic Framework and would offer an improved environmental outcome.

Economic development element 3.7.2 relates to Rural and agricultural land and provides the following specific outcomes sought by the Strategic Framework:

#### 3.7.2.1 Specific outcomes

- (1) *Agricultural areas are preserved for the purpose of primary production and are protected from fragmentation, alienation and incompatible development.*
- (2) *Other rural areas are maintained in economically viable holdings and continue to develop and expand their rural infrastructure and operations.*
- (3) *Urban and rural residential development provides a buffer to adjacent rural areas in accordance with best practice.*
- (4) *Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.*
- (5) *Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*
- (6) *Important irrigation infrastructure, such as the Mareeba-Dimbulah Irrigation Area irrigation channels, pipelines and holding ponds, are maintained for the purpose of providing water to support agricultural production and are protected from incompatible development.*

The proposed development would result in the creation of Proposed Lot 2 with an area below the minimum lot size of 60 hectares for the Rural Zone. However, it is noted that agricultural land within the site is already partially fragmented by the presence of the watercourse, wetlands and remnant riparian vegetation on the site. The proposal would maintain existing rural uses and would be compatible with existing rural uses on adjoining land. The proposal would not compromise any viable agricultural land or rural production values and as demonstrated by the Grazing Operations Management Plan (**Appendix E**). The applicant anticipates that agricultural production values would increase due to elimination of cattle transit through wet paddocks, sowing with improved pasture species (Mekong), improved pasture utilisation and more tactical grazing operations. The proposed development is considered to be consistent with the relevant sections of the Economic Development Theme of the Strategic Framework.

## 5.3.2 Codes

The planning scheme codes applicable to the proposal, and the development compliance is summarised in the table below:

**Table 8: Planning Scheme Code Responses**

Planning Scheme Codes	Applicability	Comment
<b>Zone code</b>		
Low Density Residential Zone Code	Applies	Complies with applicable Assessment Benchmarks.
Rural Zone Code	Applies	Complies with Acceptable Outcomes and Assessment Benchmarks.
<b>Overlay Codes</b>		
Agricultural Land Overlay Code	Applies	No excavation or filling is proposed as part of this application.
Bushfire Hazard Overlay Code	Applies	Complies with applicable Assessment Benchmarks.
Environmental Significance Overlay Code	Applies	Complies with applicable Assessment Benchmarks.

Planning Scheme Codes	Applicability	Comment
Scenic Amenity Overlay Code	Applies	Complies with applicable Assessment Benchmarks.
<b>Development Codes</b>		
Reconfiguring a lot code	Applies	Consideration is required in relation to Performance Outcome PO1, relating to lot area.

A detailed assessment against the relevant Planning Scheme Codes is provided at **Appendix D**.

### 5.3.3 Statement of Compliance

Performance Outcome PO1 of the Reconfiguring a Lot Code states:

#### **PO1**

*Lots include an area and frontage that:*

- (a) is consistent with the design of lots in the surrounding area;*
- (b) allows the desired amenity of the zone to be achieved;*
- (c) is able to accommodate all buildings, structures and works associated with the intended land use;*
- (d) allow the site to be provided with sufficient access;*
- (e) considers the proximity of the land to:*
  - (i) centres;*
  - (ii) public transport services; and*
  - (iii) open space; and*
- (f) allows for the protection of environmental features; and*
- (g) accommodates site constraints.*

*The associated Acceptable Outcome states:*

#### **AO1.1**

*Lots provide a minimum area and frontage in accordance with **Table 9.4.4.3B**.*

The area containing the site is characterised by a mix of lot sizes with lots ranging in size from 1,000m<sup>2</sup> to approximately 110 hectares with many of the lots having areas between 30 and 40 hectares. The proposed development, whilst resulting in a lot less than 40 hectares would be consistent with the design of lots in the surrounding area and consistent with the amenity of the area.

As part of the development, the passage of livestock through low-lying and often inundated areas would be reduced, which would improve the riparian areas, result in improved pasture and provide environmental benefits through the better protection of the environmental features of the land. The development would also facilitate the improved location of a standalone residential lot to adjacent compatible uses and reduce the opportunity for the adverse impacts of incompatible uses being located adjacent each other whilst improving its development potential by identifying it on land free of flood inundation.

The proposed development would result in proposed Lot 2 being a separate rural allotment that adequately accommodates the existing dwelling, ancillary sheds and surrounding paddocks. Proposed Lot 3 would contain the watercourse, wetlands and riparian vegetation. The proposed development would facilitate viable agricultural production on both Proposed Lots 2 and 3, whilst minimising adverse impacts on the environmental values of the tributary of Bushy Creek and associated wetlands, through elimination of cattle passage through these areas.

The proposed development is considered to be consistent with the intent of the Performance Outcome.



## 6 CONCLUSION

RPS has been engaged by Neville Evans to apply for a Development permit for Reconfiguring a Lot (Boundary Realignment - 3 Lots into 3 Lots) on land located at 2143 & Lot 82 Mossman-Mount Molloy Road and Lot 2 Brown Road, Julatten, more formally described as Lot 25 on DA126, Lot 82 on RP851550 and Lot 2 on RP744259.

The development application seeks a Development Permit for Reconfiguring a Lot (Boundary Re-alignment – 3 Lots into 3 Lots)

The subject site comprises irregular shaped rural allotments with respective areas of 1,012m<sup>2</sup>, 85.704 hectares and 109.249 hectares. Lots 25 and 82 have frontage to Mossman-Mount Molloy Road of approximately 30 metres and 606 metres respectively and Lot 2 has frontage to Brown Road of approximately 685 metres and McLeans Bridge Road of approximately 640 metres. Lot 25 is currently vacant, Lot 82 is currently improved by a detached dwelling house, ancillary sheds, outbuildings and a dam. The balance of Lot 82 and Lot 2 is used for agricultural purposes, namely cattle grazing and improved by dams and fencing.

The subject site has been historically cleared of vegetation within the exception of the riparian zone adjacent to Bushy Creek, which forms the western boundary of Lot 82 and the unnamed tributaries of Bushy Creek, which traverse Lot 82 converging with Bushy Creek from the north and east.

The area containing the site is characterised by rural and rural lifestyle properties with areas ranging from 1,000m<sup>2</sup> to 110 hectares. To the east, west and south land is generally used for agricultural purposes, namely grazing and sugar cane and to the north rural lifestyle lots. Smaller lots containing dwelling houses are scattered amongst the larger lots. The north east portion of Lot 82 bounds the Julatten State School.

Under the Mareeba Shire Council Planning Scheme 2016, the subject site is identified as Impact Assessable and is required to be considered against the whole of the planning scheme, including the Strategic Framework and relevant Planning Scheme codes.

The assessment contained in this report demonstrates that the proposed development is able to satisfy the intent of the Strategic Framework and that the development is able to satisfy the requirements of the Planning Benchmarks contained in the relevant State and Planning Scheme Codes.

Based on this assessment the proposal is recommended for approval subject to reasonable and relevant conditions.

## Appendix A

### DA Form 1



# DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 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)	Neville Evans c/- RPS AAP Consulting Pty Ltd
Contact name (only applicable for companies)	Stacey Devaney - RPS
Postal address (P.O. Box or street address)	PO Box 1949
Suburb	Cairns
State	QLD
Postcode	4870
Country	Australia
Contact number	(07) 42761033
Email address (non-mandatory)	stacey.devaney@rpsgroup.com.au
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	AU006487

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
		2143	Mossman-Mt Molloy Road	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	25	DA126	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
			Mossman-Mt Molloy Road	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	82	RP851550	Mareeba Shire Council
c)	Unit No.	Street No.	Street Name and Type	Suburb
			Mossman-Mt Molloy Road	Julatten
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	2	RP744259	Mareeba Shire Council

#### 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:	

- ☐ Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

- ☐ Additional premises are relevant to this development application and 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 type="checkbox"/> In or adjacent to a water body or watercourse or in or above an aquifer
Name of water body, watercourse or aquifer:
<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 <i>(if applicable)</i> :	
Name of port authority for tidal area <i>(if applicable)</i> :	
<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="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>	
CLR site identification:	

**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)*:

Reconfiguring a Lot (Boundary Realignment)

e) Relevant plans

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

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

#### 6.2) Provide details about the second development aspect

a) What is the type of development? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

### 6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

## Section 2 – Further development details

### 7) Does the proposed development application involve any of the following?

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

### Division 1 – Material change of use

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

#### 8.1) Describe the proposed material change of use

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

#### 8.2) Does the proposed use involve the use of existing buildings on the premises?

☐ Yes

☐ 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?

3

#### 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 checked="" 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:
				Rural
Number of lots created				3

#### 10.2) Will the subdivision be staged?

☐ Yes – provide additional details below

☐ 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 <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
Lot 25 on DA126	1,012m <sup>2</sup>	Lot 1	3,690
Lot 82 on RP851550	857,040	Lot 2	43.5 hectares
Lot 2 on RP744259	1,092,490	Lot 2	151.1853 hectares
12.2) What is the reason for the boundary realignment?			
To align for Proposed Lot 1 with existing residential development and to improve the agricultural efficiencies for the balance lot.			

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

- ☐ The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- ☒ 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*)

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

<b>18) Has any referral agency provided a referral response for this development application?</b>		
<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

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

## PART 7 – FURTHER DETAILS

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

<b>21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)</b>		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (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)
\$		

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

<b>23) Further legislative requirements</b>			
<b><u>Environmentally relevant activities</u></b>			
<b>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 <i>Environmental Protection Act 1994</i>?</b>			
<input type="checkbox"/> 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 <input checked="" type="checkbox"/> No <b>Note:</b> Application for an environmental authority can be found by searching “ESR/2015/1791” as a search term at <a href="http://www.qld.gov.au">www.qld.gov.au</a> . An ERA requires an environmental authority to operate. See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> for further information.			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<b><u>Hazardous chemical facilities</u></b>			
<b>23.2) Is this development application for a hazardous chemical facility?</b>			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <b>Note:</b> See <a href="http://www.business.qld.gov.au">www.business.qld.gov.au</a> 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](http://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](http://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](http://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](http://www.daf.qld.gov.au) for further information.

### **Quarry materials from a watercourse or lake**

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

- ☐ Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development  
☒ No

**Note:** Contact the Department of Natural Resources, Mines and Energy at [www.dnrme.qld.gov.au](http://www.dnrme.qld.gov.au) and [www.business.qld.gov.au](http://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](http://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](http://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](http://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](http://www.des.qld.gov.au) for information requirements regarding development of Queensland heritage places.

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

### **Brothels**

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

- ☐ Yes – this development application demonstrates how the proposal meets the code for a development application for a brothel under Schedule 3 of the *Prostitution Regulation 2014*  
☒ No

### **Decision under section 62 of the Transport Infrastructure Act 1994**

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

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

### Walkable neighbourhoods assessment benchmarks under Schedule 12A of the Planning Regulation

23.16) Does this development application involve reconfiguring a lot into 2 or more lots in certain residential zones (except rural residential zones), where at least one road is created or extended?

☐ Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

☒ No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

### 24) Development application checklist

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

☒ Yes

**Note:** See the Planning Regulation 2017 for referral requirements

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

☐ Yes

☒ Not applicable

Supporting information addressing any applicable assessment benchmarks is with the development application

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

### 25) Applicant declaration

☒ By making this development application, I declare that all information in this development application is true and correct

☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001*

**Note:** It is unlawful to intentionally provide false or misleading information.

**Privacy** – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website.

Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where:

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

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

## PART 9 – FOR 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	

## Appendix B

### Certificate(S) of Title and Owners Consent

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>20327188</b>	<b>Search Date:</b>	27/10/2022 13:48
<b>Date Title Created:</b>	03/09/1938	<b>Request No:</b>	42659990
<b>Creating Dealing:</b>			

**ESTATE AND LAND**

Estate in Fee Simple

LOT 25 CROWN PLAN DA126

Local Government: MAREEBA

**REGISTERED OWNER**

NEVILLE DANIEL EVANS

MAVIS GABRIELLA EVANS

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20327188 (POR 25)

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>21568211</b>	<b>Search Date:</b>	27/10/2022 13:50
<b>Date Title Created:</b>	09/02/1994	<b>Request No:</b>	42660046
<b>Previous Title:</b>	21431196		

**ESTATE AND LAND**

Estate in Fee Simple

LOT 82 REGISTERED PLAN 851550  
Local Government: MAREEBA

**REGISTERED OWNER**

NEVILLE DANIEL EVANS  
MAVIS GABRIELLA EVANS

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20377209 (POR 82)
2. MORTGAGE No 700530491 01/03/1995 at 12:29  
to  
WESTPAC BANKING CORPORATION

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

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

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b>	<b>21336079</b>	<b>Search Date:</b>	27/10/2022 13:56
<b>Date Title Created:</b>	09/03/1987	<b>Request No:</b>	42660139
<b>Previous Title:</b>	21321049		

#### ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 744259  
Local Government: MAREEBA

#### REGISTERED OWNER

Dealing No: 714976840 12/03/2013

NEVILLE THOMAS EVANS  
JANINE DALLAS EVANS

JOINT TENANTS

#### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 21321049 (Lot 83 on CP DA20)
2. MORTGAGE No 714976841 12/03/2013 at 11:25  
WESTPAC BANKING CORPORATION A.B.N. 33 007 457 141

#### ADMINISTRATIVE ADVICES

NIL

#### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

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



**Individual owner's consent for making a development application under the *Planning Act 2016***

I, Neville Thomas Evans

[Insert full name.]

I, Janine Dallas Evans

[Insert full name.]

as owners of the premises identified as follows:

Lot 2 on RP744259

consent to the making of a development application under the *Planning Act 2016* by:

RPS AAP Consulting Pty Ltd

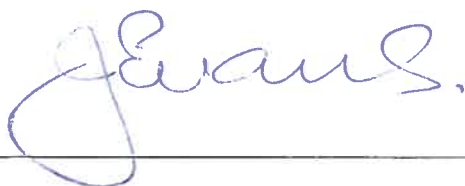
on the premises described above for:

Reconfiguring a Lot (Boundary realignment – 3 Lots into 3 Lots)



[signature of owner and  
date signed]

28/10/22



[signature of owner and  
date signed]

28/10/22

**Individual owner's consent for making a development application under the *Planning Act 2016***

I, Neville Daniel Evans

[Insert full name.]

I, Mavis Gabriella Evans

[Insert full name.]

as owners of the premises identified as follows:

Lot 82 on RP851550

consent to the making of a development application under the *Planning Act 2016* by:

RPS AAP Consulting Pty Ltd

on the premises described above for:

Reconfiguring a Lot (Boundary realignment – 3 Lots into 3 Lots)

*Neville Evans*

[signature of owner and  
date signed]

28/10/22

*Mavis Evans*

[signature of owner and  
date signed]

28/10/22

**Individual owner's consent for making a development application under the *Planning Act 2016***

I, Neville Daniel Evans

[Insert full name.]

I, Mavis Gabriella Evans

[Insert full name.]

as owners of the premises identified as follows:

Lot 25 on Crown Plan DA126

consent to the making of a development application under the *Planning Act 2016* by:

RPS AAP Consulting Pty Ltd

on the premises described above for:

Reconfiguring a Lot (Boundary realignment – 3 Lots into 3 Lots)

*Ndy Evans*

[signature of owner and  
date signed]

28/10/22

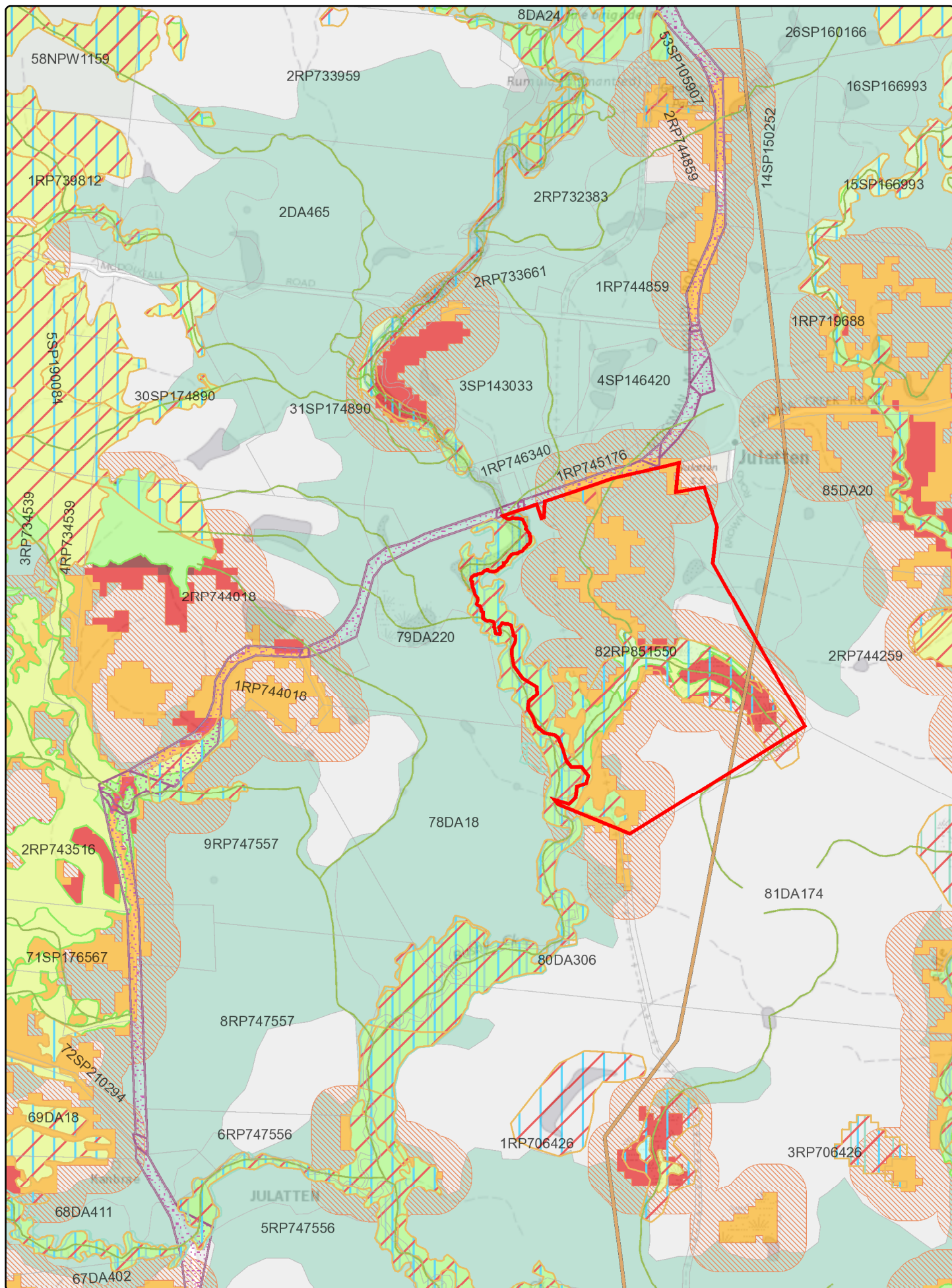
*Ndy Evans*

[signature of owner and  
date signed]

28/10/22

## Appendix C

### Searches



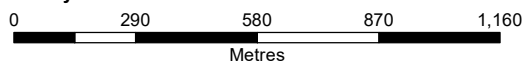
# **State Planning Policy** **Making or amending a local planning instrument** **and designating land for community infrastructure**

Date: 11/11/2022



**Queensland Government**

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# Legend


## Drawn Polygon Layer

Override 1


## Cadastre (25k)

 Cadastre (25k)


## Major electricity infrastructure (Ergon)

 Major electricity infrastructure (Ergon)


## MSES - Regulated vegetation (intersecting a watercourse)

 MSES - Regulated vegetation (intersecting a watercourse)


## MSES - Wildlife habitat (endangered or vulnerable)

 MSES - Wildlife habitat (endangered or vulnerable)

## MSES - Wildlife habitat (special least concern animal)

 MSES - Wildlife habitat (special least concern animal)

## MSES - High ecological significance wetlands

 MSES - High ecological significance wetlands

## State-controlled road

 State-controlled road


## MSES - Regulated vegetation (category B)

 MSES - Regulated vegetation (category B)

## MSES - Regulated vegetation (category C)

 MSES - Regulated vegetation (category C)


## MSES - Regulated vegetation (essential habitat)


 MSES - Regulated vegetation (essential habitat)

## MSES - Regulated vegetation (wetland)


 MSES - Regulated vegetation (wetland)

## Bushfire prone area


 Very High Potential Bushfire Intensity

 High Potential Bushfire Intensity

 Medium Potential Bushfire Intensity

 Potential Impact Buffer

## Agricultural land classification - class A and B

 Agricultural land classification - class A and B



Date: 11/11/2022

Queensland Government

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## State Planning Policy

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

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# State Assessment and Referral Agency

Date: 11/11/2022

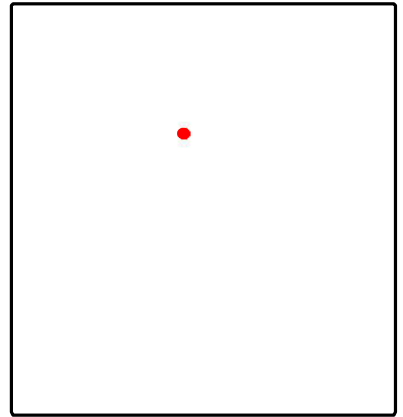


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## Matters of Interest for all selected Lot Plans

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*  
*State-controlled road*  
*Area within 25m of a State-controlled road*

## Matters of Interest by Lot Plan

### **Lot Plan: 25DA126 (Area: 1012 m<sup>2</sup>)**

*Water resource planning area boundaries*  
*State-controlled road*  
*Area within 25m of a State-controlled road*

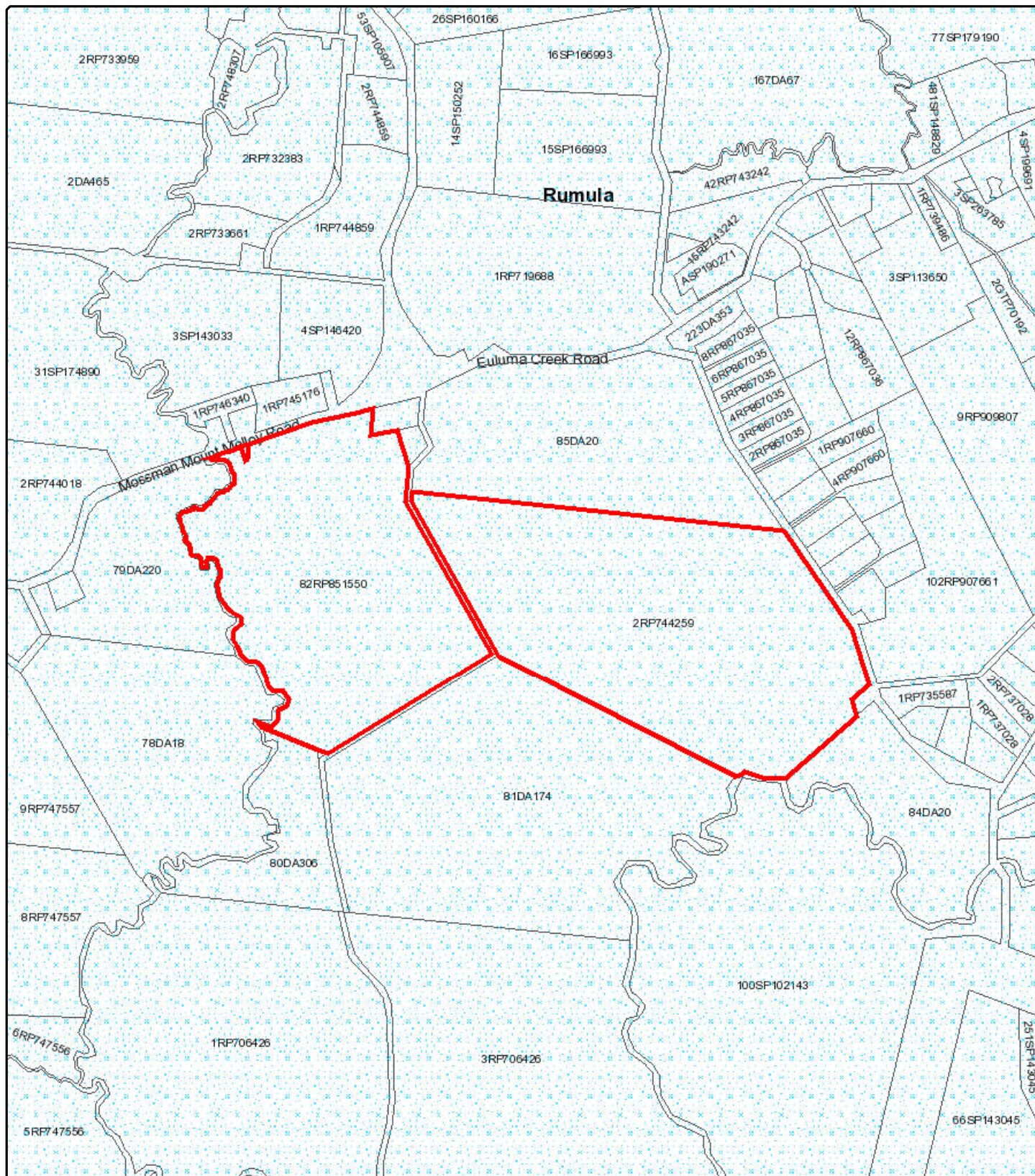
### **Lot Plan: 82RP851550 (Area: 857040 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*  
*State-controlled road*  
*Area within 25m of a State-controlled road*

### **Lot Plan: 2RP744259 (Area: 1092490 m<sup>2</sup>)**

*Queensland waterways for waterway barrier works*  
*Water resource planning area boundaries*  
*Regulated vegetation management map (Category A and B extract)*





## State Assessment and Referral Agency

Date: 11/11/2022



Queensland Government

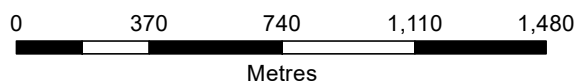
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### Legend

Water resource planning area boundaries



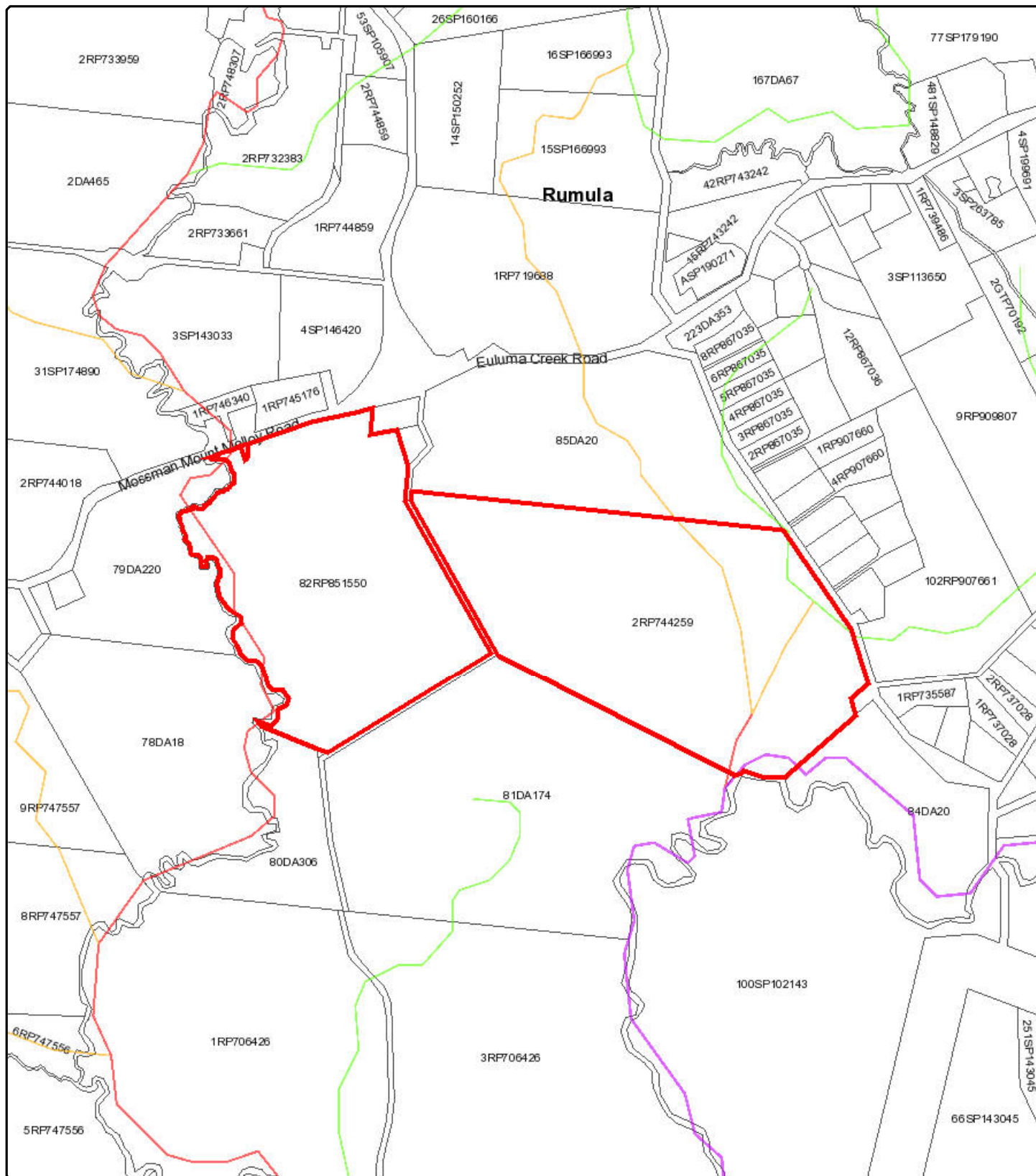
Water resource planning area boundaries



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## State Assessment and Referral Agency

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### Legend

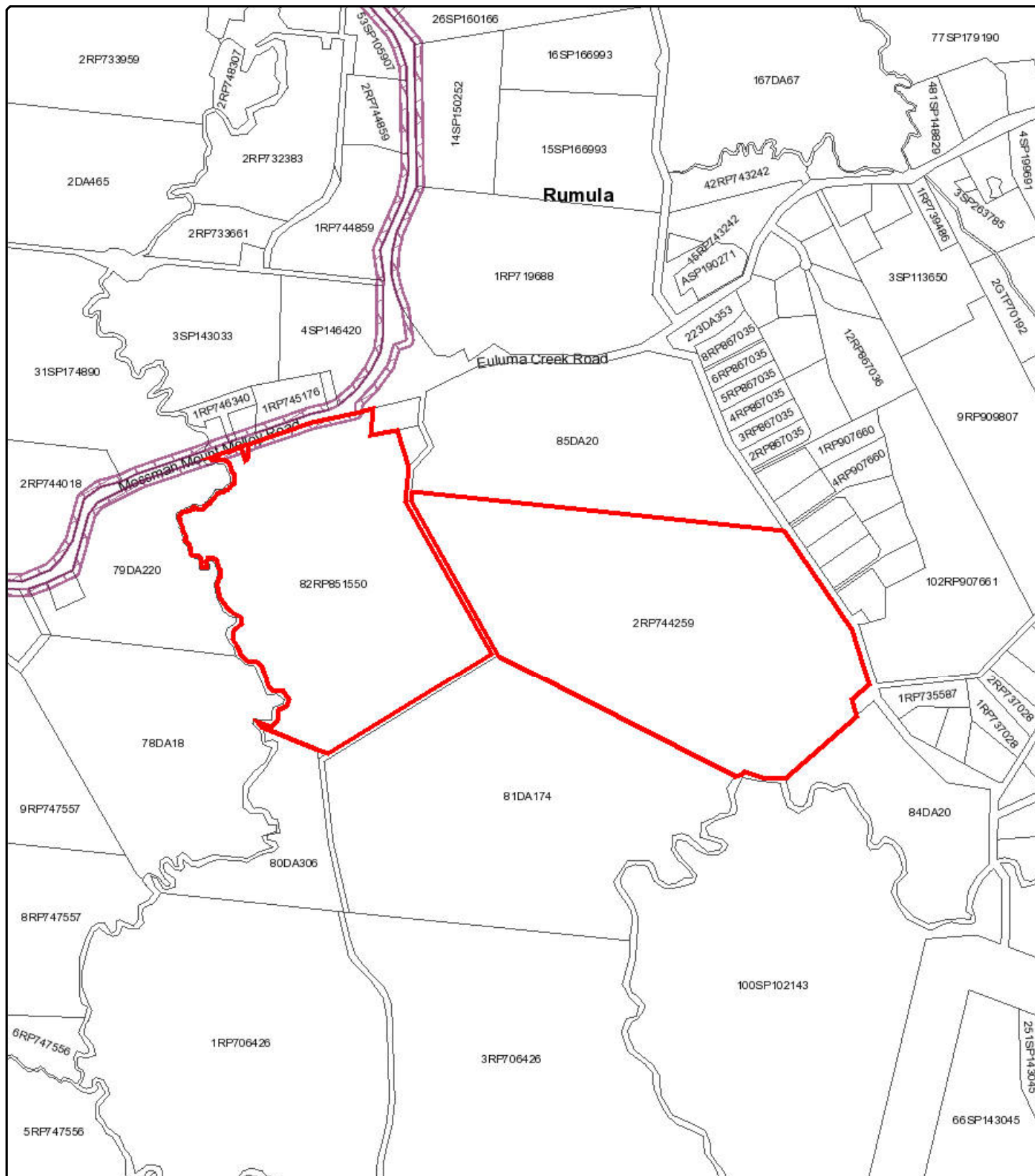
Queensland waterways for waterway barrier works

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

0 370 740 1,110 1,480  
Metres

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## State Assessment and Referral Agency

Date: 11/11/2022



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### Legend

Area within 25m of a State-controlled road



Area within 25m of a State-controlled road

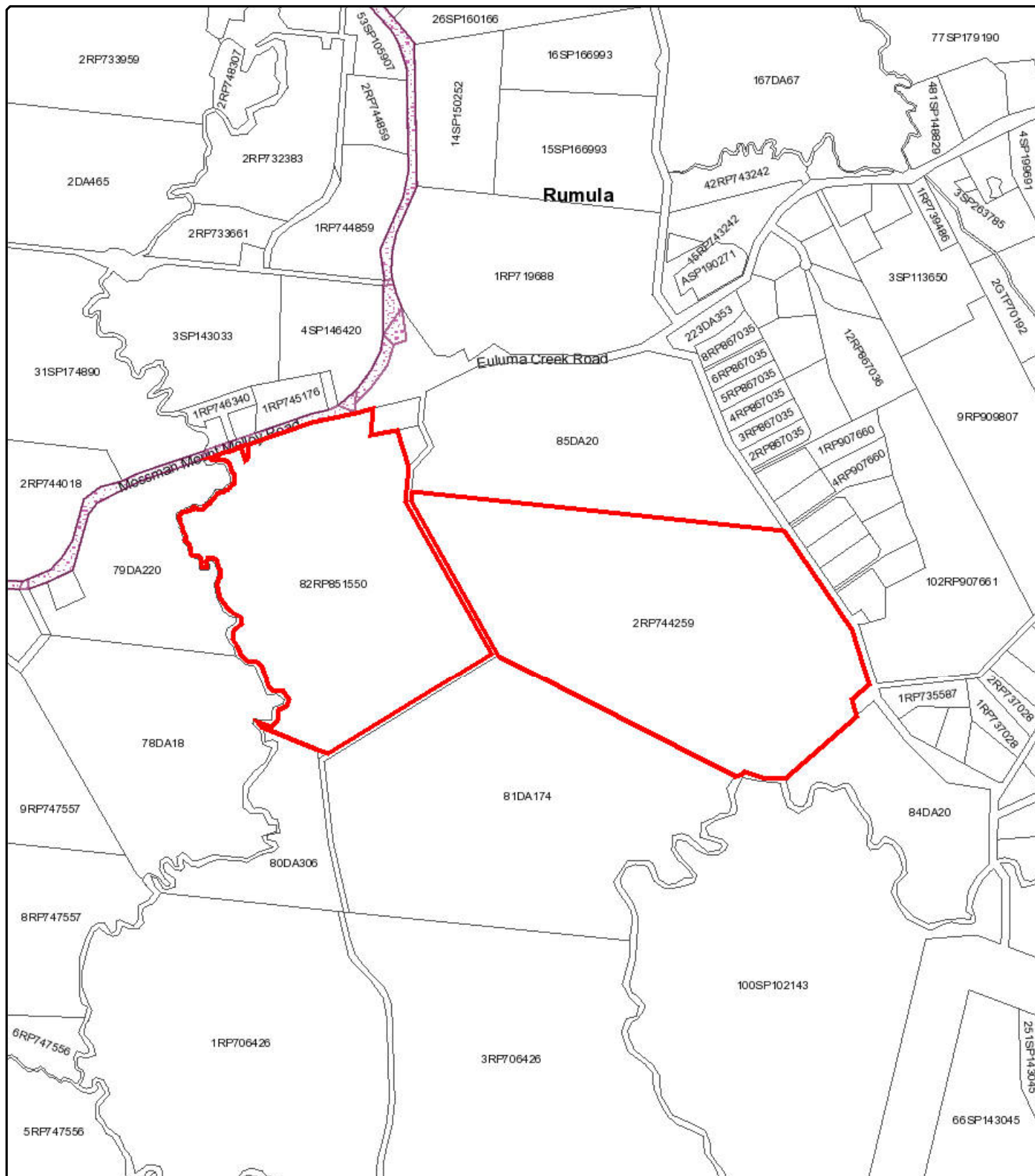
0 370 740 1,110 1,480  
Metres

#### Disclaimer:

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## State Assessment and Referral Agency

Date: 11/11/2022



Queensland Government

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### Legend

State-controlled road



State-controlled road

0 370 740 1,110 1,480  
Metres

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## **Vegetation management report**

For Lot: 82 Plan: RP851550

04/11/2022

This publication has been compiled by Operations Support, Department of Resources.

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# Recent changes

## Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

## Overview

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

**Property details** - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

**Vegetation management framework** - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

**Vegetation management framework details for the specified Lot on Plan** including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

**Protected plant framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

**Koala protection framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

**Koala protection framework details for the specified Lot on Plan** including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

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;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

## 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 the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.



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# 1. Property details

## 1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 82 Plan: RP851550, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
82	RP851550	Freehold	857,040

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.

## 1.2 Property location

Table 2 provides a summary of the locations for property Lot: 82 Plan: RP851550, in relation to natural and administrative boundaries.

**Table 2: Property location details**

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Wet Tropics	Macalister

Catchment(s)
Mitchell

## 2. Vegetation management framework (administered by the Department of Resources)

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.

### 2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources 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 4.1), 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 the Department of Resources 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/management/vegetation/clearing-approvals/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 the Department of Resources prior to clearing in any of these areas.

### 2.2 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/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources 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/>

## 2.3 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.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

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 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

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

## 2.4 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/clearing-approvals/development>

## 2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

**Phone** 135VEG (135 834)

**Email** [vegetation@resources.qld.gov.au](mailto:vegetation@resources.qld.gov.au)

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

### 3. Vegetation management framework for Lot: 82 Plan: RP851550

#### 3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 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: 84.99ha**

Vegetation category	Area (ha)
Category B	9.1
Category C	4.2
Category X	71.6

**Table 4: Description of vegetation categories**

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 the Department of Resources 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 the Department of Resources 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)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

## 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 4.2 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
7.11.51	Least concern	C	0.34	Corymbia clarksoniana and/or Eucalyptus drepanophylla open forest to woodland on metamorphics	Mid-dense
7.3.14	Of concern	C	0.12	Eucalyptus leptophleba +/- Corymbia clarksoniana +/- Melaleuca dealbata woodland to open forest on alluvium in low rainfall areas of the west and north	Sparse
7.3.23	Endangered	B	4.43	Simple-complex semi-deciduous notophyll to mesophyll vine forest on lowland alluvium, predominantly riverine levees	Dense
7.3.43	Of concern	B	4.21	Eucalyptus tereticornis open forest to woodland on uplands on well-drained alluvium	Mid-dense
7.3.43	Of concern	C	2.66	Eucalyptus tereticornis open forest to woodland on uplands on well-drained alluvium	Mid-dense
7.3.45	Least concern	B	0.49	Corymbia clarksoniana +/- C. tessellaris +/- E. drepanophylla open forest to open woodland on alluvial plains	Mid-dense
7.3.5	Least concern	C	1.12	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
non-rem	None	X	71.63	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 Code 16 of the 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 4.2.

## 3.4 Wetlands

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

### 3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, 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 4.2.

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 -

- 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**

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
1087	<i>Casuarium casuarium johnsonii</i> (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.	None	None
802	<i>Dasyurus maculatus gracilis</i>	spotted-tailed quoll (northern subspecies)	E	Large tracts of rainforest (notophyll & mesophyll vine forest); occasionally recorded in adjacent wet sclerophyll forest. Den at ground level, e.g. hollow buttress roots, rock piles.	Sea level to 1600m.	None	None
1165	<i>Cyclopsitta diophthalma macleayana</i>	Macleay's fig-parrot	V	Upper canopy of lowland and upland rainforest (including gallery forest, semi-deciduous vine forest & secondary regrowth) and adjacent open eucalypt or melaleuca forest with figs usually present; mostly in large forest tracts and rare in fragments. Nest in short tunnel excavated 1-15m above ground into trunk of standing dead, decaying tree (e.g. <i>Lophostemon</i> , <i>Ficus</i> , <i>Alphitonia</i> , <i>Castanospermum</i> ) within or at edge of rainforest or in eucalypt/melaleuca up to 2km from rainforest.	Sea level to 700m.	None	None
1378	<i>Erythrura trichroa</i>	blue-faced parrot-finch	NT	Dense grassland (e.g. introduced <i>Brachiaria</i> sp.) with scattered woody plants (including introduced weeds) adjacent to dense edge and secondary growth of, or as clearings in, vine/rainforest (complex mesophyll/simple notophyll), mangroves and casuarina for	Sea level to 1000m.	None	None

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
2456	Petauroides minor	northern greater glider	V	Tall mature open wet and dry eucalypt forest (Eucalyptus &/or Corymbia spp.) to low open eucalypt woodland; presence of hollow-bearing trees.	Sea level to 1300m.	Usually on soils of relatively high fertility.	None

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68
802	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.5, 7.2.6, 7.3.3, 7.3.4, 7.3.5, 7.3.10, 7.3.17, 7.3.20, 7.3.23, 7.3.25, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.42, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.16, 7.11.1, 7.11.2, 7.11.3, 7.11.7, 7.11.8, 7.11.12, 7.11.14, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.38, 7.11.40, 7.12.1, 7.12.2, 7.12.6, 7.12.7, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.25, 7.12.26, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.61, 7.12.66, 7.12.68
1165	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.68
1378	3.1.1, 3.1.5, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.11, 3.2.12, 3.2.13, 3.2.17, 3.2.21, 3.2.28, 3.3.1, 3.3.2, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.17, 3.3.38, 3.3.39, 3.3.54, 3.3.56, 3.3.57, 3.3.58, 3.3.59, 3.3.60, 3.3.61, 3.3.62, 3.3.68, 3.3.70, 3.5.3, 3.5.4, 3.5.19, 3.5.20, 3.5.21, 3.5.29, 3.5.30, 3.5.32, 3.5.33, 3.5.42, 3.7.1, 3.7.2, 3.7.6, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5, 3.9.8, 3.10.1, 3.10.2, 3.10.3, 3.10.5, 3.10.13, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.6, 3.11.19, 3.12.1, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.16, 3.12.20, 3.12.21, 3.12.22, 3.12.23, 3.12.27, 3.12.29, 3.12.30, 3.12.31, 3.12.32, 3.12.35, 3.12.43, 3.12.47, 3.12.48, 7.1.2, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.32, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.21, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.39, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.54, 7.12.56, 7.12.59, 7.12.61, 7.12.68
2456	2.10.2, 2.10.3, 2.5.24, 7.3.19, 7.3.26, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.5.2, 7.5.4, 7.8.7, 7.8.8, 7.8.10, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.35, 7.12.21, 7.12.22, 7.12.24, 7.12.27, 7.12.29, 7.12.30, 7.12.34, 7.12.35, 7.12.51, 7.12.52, 7.12.53, 7.12.61, 7.12.63, 8.3.2, 8.3.5, 8.3.6, 8.3.8, 8.11.3, 8.11.8, 8.12.4, 8.12.5, 8.12.6, 8.12.7, 8.12.8, 8.12.9, 8.12.12, 8.12.20, 8.12.23, 8.12.31, 8.12.32, 9.3.1, 9.3.3, 9.3.8, 9.3.15, 9.3.16, 9.5.5, 9.7.3, 9.8.1, 9.8.4, 9.8.9, 9.11.2, 9.11.4, 9.11.10, 9.11.14, 9.11.16, 9.12.1, 9.12.2, 9.12.17, 9.12.18, 9.12.19, 9.12.20, 9.12.22, 9.12.23, 9.12.26, 10.3.13, 11.3.3, 11.3.4, 11.3.7, 11.3.9, 11.3.14, 11.3.23, 11.3.25, 11.3.26, 11.3.27, 11.3.29, 11.3.35, 11.3.36, 11.3.38, 11.3.39, 11.4.8, 11.4.13, 11.5.1, 11.5.2, 11.5.3, 11.5.8, 11.5.9, 11.5.12, 11.5.20, 11.5.21, 11.7.4, 11.7.6, 11.7.7, 11.8.1, 11.8.2, 11.8.4, 11.8.5, 11.8.8, 11.9.2, 11.9.9, 11.9.13, 11.10.1, 11.10.2, 11.10.4, 11.10.5, 11.10.7, 11.10.13, 11.11.1, 11.11.3, 11.11.4, 11.11.7, 11.11.10, 11.11.15, 11.12.1, 11.12.2, 11.12.3, 11.12.6, 11.12.13, 12.3.2, 12.3.3, 12.3.6, 12.3.7, 12.3.9, 12.3.11, 12.3.14, 12.3.15, 12.5.1, 12.5.2, 12.5.3, 12.5.4, 12.5.6, 12.5.7, 12.5.11, 12.5.12, 12.8.1, 12.8.8, 12.8.10, 12.8.11, 12.8.14, 12.8.16, 12.8.20, 12.8.24, 12.8.25, 12.9-10.1, 12.9-10.2, 12.9-10.3, 12.9-10.4, 12.9-10.5, 12.9-10.7, 12.9-10.11, 12.9-10.12, 12.9-10.14, 12.9-10.17, 12.9-10.18, 12.9-10.19, 12.9-10.20, 12.9-10.21, 12.9-10.23, 12.9-10.24, 12.9-10.26, 12.9-10.27, 12.11.2, 12.11.3, 12.11.5, 12.11.6, 12.11.7, 12.11.9, 12.11.14, 12.11.15, 12.11.16, 12.11.17, 12.11.18, 12.11.19, 12.11.22, 12.11.23, 12.11.24, 12.11.25, 12.11.26, 12.11.27, 12.12.2, 12.12.3, 12.12.4, 12.12.5, 12.12.6, 12.12.7, 12.12.11, 12.12.12, 12.12.14, 12.12.15, 12.12.20, 12.12.22, 12.12.23, 12.12.24, 12.12.25, 12.12.27, 12.12.28, 13.11.3, 13.11.5, 13.11.6, 13.11.8, 13.12.1, 13.12.2

### 3.6 Area Management Plan(s)

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

### 3.7 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as\*

Coastal

\*See also Map 4.3

### 3.8 Agricultural Land Class A or B

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?**

Class A (with urban areas masked as per SPP): 53.3ha

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 Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 82 Plan: RP851550.

## 4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

### **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.

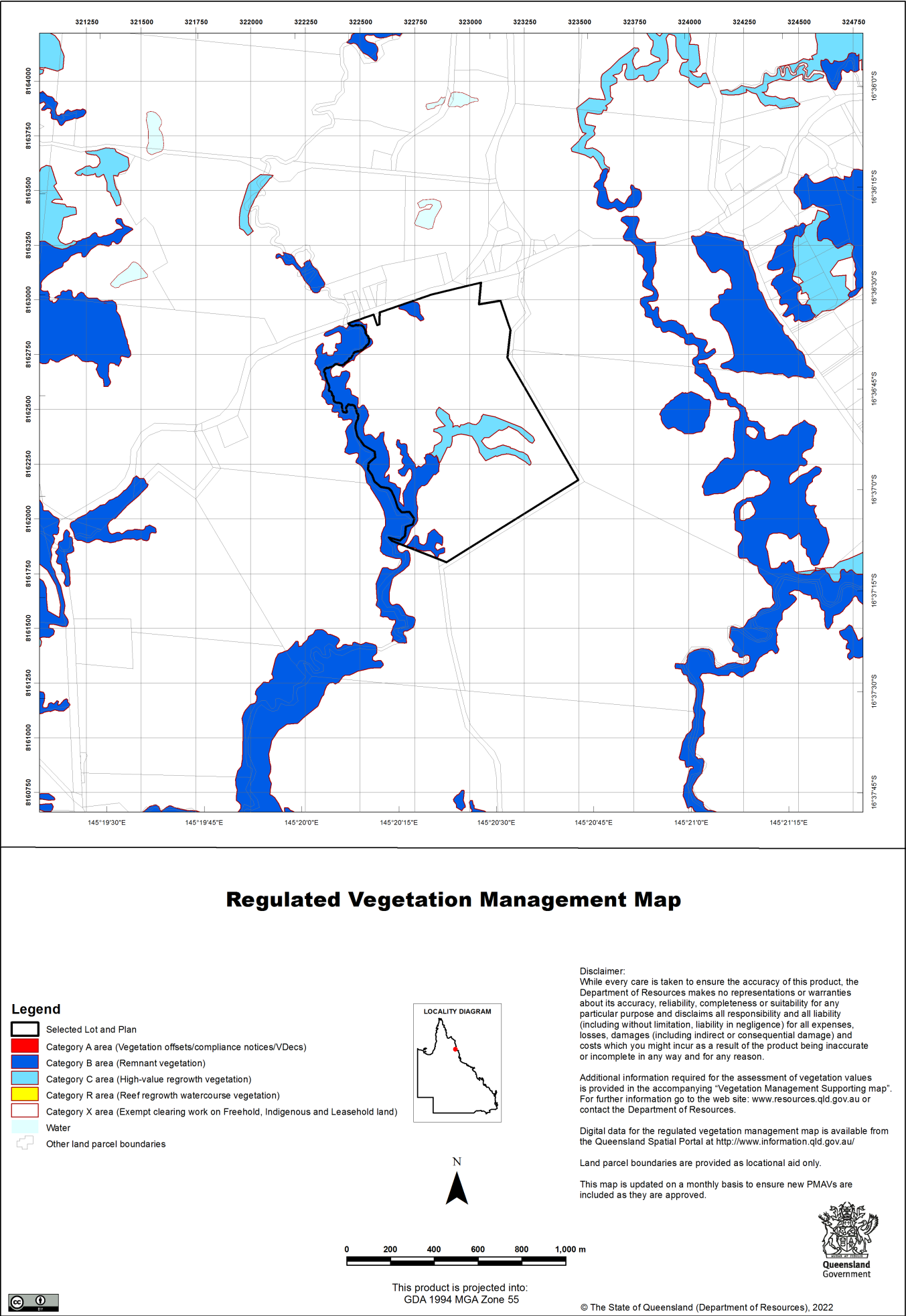
### **Coastal/non-coastal map**

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 State Code 16 of the State Development Assessment Provisions (SDAP).

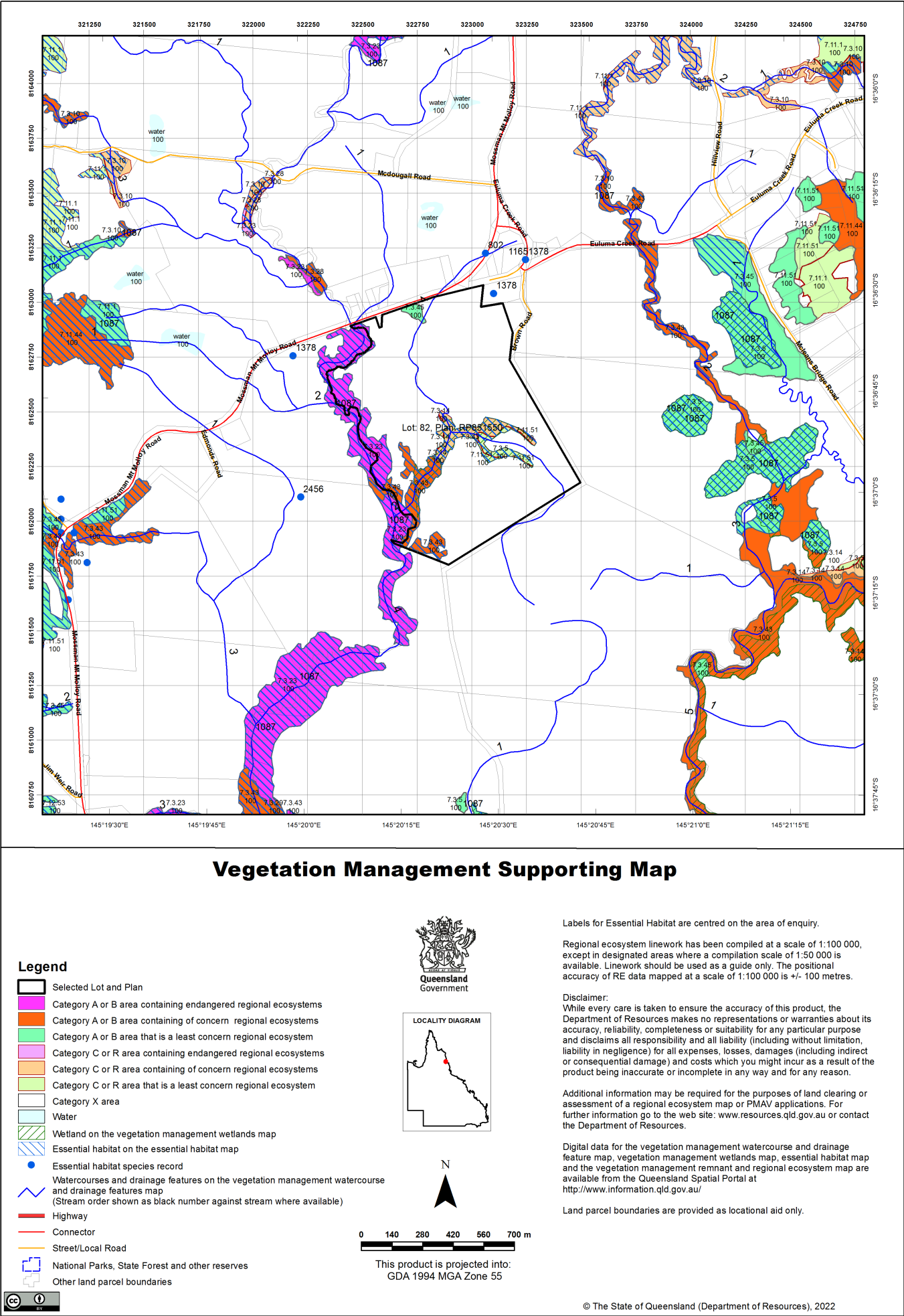
### **Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture**

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.

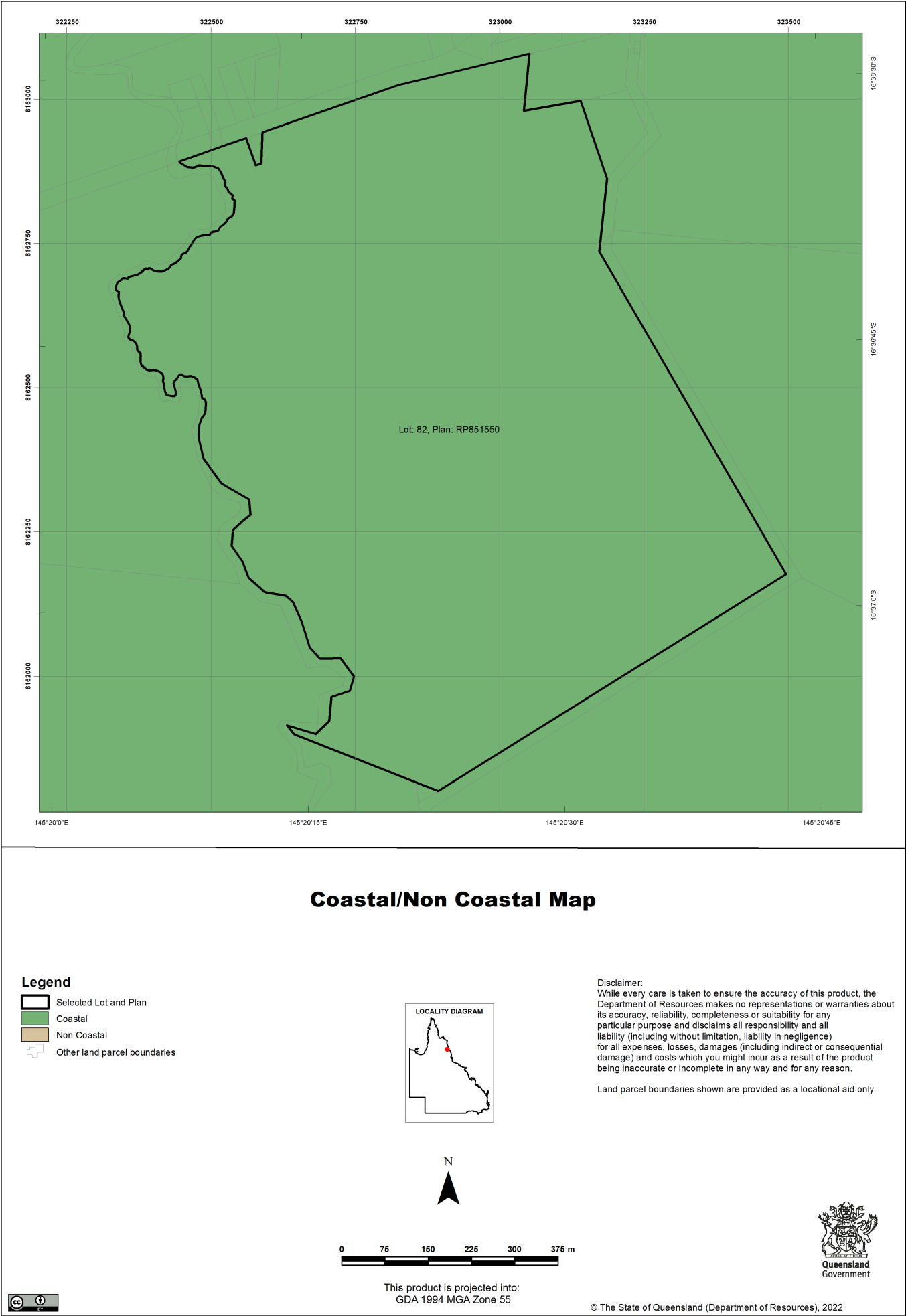
# 4.1 Regulated vegetation management map



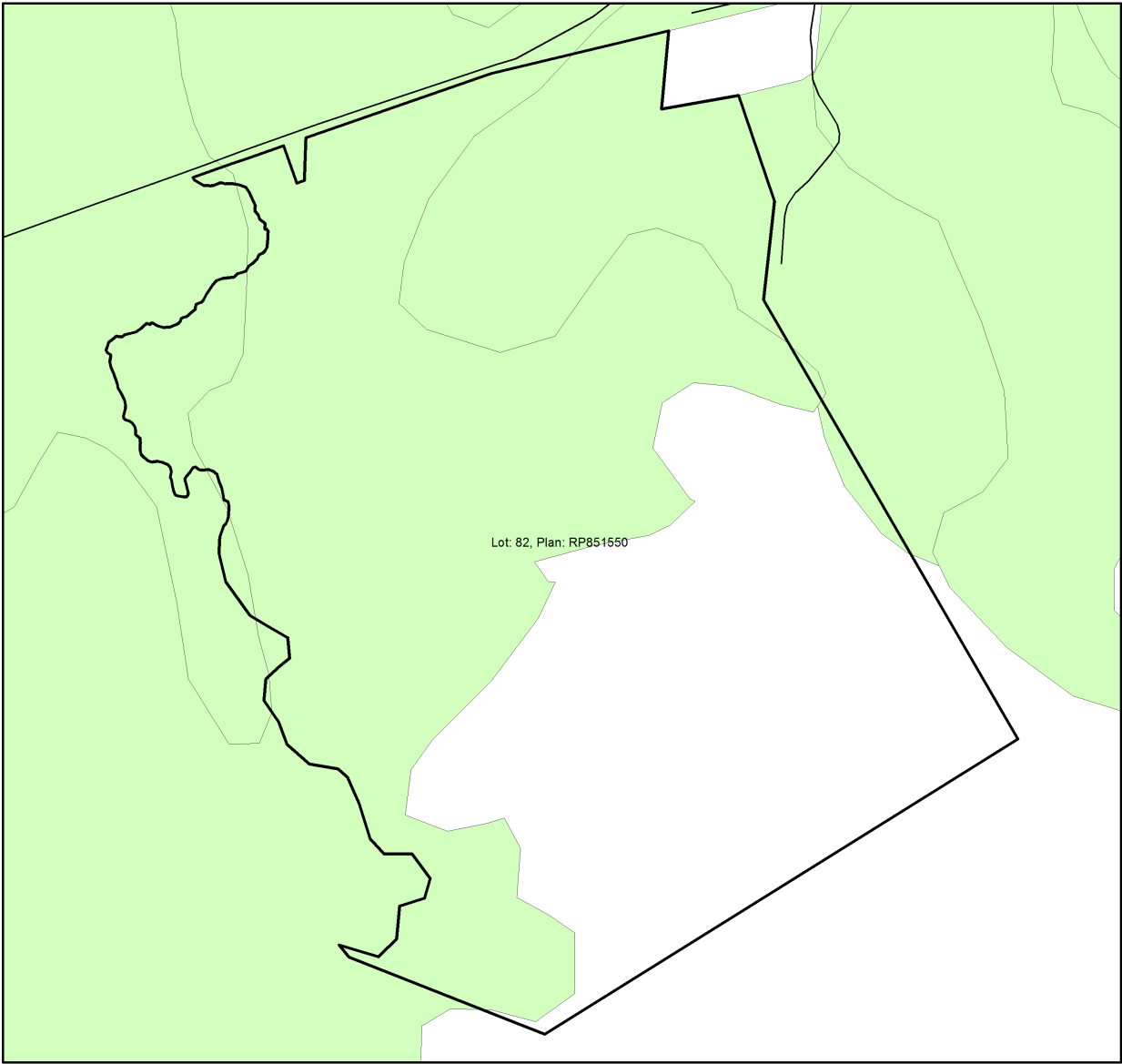
4.2 Vegetation management supporting map



### 4.3 Coastal/non-coastal map



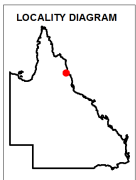
# 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



## Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

### Legend

- Selected Lot and Plan
- Towns
- Rivers and creeks
- Freeways / motorways; Highways
- Secondary roads; Streets
- Agricultural land class A or B
  - A
  - B
  - Not class A or B



0 75 150 225 300 375 m

This product is projected into GDA 1994 MGA Zone 55

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## 5. Protected plants framework (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). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

### 5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant 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.

If the flora survey identifies that threatened or near threatened 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 [clearing permit application form](#).

### 5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened 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.

### 5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

### 5.4 Contact information for DES

For further information on the protected plants framework:

**Phone** 1300 130 372 (and select option four)

**Email** [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Visit** <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

## 5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

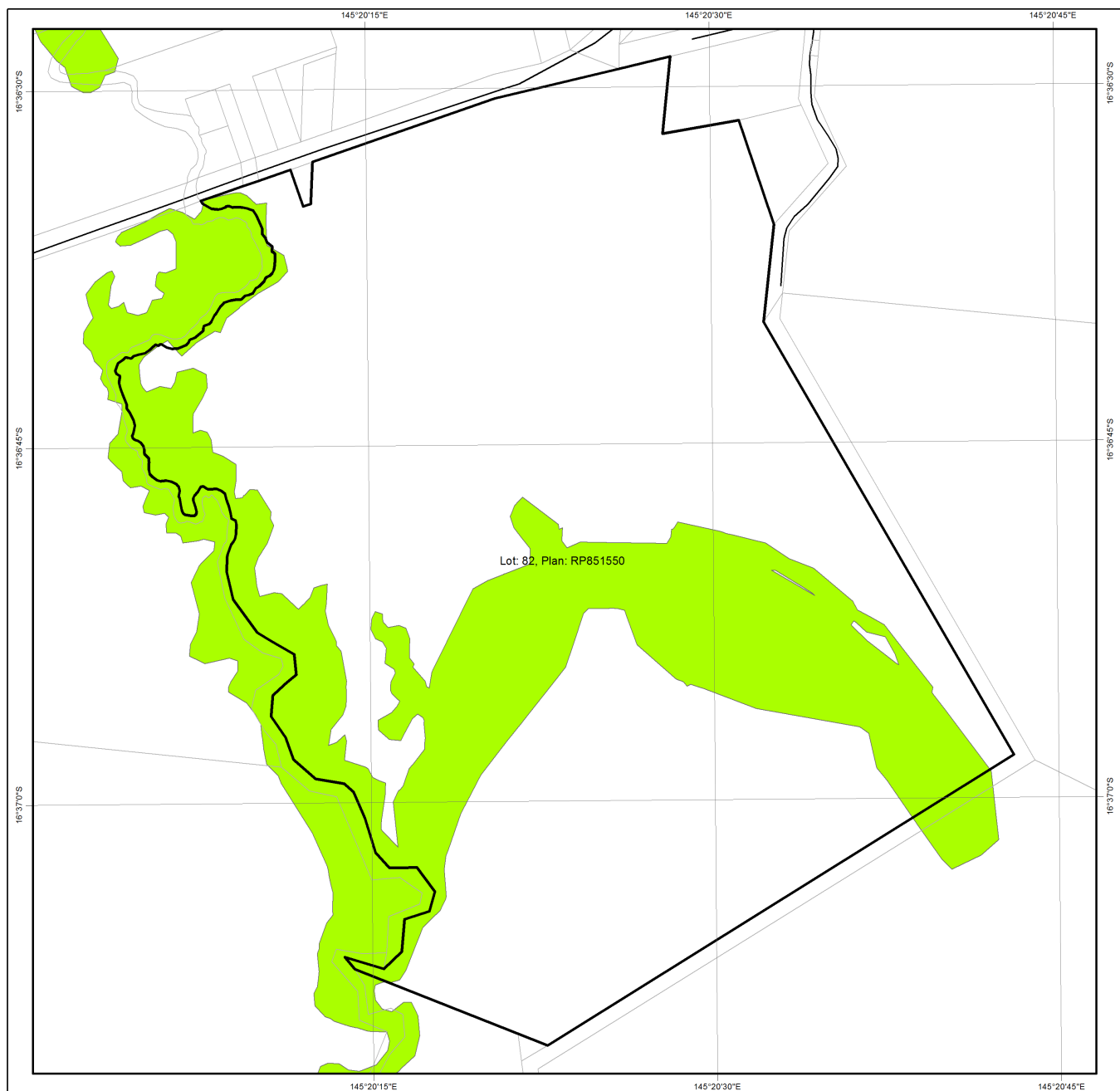
### Updates to the data informing the flora survey trigger map

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.





## Protected Plants Flora Survey Trigger Map

### Legend

-  Selected Lot and Plan
-  High risk area
-  Other land parcel boundaries
-  Freeways / motorways / highways
-  Secondary roads / streets



0 50 100 150 200 250 m

This product is projected into:  
GDA 1994 MGA Zone 55

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

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Disclaimer:**  
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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## 6. Koala protection framework (administered by the Department of Environment and Science (DES))

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

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

### 6.1 Koala mapping

#### 6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

#### 6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is 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).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

#### 6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is 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).

Section 7.2 identifies if your property is in a koala priority area.

#### 6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

## 6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

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

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

**Interfering with koala habitat means:**

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

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

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

## 6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

## 6.4 Contact information for DES

For further information on the koala protection framework:

**Phone** 13 QGOV (13 74 68)

**Email** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

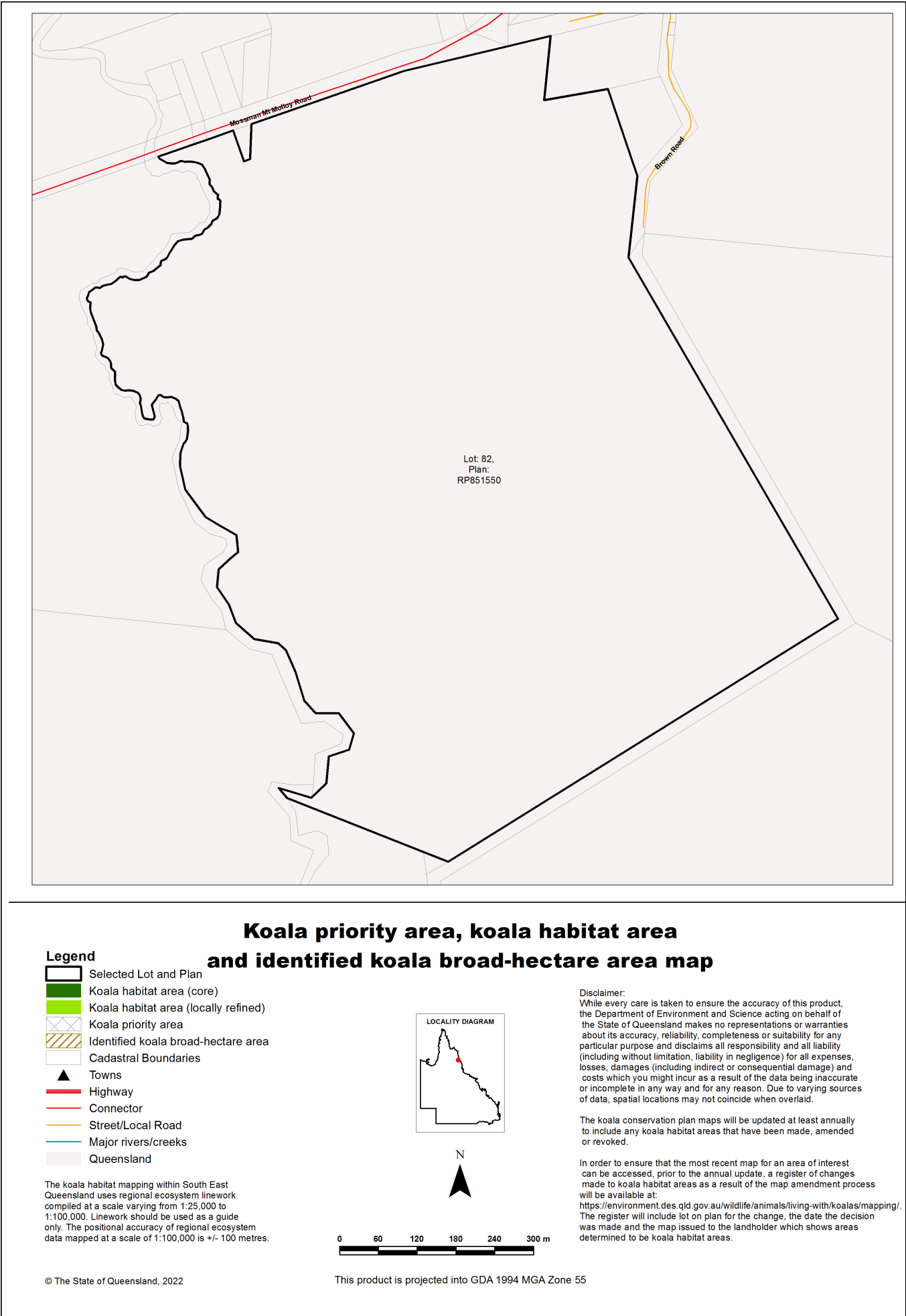
**Visit** <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

## 7. Koala protection framework details for Lot: 82 Plan: RP851550

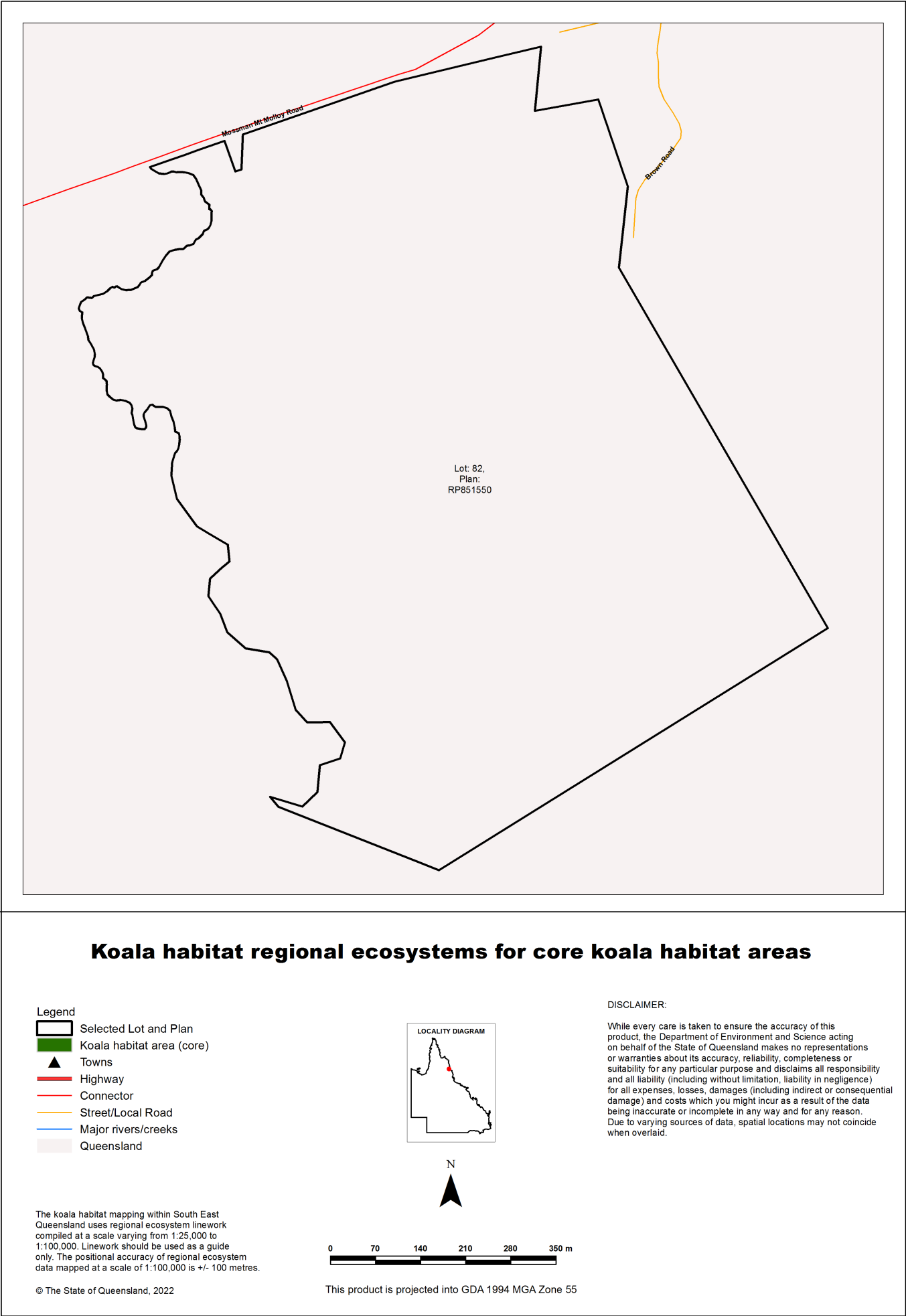
### 7.1 Koala districts

Koala District C

## 7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



### 7.3 Koala habitat regional ecosystems for core koala habitat areas



## 8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> <li>• Interference with overland flow</li> <li>• Earthworks, significant disturbance</li> </ul>	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.rdmw.qld.gov.au">www.rdmw.qld.gov.au</a> <a href="http://www.resources.qld.gov.au">www.resources.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Indigenous Cultural Heritage</li> </ul>	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) <a href="http://www.datsip.qld.gov.au">www.datsip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Mining and environmentally relevant activities</li> <li>• Infrastructure development (coastal)</li> <li>• Heritage issues</li> </ul>	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Protected plants and protected areas</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Koala mapping and regulations</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="mailto:Koala.assessment@des.qld.gov.au">Koala.assessment@des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Interference with fish passage in a watercourse, mangroves</li> <li>• Forestry activities on State land tenures</li> </ul>	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.daf.qld.gov.au">www.daf.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Matters of National Environmental Significance including listed threatened species and ecological communities</li> </ul>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 <a href="http://www.environment.gov.au">www.environment.gov.au</a>
<ul style="list-style-type: none"> <li>• Development and planning processes</li> </ul>	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.dsdmip.qld.gov.au">www.dsdmip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Local government requirements</li> </ul>	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> <li>• Harvesting timber in the Wet Tropics of Qld World Heritage area</li> </ul>	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 <a href="http://www.wettropics.gov.au">www.wettropics.gov.au</a>



## **Vegetation management report**

For Lot: 2 Plan: RP744259

04/11/2022



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# Recent changes

## Updated mapping

Updated vegetation mapping was released on 8 September 2022 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, wetland, high-value regrowth and essential habitat mapping.

The Department of Environment and Science have also updated their protected plant and koala protection mapping to align with the Queensland Herbarium scientific updates.

## Overview

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

**Property details** - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

**Vegetation management framework** - an explanation of the application of the framework and contact details for the Department of Resources who administer the framework;

**Vegetation management framework details for the specified Lot on Plan** including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

**Protected plant framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

**Koala protection framework** - an explanation of the application of the framework and contact details for the Department of Environment and Science who administer the framework; and

**Koala protection framework details for the specified Lot on Plan** including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

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;

- the protected plant framework, which may include:

- the need to undertake a flora survey;
- exempt clearing;
- a protected plant clearing permit;

- the koala protection framework, which may include:

- exempted development;
- a development approval;
- the need to undertake clearing sequentially and in the presence of a koala spotter.

## 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 the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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# 1. Property details

## 1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 2 Plan: RP744259, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
2	RP744259	Freehold	1,092,490

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.

## 1.2 Property location

Table 2 provides a summary of the locations for property Lot: 2 Plan: RP744259, in relation to natural and administrative boundaries.

**Table 2: Property location details**

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Wet Tropics	Macalister

Catchment(s)
Mitchell

## 2. Vegetation management framework (administered by the Department of Resources)

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.

### 2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Resources 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 4.1), 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 the Department of Resources 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/management/vegetation/clearing-approvals/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 the Department of Resources prior to clearing in any of these areas.

### 2.2 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/management/vegetation/clearing-approvals/codes>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Resources 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/>

## 2.3 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.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

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 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

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

## 2.4 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/clearing-approvals/development>

## 2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

**Phone** 135VEG (135 834)

**Email** [vegetation@resources.qld.gov.au](mailto:vegetation@resources.qld.gov.au)

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



### 3. Vegetation management framework for Lot: 2 Plan: RP744259

#### 3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 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: 109.28ha**

Vegetation category	Area (ha)
Category B	25.1
Category C	0.2
Category X	84.0

**Table 4: Description of vegetation categories**

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 the Department of Resources 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 the Department of Resources 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)

There is no Property Map of Assessable Vegetation (PMAV) present on this property.

## 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 4.2 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
7.3.14	Of concern	B	0.91	Eucalyptus leptophleba +/- Corymbia clarksoniana +/- Melaleuca dealbata woodland to open forest on alluvium in low rainfall areas of the west and north	Sparse
7.3.14	Of concern	C	0.17	Eucalyptus leptophleba +/- Corymbia clarksoniana +/- Melaleuca dealbata woodland to open forest on alluvium in low rainfall areas of the west and north	Sparse
7.3.43	Of concern	B	8.70	Eucalyptus tereticornis open forest to woodland on uplands on well-drained alluvium	Mid-dense
7.3.45	Least concern	B	0.64	Corymbia clarksoniana +/- C. tessellaris +/- E. drepanophylla open forest to open woodland on alluvial plains	Mid-dense
7.3.5	Least concern	B	14.84	Melaleuca quinquenervia and/or Melaleuca cajuputi subsp. platyphylla closed forest to shrubland on poorly drained alluvial plains	Dense
non-rem	None	X	84.01	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 Code 16 of the 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 4.2.

## 3.4 Wetlands

Vegetation management wetlands are present on this property and are shown on the vegetation management supporting map in section 4.2 of this report.

## 3.5 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, 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 4.2.

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 -

- 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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
1087	Casuarium casuarium johnsonii (southern population)	southern cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.	None	None
1165	Cyclopsitta diophthalma macleayana	Macleay's fig-parrot	V	Upper canopy of lowland and upland rainforest (including gallery forest, semi-deciduous vine forest & secondary regrowth) and adjacent open eucalypt or melaleuca forest with figs usually present; mostly in large forest tracts and rare in fragments. Nest in short tunnel excavated 1-15m above ground into trunk of standing dead, decaying tree (e.g. Lophostemon, Ficus, Alphonsea, Castanospermum) within or at edge of rainforest or in eucalypt/melaleuca up to 2km from rainforest.	Sea level to 700m.	None	None
1378	Erythrura trichroa	blue-faced parrot-finch	NT	Dense grassland (e.g. introduced Brachiaria sp.) with scattered woody plants (including introduced weeds) adjacent to dense edge and secondary growth of, or as clearings in, vine/rainforest (complex mesophyll/simple notophyll), mangroves and casuarina for	Sea level to 1000m.	None	None

Label	Regional Ecosystem (mandatory unless otherwise specified)
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68

Label	Regional Ecosystem (mandatory unless otherwise specified)
1165	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.68
1378	3.1.1, 3.1.5, 3.2.1, 3.2.2, 3.2.3, 3.2.4, 3.2.11, 3.2.12, 3.2.13, 3.2.17, 3.2.21, 3.2.28, 3.3.1, 3.3.2, 3.3.4, 3.3.5, 3.3.6, 3.3.7, 3.3.8, 3.3.9, 3.3.10, 3.3.11, 3.3.12, 3.3.13, 3.3.17, 3.3.38, 3.3.39, 3.3.54, 3.3.56, 3.3.57, 3.3.58, 3.3.59, 3.3.60, 3.3.61, 3.3.62, 3.3.68, 3.3.70, 3.5.3, 3.5.4, 3.5.19, 3.5.20, 3.5.21, 3.5.29, 3.5.30, 3.5.32, 3.5.33, 3.5.42, 3.7.1, 3.7.2, 3.7.6, 3.8.1, 3.8.2, 3.8.3, 3.8.4, 3.8.5, 3.9.8, 3.10.1, 3.10.2, 3.10.3, 3.10.5, 3.10.13, 3.11.1, 3.11.2, 3.11.3, 3.11.4, 3.11.6, 3.11.19, 3.12.1, 3.12.3, 3.12.4, 3.12.5, 3.12.6, 3.12.7, 3.12.8, 3.12.9, 3.12.16, 3.12.20, 3.12.21, 3.12.22, 3.12.23, 3.12.27, 3.12.29, 3.12.30, 3.12.31, 3.12.32, 3.12.35, 3.12.43, 3.12.47, 3.12.48, 7.1.2, 7.1.4, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.32, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.21, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.39, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.49, 7.12.50, 7.12.53, 7.12.54, 7.12.56, 7.12.59, 7.12.61, 7.12.68

## 3.6 Area Management Plan(s)

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

## 3.7 Coastal or non-coastal

**For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as\***

Coastal

\*See also Map 4.3

## 3.8 Agricultural Land Class A or B

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?**

Class A (with urban areas masked as per SPP): 53.68ha

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 Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 2 Plan: RP744259.

## 4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:

<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

### **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.

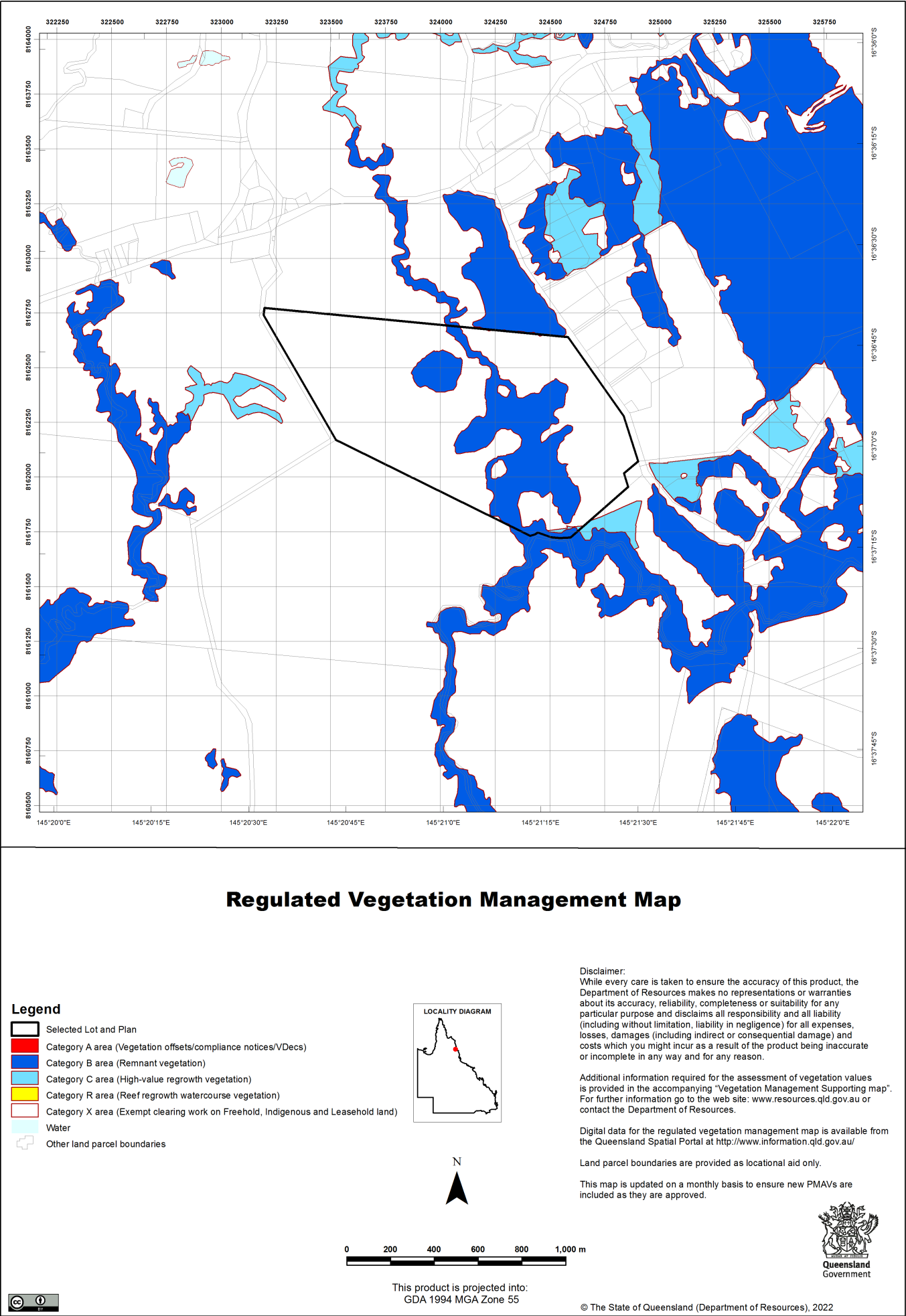
### **Coastal/non-coastal map**

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 State Code 16 of the State Development Assessment Provisions (SDAP).

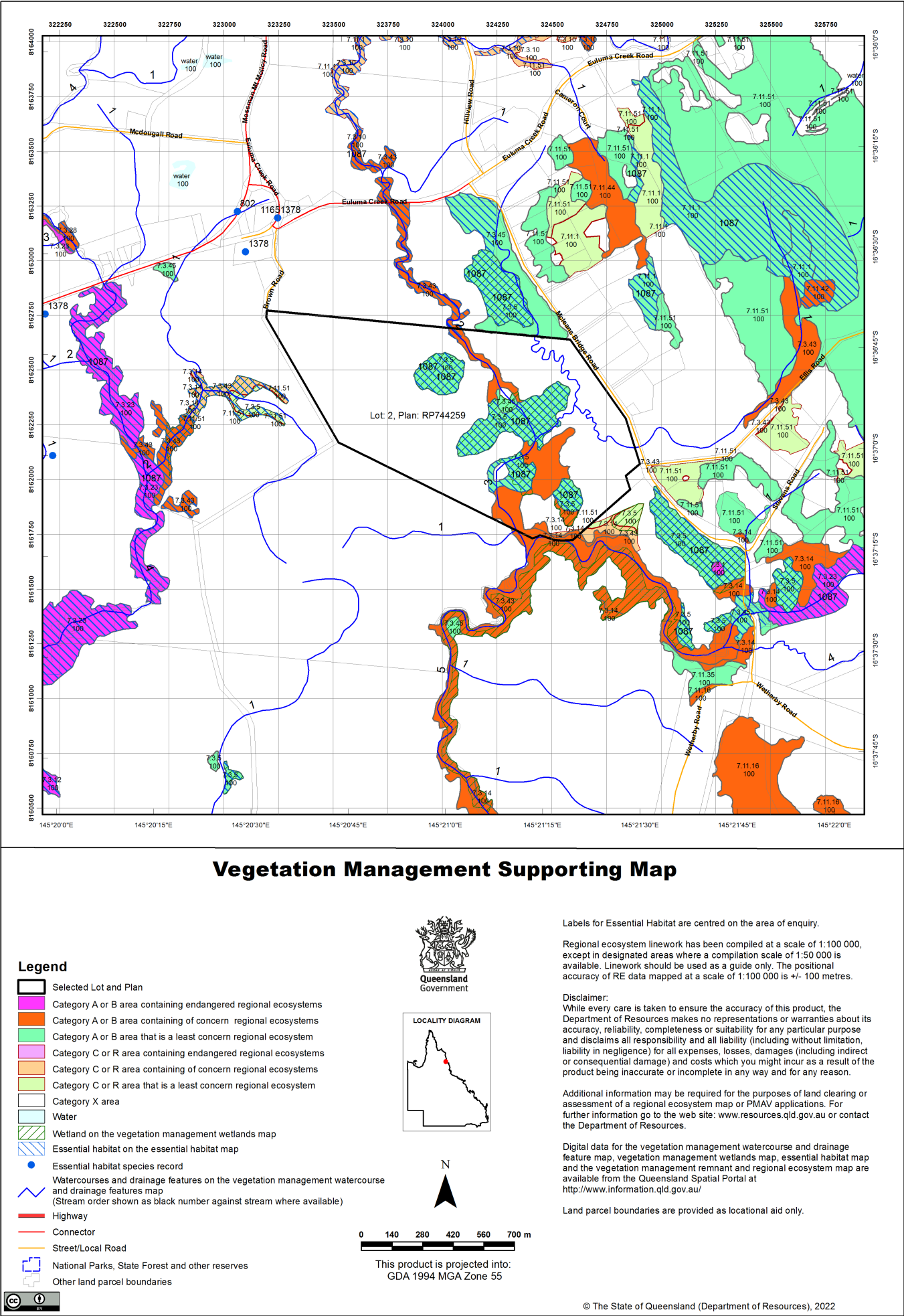
### **Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture**

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.

# 4.1 Regulated vegetation management map

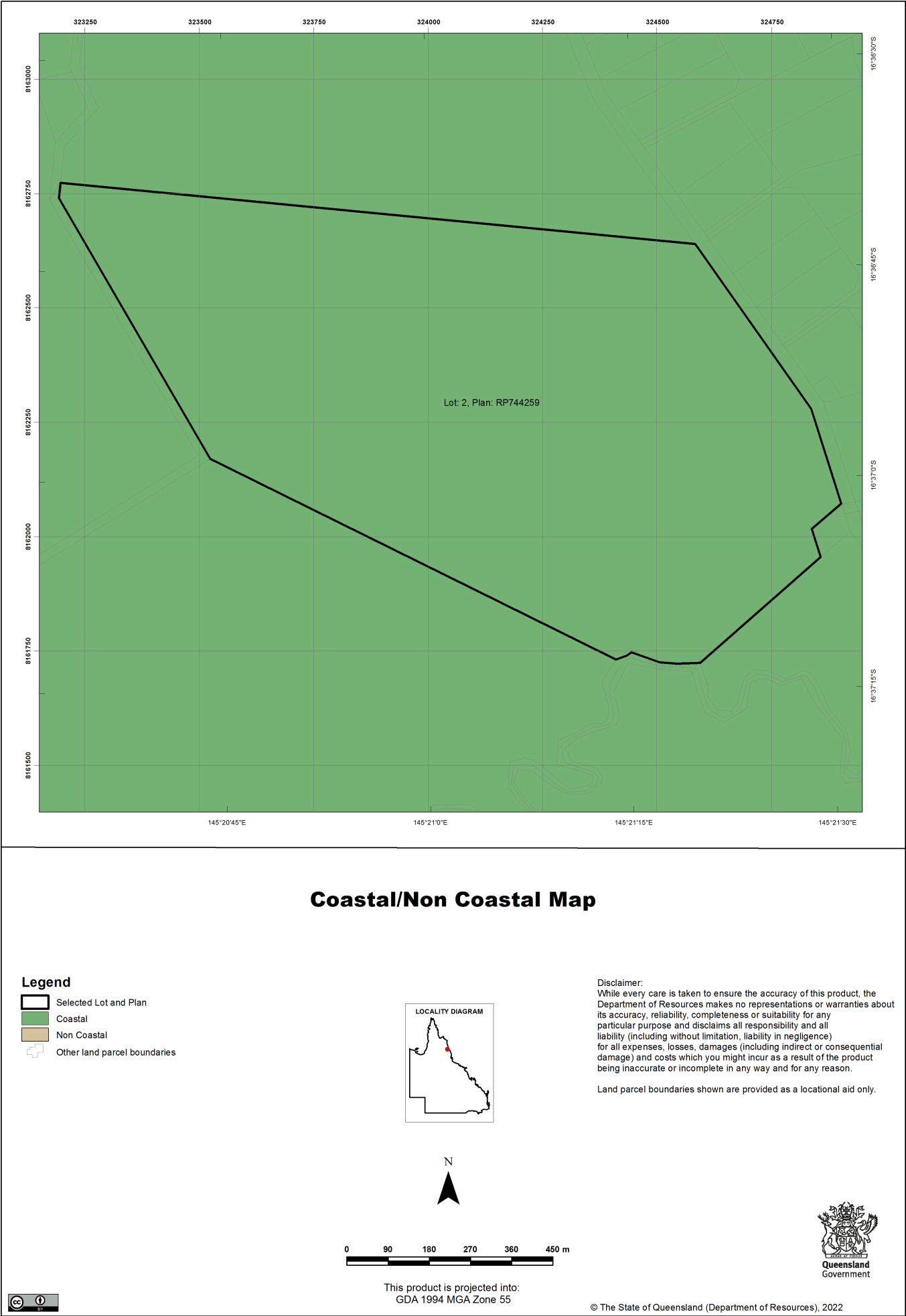


4.2 Vegetation management supporting map

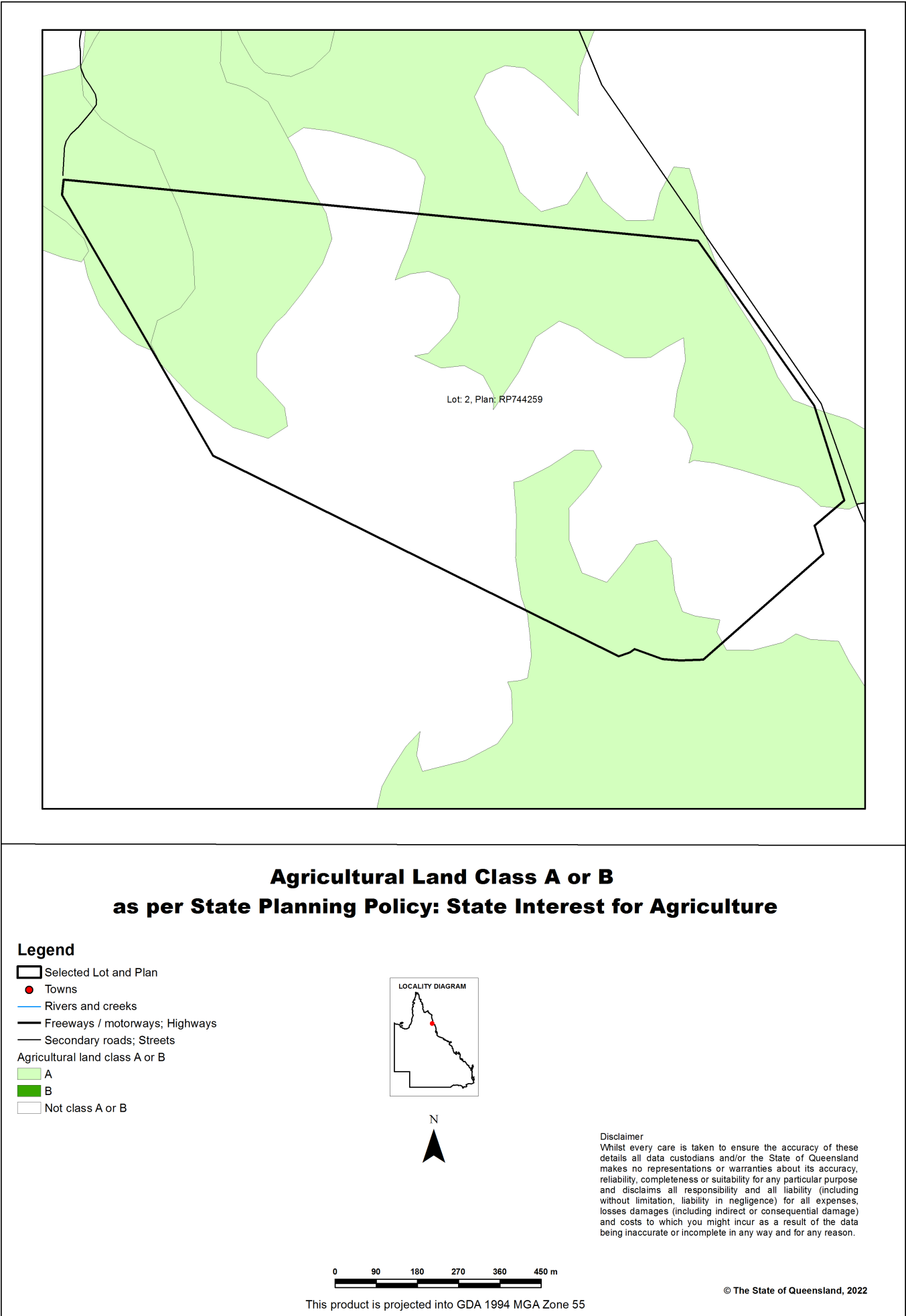




# 4.3 Coastal/non-coastal map



# 4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



## 5. Protected plants framework (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). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

### 5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of a threatened or near threatened plant 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.

If the flora survey identifies that threatened or near threatened 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 [clearing permit application form](#).

### 5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened 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.

### 5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

### 5.4 Contact information for DES

For further information on the protected plants framework:

**Phone** 1300 130 372 (and select option four)

**Email** [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Visit** <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>

## 5.5 Protected plants flora survey trigger map

This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

### 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

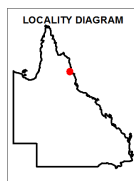
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request. 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.



## Protected Plants Flora Survey Trigger Map

### Legend

-  Selected Lot and Plan
-  High risk area
-  Other land parcel boundaries
-  Freeways / motorways / highways
-  Secondary roads / streets



0 60 120 180 240 300 m

This product is projected into:  
GDA 1994 MGA Zone 55

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

Land parcel boundaries are provided as locational aid only.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Science at [palm@des.qld.gov.au](mailto:palm@des.qld.gov.au)

**Disclaimer:**  
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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## 6. Koala protection framework (administered by the Department of Environment and Science (DES))

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

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the Nature Conservation (Animals) Regulation 2020, the Nature Conservation (Koala) Conservation Plan 2017, the *Planning Act 2016* and the Planning Regulation 2017.

### 6.1 Koala mapping

#### 6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

#### 6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the Planning Regulation 2017 for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is 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).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the Nature Conservation (Koala) Conservation Plan 2017, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

#### 6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is 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).

Section 7.2 identifies if your property is in a koala priority area.

#### 6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

## 6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

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

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

**Interfering with koala habitat means:**

- 1) Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
- 2) Does not include destroying standing vegetation by stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

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

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
  - the local government planning scheme makes the development assessable;
  - the premises includes an area that is both a koala priority area and a koala habitat area; and
  - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.

The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.



## 6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

## 6.4 Contact information for DES

For further information on the koala protection framework:

**Phone** 13 QGOV (13 74 68)

**Email** [koala.assessment@des.qld.gov.au](mailto:koala.assessment@des.qld.gov.au)

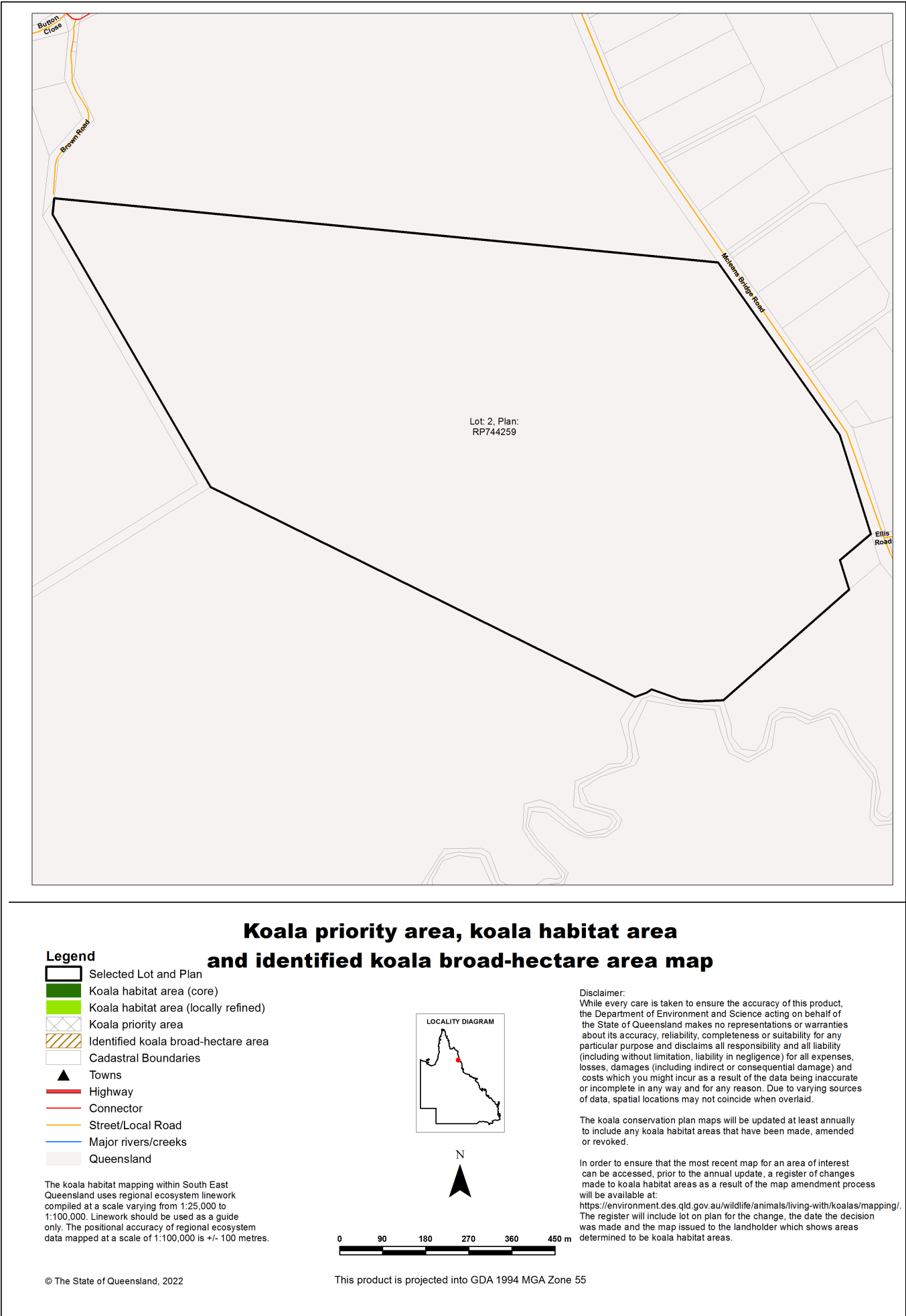
**Visit** <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

## 7. Koala protection framework details for Lot: 2 Plan: RP744259

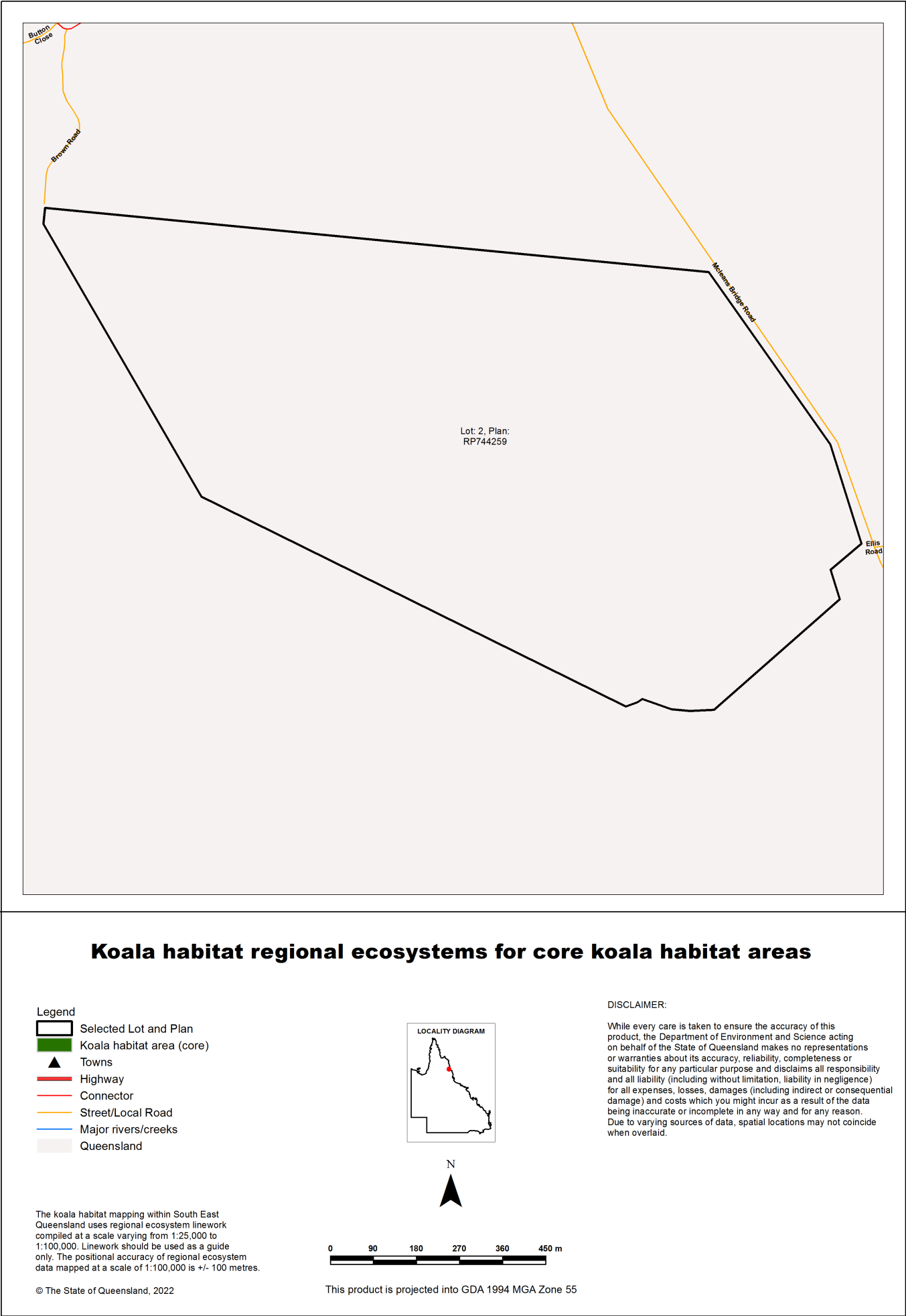
### 7.1 Koala districts

Koala District C

## 7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



### 7.3 Koala habitat regional ecosystems for core koala habitat areas



## 8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
<ul style="list-style-type: none"> <li>• Interference with overland flow</li> <li>• Earthworks, significant disturbance</li> </ul>	<i>Water Act 2000</i> <i>Soil Conservation Act 1986</i>	Department of Regional Development, Manufacturing and Water (Queensland Government) Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.rdmw.qld.gov.au">www.rdmw.qld.gov.au</a> <a href="http://www.resources.qld.gov.au">www.resources.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Indigenous Cultural Heritage</li> </ul>	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Seniors, Disability Services and Aboriginal and Torres Strait Islander Partnerships	Ph: 13 QGOV (13 74 68) <a href="http://www.datsip.qld.gov.au">www.datsip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Mining and environmentally relevant activities</li> <li>• Infrastructure development (coastal)</li> <li>• Heritage issues</li> </ul>	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Protected plants and protected areas</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 1300 130 372 (option 4) <a href="mailto:palm@des.qld.gov.au">palm@des.qld.gov.au</a> <a href="http://www.des.qld.gov.au">www.des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Koala mapping and regulations</li> </ul>	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="mailto:Koala.assessment@des.qld.gov.au">Koala.assessment@des.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Interference with fish passage in a watercourse, mangroves</li> <li>• Forestry activities on State land tenures</li> </ul>	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.daf.qld.gov.au">www.daf.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Matters of National Environmental Significance including listed threatened species and ecological communities</li> </ul>	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Agriculture, Water and the Environment (Australian Government)	Ph: 1800 803 772 <a href="http://www.environment.gov.au">www.environment.gov.au</a>
<ul style="list-style-type: none"> <li>• Development and planning processes</li> </ul>	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) <a href="http://www.dsdmip.qld.gov.au">www.dsdmip.qld.gov.au</a>
<ul style="list-style-type: none"> <li>• Local government requirements</li> </ul>	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) Your relevant local government office
<ul style="list-style-type: none"> <li>• Harvesting timber in the Wet Tropics of Qld World Heritage area</li> </ul>	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 <a href="http://www.wettropics.gov.au">www.wettropics.gov.au</a>

## Appendix D

### Proposal Plans



This plan was prepared as a concept plan only and accuracy of all aspects of the plan have not been verified. All lots, areas and dimensions are approximate only, Subject to relevant studies, Survey, Engineering and Government approvals.

AERIAL IMAGERY.

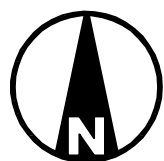
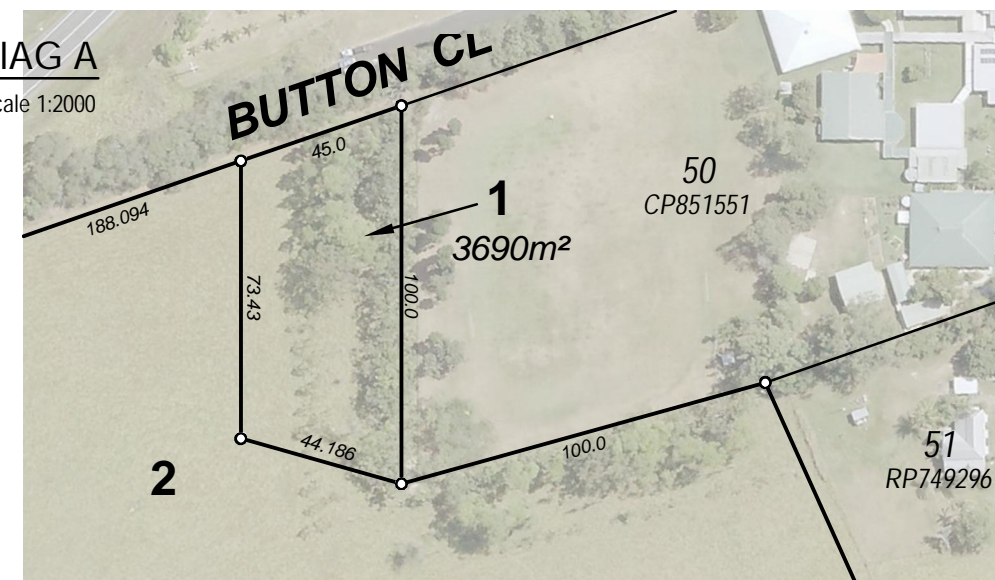
The aerial photography used in this plan has not been rectified. The image has been overlaid as a best fit on the boundaries shown and position is approximate only.

Date of Capture: Aug/2021

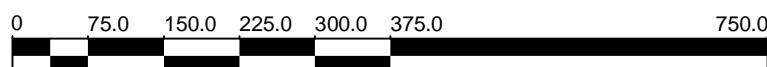
© State of Queensland (Department of Resources)



Scale 1:2000



# Plan of Lots 1-3 - Cancelling Lot 25 on DA126, Lot 82 on RP851550 & Lot 2 on RP744259



**Datum:** RP851550 | **Scale:** 1:7500 @ A3 | **Date:** 14-12-2022 | **Drawing:** AU006487-1B

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## Appendix E

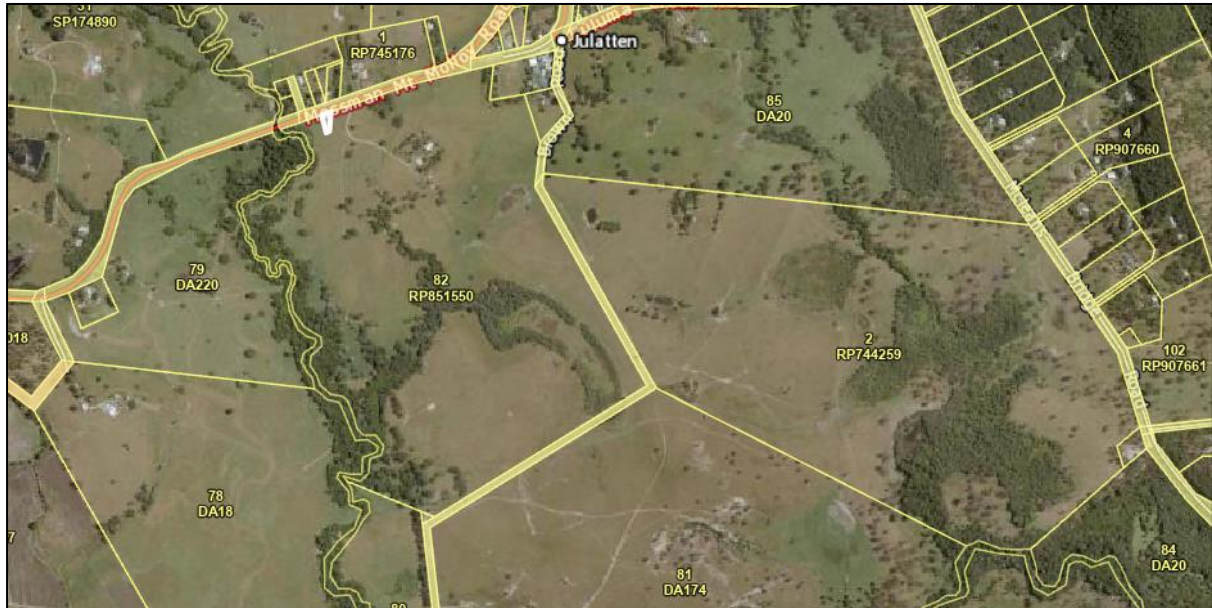
# Grazing Operations Management Plan



# Evans Cattle Co – Grazing Operational Plan

## Grazing Operations Overview

Primary Production has been carried out on properties formally described as Lot 82 on RP851550 and former Lot 83 (Lot 2 on RP744259) for approximately 55 years, as depicted on **Figure 1** below. This grazing operation was started by ND and MG Evans who were running 120 head of breeders on these blocks. The land was unimproved and over time the paddocks were cleared and improved pastures planted. This business then went into fattening steers and heifers for the Jap Ox and local trade market.



**Figure 1:** Qld Globe image of subject site

Evans Cattle Co commenced operations approx. 30 years ago and was primarily just buying steers and fattening for the Jap ox market. Lot 79 on DA220 was purchased around 25 years ago and was used to finish 40 – 60 bullocks each year.

## Site Constraints

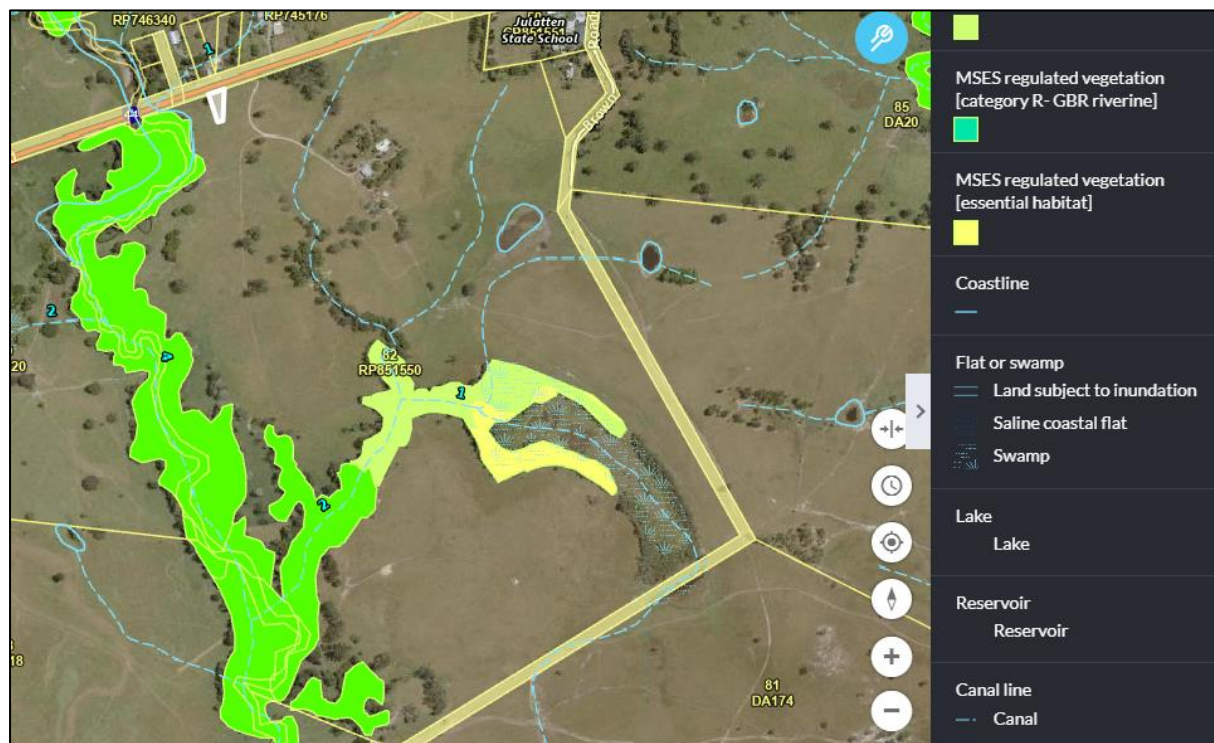
Agricultural land within Lot 82 on RP851550 is effectively fragmented due to the presence of the unnamed tributaries of Bushy Creek and associated remnant riparian vegetation, which significantly restricts the use of these areas for grazing and impacts the movement corridors for cattle to and from the southern portion of the lot and adjoining Lots 79 on DA220 and Lot 2 on RP744259. An aerial image of these constraints is depicted on **Figure 2**.

The subject site contains a swamp area within the central portion of the site, which is subject to seasonal flooding and contours on the site contribute to run-off discharging into this swamp area. Due to flood inundation and this area of the site is used primarily for the movement of stock and effectively separates the current grazing operations between the northern and southern portions of the site.

The flood waters within Bushy Creek rise and fall quite quickly due to the depth and width of the existing banks. However, areas of inundation in the swamp tends to remain at higher levels for prolonged periods. This causes a naturally occurring water boundary between the

northern and southern portions of Lot 82, effectively fragmenting agricultural land within the subject site. Furthermore, this swampy area creates a natural barrier significantly restricting the movement of stock between the northern and southern portions of the site and creating two (2) distinct grazing operations.

The cattle will not go across the swamp as it is quite deep and there is lots of grass that prevents the easy movement. On this basis, the portion of Lot 82 containing the house and other structures is not considered to be able to sustain significant numbers for grazing.



**Figure 2:** Lot 82 on RP851550 – Watercourse and Regulated Vegetation

### **Lot 82 – Current Operational Constraints**

Lot 82 on RP851550 is effectively split into 2 separate areas (northern and southern portions) in terms of both physical constraints and grazing operations. This block is subject to seasonal flooding from Bushy Creek and its tributaries each year. Within the northern portion of the site, the flats between the existing house and Bushy Creek are continually flooded but surprisingly they don't get very boggy as long as there is limited cattle movement, therefore limiting the number of stock that can be grazed on northern portion of Lot 82 on RP851550. The southern portion of the block (Lot 82) is separated by a swamp that is also subject to seasonal flooding from Bushy Creek. This causes a naturally occurring wetland between the front portion of the Lot 82 and the rear portion proposed for amalgamation with adjoining Lot 2 on RP744259.

The swampy area (wetland) is a natural barrier restricting the movement of stock between the northern and southern portions of the site. Cattle are reluctant to cross the swamp as it is quite deep and there is a significant amount of grass and other vegetation, which prevents ease of access and impedes grazing rotations. On this basis, the portion of Lot 82

containing the house and other structures is not considered suitable to sustain significant numbers for grazing.

### **Lot 82 Current Grazing Operation**

Under the current operation all the store cattle coming on to the property are trucked into the yards located up near the family home. Cattle are then moved out to the appropriate paddocks located on each of the properties (Lot 82, Lot 79 and Lot 2).

All the cattle that are to be sold in the current year are grazed on the northern portion of the property and any other cattle are moved to the southern portion for further distribution to appropriate paddocks as part of our grazing management regime. We would normally have 40-50 Bullocks on the northern portion and 30 stores on the southern portion.

Any cattle that need to be moved over to the southern portion must go from the yard down through a dam paddock (which is the wettest paddock on the property - former Tea Tree swamp that was historically cleared at the end of a dry season) and all the way around the end of the swamp along the boundary fence and into the back block.

Having to move cattle through the dam paddock (wetland) causes the ground to become boggy and the grass gets walked into the mud, rendering these areas unsuitable for grazing during seasonal rainfall events. Passage of cattle through this corridor to the southern portion of Lot 82 has resulted in this paddock being rarely rested and does not provide sufficient time for palatable species to grow within this paddock. We therefore try to limit this whenever we can, but in the current operation this is very difficult. Furthermore, cattle are reluctant to move through this passage, resulting in cattle stress.

Currently we own 2 additional blocks, Lot 79 on DA220, and Lot 2 on RP722259, which adjoin Lot 82 to the east and west and run approximately 200 head of brahman cross steers, (60 head of Bullocks on Lot 79 and 140 Stores on Lot 2). Movement of cattle between the two properties is via the northern portion of Lot 82. From Lot 79 cattle cross Bushy Creek via a natural bush crossing. The area is a natural watering location that the cattle have always used.

All the cattle are taken to the yards and then moved to the appropriate paddocks. The issue with this current grazing operation is that all the cattle end up being moved thru the dam paddock, which as mentioned is the wettest paddock on the property (wetland). In order to improve our grazing efficiency and implement tactical grazing operations, we need to be able to implement set stocking and rotational grazing throughout the year in order to meet pasture objectives. Being able to bypass this wet paddock (wetland) as a movement corridor is essential to getting better production from this paddock.

Both properties are also subject to flooding, Lot 79 is flooded from Rocky and Bushy Creeks and Lot 2 is flooded from Rifle Creek. We always try to limit the number of cattle that are kept on the property during the wet season but any cattle remaining will always be positioned on Lot 2 as this has the higher ground.

The proposed boundary re-alignment, would facilitate the rear portion of Lot 82 and Lot 2 to be amalgamated and enable our tactical grazing operational plans to be implemented and allow for more efficient movement of cattle between Lot 79, the rear portion of Lot 82 and Lot 2. It is our intention to build a set of yards on Lot 2 so that most cattle can be processed without using the original set of yards.

### **Potential Improvements in Operational Efficiency from the Proposed Boundary Re-Alignment – Southern Portion of Lot 82**

We anticipate that the proposed boundary re-alignment would result in the following operational outcomes:

- The northern portion of Lot 82 (40 ha – Proposed Lot 2) will not be used for the thoroughfare of all cattle being moved between the blocks, to ensure that paddocks are not detrimentally impacted and grazing operations within Proposed Lot 2 may be maintained.
- Eliminating the movement of cattle from the northern portion of Lot 82 (Proposed Lot 2) through to the southern portion of Lot 82 (Part of Proposed Lot 3) would enable more efficient grazing management within this movement corridor.
- Cattle can be moved easily from Lot 79 to Proposed Lot 3. Movement will continue to via a natural crossing in Bushy creek.
- The proposed Boundary Re-Alignment would make better use of Lot 2 and flow of cattle between paddocks located on these Lots will become more efficient.
- New set of yards on Lot 2 (Part of Proposed Lot 3) would be located centrally on the properties and would facilitate better efficiency as cattle can then be dispersed to the appropriate paddocks. All the cattle will be processed through the new yards and then moved to each paddock. The rear portion of Lot 82 (Part of Proposed Lot 3) would have much better access and cattle will be moved easily into the paddocks.
- Access to the new cattle yards would be via Brown Road, a gazetted road.
- Carry capacity between Lot 79 and Proposed Lot 3 is to be increased to 300 head. Lot 79 will remain at 60 Head, but Proposed Lot 3 is anticipated to be increased to 240 head.
- Highly fertile swap areas of Proposed Lot 3 (Lot 83) will also be used to finish Bullocks towards the end of the year, and this will allow for an additional 60 Bullocks to be sold each year.

### **Operational Efficiency from the Boundary Re-Alignment – Northern Portion of Lot 82**

- The northern portion of Lot 82 (Proposed Lot 2) is subject to season flooding, therefore limiting cattle movements through areas prone to seasonal inundation is critical to any pasture management to enable increased production.
- The land is very fertile and season flooding does provide increased growth in the pastures, but we will need to limit any cattle movements.
- The feedbase within the northern portion of Lot 82 is being under-utilised and the grazing operations within this portion of Lot 82 (Proposed Lot 2) are falling to reach their full potential.
- The proposed amalgamation would ensure that the Dam Paddock would not be affected by the continued movement of cattle and can become productive rather than a transit paddock.



- Further investigation into strategic grazing operations, based on Meat and Livestock Australia (MLA) guidelines has determined that pasture within the northern (front) section of Lot 82 (Proposed Lot 2) is being wasted and production opportunities lost.
- To increase production, improved Pastures will be resown with Mekong, a new improved pasture grass. Mekong Briz (*antha brachiaria*) is a highly productive, long term pasture option for Northern Queensland and ideally suited for the lower sections of this block. It provides growers with weed suppression, outstanding dry matter production and eight to nine months of vegetative growth throughout the year. We have identified that the Mekong will be ideally suited to the flats on this block. Stocking rate will be substantially increased following the sowing of this grass.
- Mekong has very aggressive growth characteristics and is great for suppressing weeds. This will also have the potential to help control of Navua Sedge which is also competing with the pasture grasses and severely affects production.
- Increased fertilising rates on the new Mekong pastures will also increase the production and help turn off the cattle in a shorter timeframe. Stocking rates will be increased but turn off will be shorter.
- Majority of cattle will be turned off by the end of each year therefore limiting the number of cattle being held during the wet season. This will aid in the rejuvenation of the pasture leading into the wet.
- With less cattle being moved, improved pasture sown with Mekong and increased fertilising rates, we believe the carrying capacity of this block will be increased to 120 head. This will allow for approx. 50% more Bullocks to be turned off compared to the previous year.

#### **Alternate Options for Increased Productivity**

- Another option that is being considered is to move away from fattening Bullocks for the export market and going into the feeder steer market. Target would be for 200 Feeder steers to be turned off every 3 months with the input of the cattle being just after the wet season is finished.
- 600 steers per year would be fattened for the feeder steer market but is dependent on having all the pastures resown with Mekong and fertilised accordingly. Timeframe is currently being considered but the change needs to be carefully managed.
- We anticipate that this change of market will result in a much more profitable outcome for the business.

#### **Summary of Potential Benefits of the Proposed Boundary Re-Alignment**

Agricultural land within Lot 82 on RP851550 is effectively fragmented and constrained by the existing tributaries of Bushy Creek, wetlands and remnant riparian vegetation. Current grazing operations result in the movement of cattle from the northern portion of Lot 82 to the southern portion of Lot 82 and adjoining properties, via an existing cattle movement corridor/route through the wetland area. This results in significant degradation of the paddocks and pastures. Investigation into strategic grazing operations, based on Meat and Livestock Australia (MLA) guidelines has determined that pasture within the northern (front) section of Lot 82 (Proposed Lot 2) is being wasted and production opportunities lost.

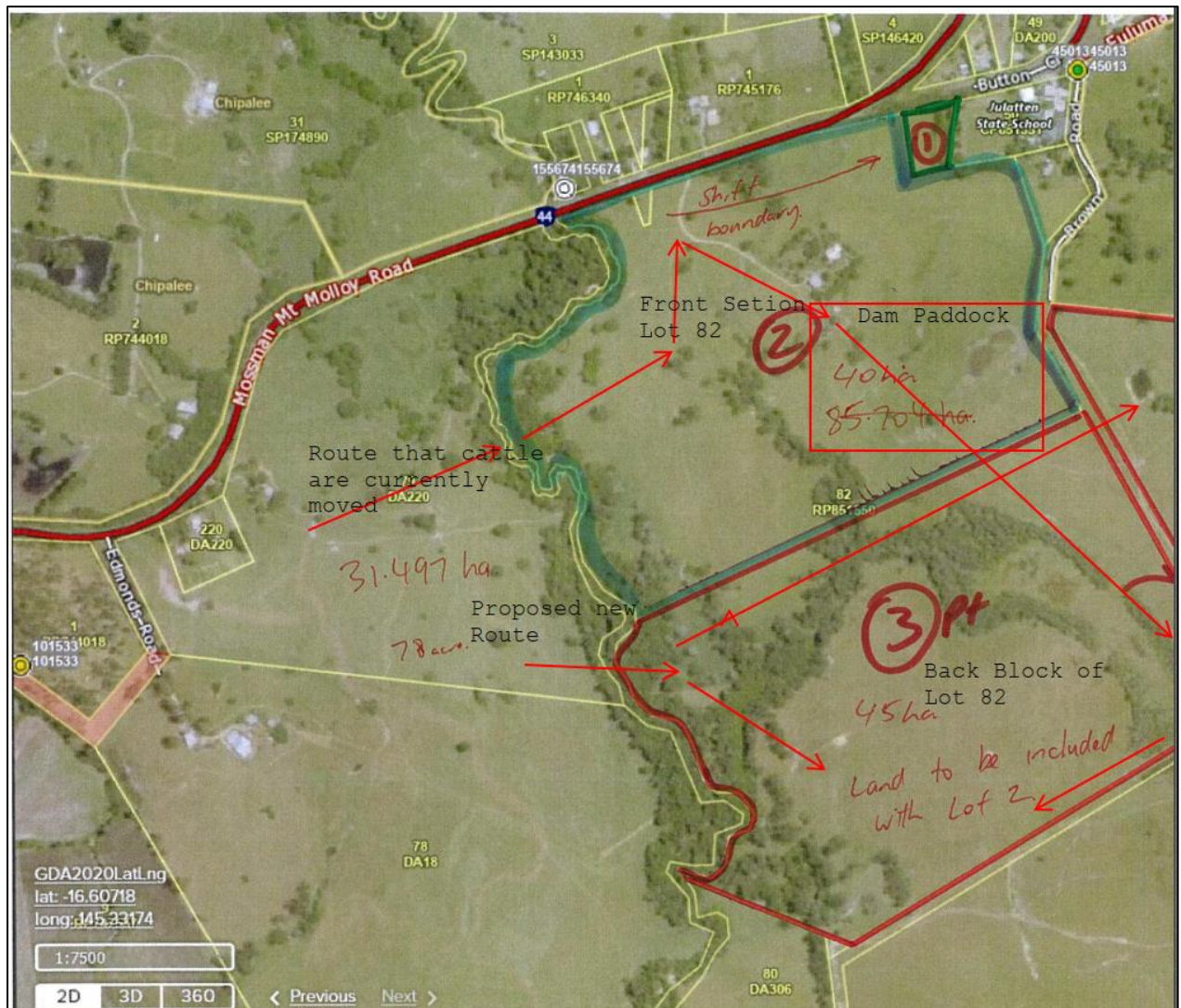
The proposed boundary realignment seeks to change to the operational plan removing the need to move cattle through this corridor and facilitate greater pasture utilisation of this paddock. A summary of the perceived benefits of the proposed boundary realignment and new plan for grazing operations is as follows:

- Northern portion of Lot 82 (Proposed Lot 2) would become more productive and more profitable. Production is anticipated to be increased by 50%.
- Improved utilisation of the pasture grown within the northern portion of Lot 82 (Proposed Lot 2) would be a cost effective way to lift productivity of the grazing enterprise. Converting the current movement corridor from the northern to southern portion of Lot 82 to pasture would enable Proposed Lot 2 to sustain an increased stocking rate and density through maximisation of green pasture utilisation.
- Conversion of the current movement corridor into pasture as part of the grazing management approach would facilitate adoption of seasonal plant growth patterns, resulting in effective pasture utilisation.
- Southern portion of Lot 82 (Part of Proposed Lot 3) is included into Lot 83 (Part of Proposed Lot 3) and this would facilitate a more productive and profitable business.
- The proposed boundary re-alignment would result in increased production across all the blocks.
- The proposed change to operational plan would likely see an additional 110 Bullocks produced across all the blocks.

### **Plan of Properties**

**Figure 3** below depicts the following:

- Current cattle movement route from northern portion of Lot 82 to southern portion of Lot 82;
- Proposed new cattle movement corridor; and
- Dam Paddock (wetland).



**Figure 3:** Existing and Proposed Cattle Movement Corridors



**Appendix F**  
**State Code Responses**

# State code 1: Development in a state-controlled road environment

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
<b>Buildings, structures, infrastructure, services and utilities</b>		
<b>PO1</b> The location of the development does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>AO1.1</b> Development is not located in a <b>state-controlled road</b> . AND <b>AO1.2</b> Development can be maintained without requiring access to a <b>state-controlled road</b> .	<b>Complies with AO1.1</b> The proposed development is for reconfiguring a lot only. The existing dwelling house is not located within a state controlled road and can be maintained without requiring access to the state-controlled road.
<b>PO2</b> The design and construction of the development does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO2</b> No building or operational works are required to facilitate the development.
<b>PO3</b> The location of the development does not obstruct <b>road transport infrastructure</b> or adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO3</b> The proposed development for reconfiguring a lot would not result in an increase of traffic movements that would adversely affect the operation of Mossman-Mount Molloy Road.
<b>PO4</b>	No acceptable outcome is prescribed.	<b>Complies with PO4</b>

Performance outcomes	Acceptable outcomes	Response
The location, placement, design and operation of advertising devices, visible from the <b>state-controlled road</b> , do not create a safety hazard for users of the <b>state-controlled road</b> .		No advertising signs are proposed.
<b>PO5</b> The design and construction of buildings and <b>structures</b> does not create a safety hazard by distracting users of the <b>state-controlled road</b> .	<b>AO5.1</b> Facades of buildings and <b>structures</b> fronting the <b>state-controlled road</b> are made of non-reflective materials. AND <b>AO5.2</b> Facades of buildings and <b>structures</b> do not direct or reflect point light sources into the face of oncoming traffic on the <b>state-controlled road</b> . AND <b>AO5.3</b> External lighting of buildings and <b>structures</b> is not directed into the face of oncoming traffic on the <b>state-controlled road</b> . AND <b>AO5.4</b> External lighting of buildings and <b>structures</b> does not involve flashing or laser lights.	<b>Complies with AO5.1-AO5.4</b> No buildings or structures are proposed as a part of this application.
<b>PO6</b> Road, pedestrian and bikeway bridges over a <b>state-controlled road</b> are designed and constructed to prevent projectiles from being thrown onto the <b>state-controlled road</b> .	<b>AO6.1</b> Road, pedestrian and bikeway bridges over the <b>state-controlled road</b> include throw protection screens in accordance with section 4.11 of the Design Criteria for Bridges and Other Structures Manual, Department of Transport and Main Roads, 2020.	<b>Not Applicable</b> No bridges are proposed.

Performance outcomes	Acceptable outcomes	Response
<b>Landscaping</b>		
<b>PO7</b> The location of landscaping does not create a safety hazard for users of the <b>state-controlled road</b> .	<b>A07.1</b> Landscaping is not located in a <b>state-controlled road</b> . AND <b>A07.2</b> Landscaping can be maintained without requiring access to a <b>state-controlled road</b> . AND <b>A07.3</b> Landscaping does not block or obscure the sight lines for vehicular access to a <b>state-controlled road</b> .	<b>Not applicable</b> No landscaping is required or proposed.
<b>Stormwater and overland flow</b>		
<b>PO8</b> Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO8</b> The proposed development for reconfiguring a lot would not result in any changes to the stormwater and overland flow characteristics of the site or discharge of stormwater to the state-controlled road reserve.
<b>PO9</b> Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the <b>state-controlled road or road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO9</b> The proposed development for reconfiguring a lot would not result in any changes to the stormwater and overland flow characteristics of the site or discharge of stormwater to the state-controlled road reserve.

Performance outcomes	Acceptable outcomes	Response
<b>PO10</b> Stormwater run-off or overland flow from the development site does not adversely impact the <b>structural integrity</b> or physical condition of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO10</b> The proposed development for reconfiguring a lot would not result in any changes to the stormwater and overland flow characteristics of the site or discharge of stormwater to the state-controlled road reserve.
<b>PO11</b> Development ensures that stormwater is lawfully discharged.	<b>AO11.1</b> Development does not create any new points of discharge to a <b>state-controlled road</b> . AND <b>AO11.2</b> Development does not concentrate flows to a <b>state-controlled road</b> . AND <b>AO11.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b> . AND <b>AO11.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>state-controlled road</b> .	<b>Complies with AO11-AO11.4</b> The proposed development for reconfiguring a lot would not result in any changes to the stormwater and overland flow characteristics of the site or discharge of stormwater to the state-controlled road reserve. As no operational works or building works are proposed, there would be no change to the existing stormwater management regime.
<b>Flooding</b>		
<b>PO12</b>	<b>AO12.1</b> For all flood events up to 1% <b>annual exceedance probability</b> , development results in negligible	<b>Complies with AO12.1-AO12.3</b> As the proposed development does not involve any operational works or building works, the

Performance outcomes	Acceptable outcomes	Response
Development does not result in a material worsening of flooding impacts within a <b>state-controlled road</b> .	<p>impacts (within +/- 10mm) to existing flood levels within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.2</b></p> <p>For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a <b>state-controlled road</b>.</p> <p>AND</p> <p><b>AO12.3</b></p> <p>For all flood events up to 1% <b>annual exceedance probability</b>, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a <b>state-controlled road</b>.</p>	proposed development would have no impact on flood levels or peak velocities of flood waters.
<b>Drainage Infrastructure</b>		
<p><b>PO13</b></p> <p>Drainage infrastructure does not create a safety hazard for users in the <b>state-controlled road</b>.</p>	<p><b>AO13.1</b></p> <p>Drainage infrastructure is wholly contained within the development site, except at the <b>lawful point of discharge</b>.</p> <p>AND</p> <p><b>AO13.2</b></p> <p>Drainage infrastructure can be maintained without requiring access to a <b>state-controlled road</b>.</p>	<p><b>Complies with AO13.1-AO13.2</b></p> <p>All drainage infrastructure associated with the existing development would be contained on site and would be maintained without access to the state controlled road. No changes to the drainage infrastructure on the site is proposed.</p>
<p><b>PO14</b></p> <p>Drainage infrastructure associated with, or within, a <b>state-controlled road</b> is constructed, and designed to ensure the <b>structural integrity</b> and physical condition of existing drainage</p>	No acceptable outcome is prescribed.	<p><b>Complies with AO13.1-AO13.2</b></p> <p>No changes to the drainage infrastructure on the site is proposed.</p>

Performance outcomes	Acceptable outcomes	Response
infrastructure and the surrounding drainage network.		

**Table 1.2 Vehicular access, road layout and local roads**

Performance outcomes	Acceptable outcomes	Response
<b>Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection</b>		
<b>PO15</b> The location, design and operation of a <b>new or changed access</b> to a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.
<b>PO16</b> The location, design and operation of a <b>new or changed access</b> does not adversely impact the <b>functional requirements</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.
<b>PO17</b> The location, design and operation of a <b>new or changed access</b> is consistent with the <b>future intent</b> of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.
<b>PO18</b> <b>New or changed access</b> is consistent with the access for the relevant <b>limited access road policy</b> : 1. <b>LAR 1</b> where direct access is prohibited; or	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.



Performance outcomes	Acceptable outcomes	Response
2. <b>LAR 2</b> where access may be permitted, subject to assessment.		
<b>PO19</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not compromise the safety of users of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.
<b>PO20</b> <b>New or changed access</b> to a <b>local road</b> within 100 metres of an intersection with a <b>state-controlled road</b> does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	<b>Not Applicable</b> No new or changed access is required or proposed.
<b>Public passenger transport and active transport</b>		
<b>PO21</b> Development does not compromise the safety of users of <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> There is no public transport infrastructure or services located within the vicinity of the site.
<b>PO22</b> Development maintains the ability for people to access <b>public passenger transport infrastructure, public passenger services</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> There is no public transport infrastructure or services located within the vicinity of the site.
<b>PO23</b> Development does not adversely impact the operating performance of <b>public passenger</b>	No acceptable outcome is prescribed.	<b>Not applicable</b> There is no public transport infrastructure or services located within the vicinity of the site.

Performance outcomes	Acceptable outcomes	Response
transport infrastructure, public passenger services and active transport infrastructure.		
<b>PO24</b> Development does not adversely impact the <b>structural integrity</b> or physical condition of <b>public passenger transport infrastructure</b> and <b>active transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Not applicable</b> There is no public transport infrastructure or services located within the vicinity of the site.

**Table 1.3 Network impacts**

Performance outcomes	Acceptable outcomes	Response
<b>PO25</b> Development does not compromise the safety of users of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO25</b> The proposed development for reconfiguring a lot would not generate traffic movements that would compromise the operation of the state-controlled road or exceed the capacity of the existing access.
<b>PO26</b> Development ensures <b>no net worsening</b> of the operating performance of the <b>state-controlled road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO26</b> The development would not generate traffic movements that would compromise the operation of the state-controlled road.
<b>PO27</b> Traffic movements are not directed onto a <b>state-controlled road</b> where they can be accommodated on the <b>local road</b> network.	No acceptable outcome is prescribed.	<b>Complies with PO27</b> The northern portion of the subject site is fragmented due to the presence of a watercourse. As such the northern portion of the site does not have access to a local road.
<b>PO28</b>	No acceptable outcome is prescribed.	<b>Complies with PO28</b>

Performance outcomes	Acceptable outcomes	Response
Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a <b>state-controlled road</b> .		No haulage is proposed.
<b>PO29</b> Development does not impede delivery of <b>planned upgrades of state-controlled roads</b> .	No acceptable outcome is prescribed	<b>Not Applicable</b> There are no planned upgrades within the vicinity of the site.
<b>PO30</b> Development does not impede delivery of <b>corridor improvements</b> located entirely within the <b>state-controlled road corridor</b> .	No acceptable outcome is prescribed.	<b>Not Applicable</b> There are no planned upgrades within the vicinity of the site.

**Table 1.4 Filling, excavation, building foundations and retaining structures**

Performance outcomes	Acceptable outcomes	Response
<b>PO31</b> Development does not create a safety hazard for users of the <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO31</b> No filling or excavation is proposed.
<b>PO32</b> Development does not adversely impact the operating performance of the <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO32</b> No filling or excavation is proposed.
<b>PO33</b> Development does not undermine, damage or cause subsidence of a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO33</b> No filling or excavation is proposed.
<b>PO34</b>	No acceptable outcome is prescribed.	<b>Complies with PO34</b>

Performance outcomes	Acceptable outcomes	Response
Development does not cause ground water disturbance in a <b>state-controlled road</b> .		No filling or excavation is proposed.
<b>PO35</b> Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or <b>structural integrity</b> of a <b>state-controlled road</b> or <b>road transport infrastructure</b> .	No acceptable outcome is prescribed.	<b>Complies with PO34</b> No filling or excavation is proposed.
<b>PO36</b> Filling and excavation associated with the construction of <b>new or changed access</b> do not compromise the operation or capacity of existing drainage infrastructure for a <b>state-controlled road</b> .	No acceptable outcome is prescribed.	<b>Complies with PO34</b> No filling or excavation is proposed.

## Table 1.5 Environmental emissions

Statutory note: Where a **state-controlled road** is co-located in the same transport corridor as a railway, the development should instead comply with Environmental emissions in State code 2: Development in a railway environment.

Performance outcomes	Acceptable outcomes	Response
<b>Reconfiguring a lot</b>		
<b>Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO37</b> Development minimises free field noise intrusion from a <b>state-controlled road</b> .	<b>AO37.1</b> Development provides a noise barrier or earth mound which is designed, sited and constructed: <ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> </ol>	<b>Complies with PO37</b> No new buildings or structure are proposed.

Performance outcomes	Acceptable outcomes	Response
	<p>2. in accordance with:</p> <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO37.2</b></p> <p>Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p> <p>OR</p> <p><b>AO37.3</b></p> <p>Development provides a <b>solid gap-free fence</b> or other <b>solid gap-free structure</b> along the full extent of the boundary closest to the <b>state-controlled road</b>.</p>	
<b>Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO38</b></p> <p>Reconfiguring a lot minimises free field noise intrusion from a <b>state-controlled road</b>.</p>	<p><b>AO38.1</b></p> <p>Development provides noise barrier or earth mound which is designed, sited and constructed:</p>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot (boundary realignment) only.</p>

Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic levels in reference table 2 (item 2.1);</li> <li>in accordance with: <ol style="list-style-type: none"> <li>Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ol> </li> </ol> <p>OR</p> <p><b>AO38.2</b></p> <p>Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<b>Material change of use (accommodation activity)</b>		
<b>Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO39</b></p> <p>Development minimises noise intrusion from a <b>state-controlled road in private open space</b>.</p>	<p><b>AO39.1</b></p> <p>Development provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ol style="list-style-type: none"> <li>to achieve the maximum free field acoustic levels in reference table 2 (item</li> </ol>	<p><b>Not applicable</b></p> <p>No new accommodation activities are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
	<p>2.2) for <b>private open space</b> at the ground floor level;</p> <p>2. in accordance with:</p> <ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO39.2</b></p> <p>Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for <b>private open space</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<p><b>PO40</b></p> <p>Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) minimises noise intrusion from a <b>state-controlled road</b> in <b>habitable rooms</b> at the facade.</p>	<p><b>AO40.1</b></p> <p>Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) provides a noise barrier or earth mound which is designed, sited and constructed:</p> <ul style="list-style-type: none"> <li>1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b>;</li> <li>2. in accordance with:</li> </ul>	<p><b>Not applicable</b></p> <p>No new accommodation activities are proposed.</p>



Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> <li>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</li> <li>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</li> <li>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.</li> </ul> <p>OR</p> <p><b>AO40.2</b></p> <p>Development (excluding a <b>relevant residential building</b> or <b>relocated building</b>) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for <b>habitable rooms</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>	
<p><b>PO41</b></p> <p><b>Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b>) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).</p>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No new accommodation activities are proposed.</p>
<b>Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<p><b>PO42</b></p> <p>Balconies, podiums, and roof decks include:</p>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No new accommodation activities are proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.</li> </ol>		
<b>PO43</b> <b>Habitable rooms</b> (excluding a <b>relevant residential building</b> or <b>relocated building</b> ) are designed and constructed using materials to achieve the maximum internal acoustic level in reference table 3 (item 3.1).	No acceptable outcome is provided.	<b>Not applicable</b> No new accommodation activities are proposed.
<b>Material change of use (other uses)</b>		
<b>Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b>		
<b>PO44</b> Development: <ol style="list-style-type: none"> <li>1. provides a noise barrier or earth mound that is designed, sited and constructed:               <ol style="list-style-type: none"> <li>a. to achieve the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b>;</li> <li>b. in accordance with:                   <ol style="list-style-type: none"> <li>i. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise),</li> </ol> </li> </ol> </li> </ol>	No acceptable outcome is provided.	<b>Not applicable</b> No childcare centre, educational establishment, or hospital is proposed.

Performance outcomes	Acceptable outcomes	Response
<p>Department of Transport and Main Roads, 2013;</p> <p>ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</p> <p>iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</p> <p>2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all <b>outdoor education areas</b> and <b>outdoor play areas</b> by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>		
<p><b>PO45</b></p> <p>Development involving a <b>childcare centre</b> or <b>educational establishment</b>:</p> <p>1. provides a noise barrier or earth mound that is designed, sited and constructed:</p> <p>2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2);</p> <p>3. in accordance with:</p> <p>a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic Noise), Department of Transport and Main Roads, 2013;</p>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, or hospital is proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<p>b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019;</p> <p>c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or</p> <p>4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by <b>alternative noise attenuation measures</b> where it is not practical to provide a noise barrier or earth mound.</p>		
<p><b>PO46</b></p> <p>Development involving:</p> <ol style="list-style-type: none"> <li><b>indoor education areas</b> and <b>indoor play areas</b>; or</li> <li>sleeping rooms in a <b>childcare centre</b>; or</li> <li><b>patient care areas</b> in a <b>hospital</b> achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, or hospital is proposed.</p>
<p><b>Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor</b></p>		
<p><b>PO47</b></p> <p>Development involving a <b>childcare centre</b> or <b>educational establishment</b> which have balconies, podiums or elevated <b>outdoor play areas</b> predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a <b>state-controlled road</b> are provided with:</p>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, or hospital is proposed.</p>

Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> <li>1. a continuous <b>solid gap-free structure</b> or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia);</li> <li>2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated <b>outdoor play areas</b>.</li> </ol>		
<p><b>PO48</b></p> <p>Development including:</p> <ol style="list-style-type: none"> <li>1. <b>indoor education areas</b> and <b>indoor play areas</b> in a <b>childcare centre</b> or <b>educational establishment</b>; or</li> <li>2. sleeping rooms in a <b>childcare centre</b>; or</li> <li>3. <b>patient care areas</b> in a <b>hospital</b> located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).</li> </ol>	No acceptable outcome is provided.	<p><b>Not applicable</b></p> <p>No childcare centre, educational establishment, or hospital is proposed.</p>
<b>Air, light and vibration</b>		
<p><b>PO49</b></p> <p><b>Private open space, outdoor education areas</b> and <b>outdoor play areas</b> are protected from air quality impacts from a <b>state-controlled road</b>.</p>	<p><b>AO49.1</b></p> <p>Each dwelling or unit has access to a <b>private open space</b> which is shielded from a <b>state-controlled road</b> by a building, <b>solid gap-free fence</b>, or other <b>solid gap-free structure</b>.</p> <p>OR</p> <p><b>AO49.2</b></p> <p>Each <b>outdoor education area</b> and <b>outdoor play area</b> is shielded from a <b>state-controlled road</b> by a</p>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot only.</p>

Performance outcomes	Acceptable outcomes	Response
	building, <b>solid gap-free fence</b> , or other <b>solid gap-free structure</b> .	
<b>PO50</b> <b>Patient care areas</b> within <b>hospitals</b> are protected from vibration impacts from a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> .	<b>AO50.1</b> <b>Hospitals</b> are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1\text{m/s}^{1.75}$ . AND <b>AO50.2</b> <b>Hospitals</b> are designed and constructed to ensure vibration in the ward of a <b>patient care area</b> does not exceed a vibration dose value of $0.4\text{m/s}^{1.75}$ .	<b>Not applicable</b> No hospital is proposed.
<b>PO51</b> Development is designed and sited to ensure light from infrastructure within, and from users of, a <b>state-controlled road</b> or <b>type 1 multi-modal corridor</b> , does not: <ol style="list-style-type: none"> <li>intrude into buildings during night hours (10pm to 6am);</li> <li>create unreasonable disturbance during evening hours (6pm to 10pm).</li> </ol>	No acceptable outcomes are prescribed.	<b>Not applicable</b> No new buildings or structures are proposed.

**Table 1.6: Development in a future state-controlled road environment**

Performance outcomes	Acceptable outcomes	Response
<b>PO52</b>	<b>AO52.1</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Response
Development does not impede delivery of a <b>future state-controlled road</b> .	<p>Development is not located in a <b>future state-controlled road</b>.</p> <p>OR ALL OF THE FOLLOWING APPLY:</p> <p><b>AO52.2</b></p> <p>Development does not involve filling and excavation of, or material changes to, a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.3</b></p> <p>The intensification of lots does not occur within a <b>future state-controlled road</b>.</p> <p>AND</p> <p><b>AO52.4</b></p> <p>Development does not result in the landlocking of parcels once a <b>future state-controlled road</b> is delivered.</p>	The subject site is not in a future state-controlled road environment.
<p><b>PO53</b></p> <p>The location and design of <b>new or changed access</b> does not create a safety hazard for users of a <b>future state-controlled road</b>.</p>	<p><b>AO53.1</b></p> <p>Development does not include <b>new or changed access</b> to a <b>future state-controlled road</b>.</p>	<p><b>Not applicable</b></p> <p>The subject site is not in a future state-controlled road environment.</p>
<p><b>PO54</b></p> <p>Filling, excavation, building foundations and <b>retaining structures</b> do not undermine, damage or cause subsidence of a <b>future state-controlled road</b>.</p>	No acceptable outcome is prescribed.	<p><b>Not applicable</b></p> <p>The subject site is not in a future state-controlled road environment.</p>
<b>PO55</b>	No acceptable outcome is prescribed.	<b>Not applicable</b>



Performance outcomes	Acceptable outcomes	Response
Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a <b>future state-controlled road</b> or <b>road transport infrastructure</b> .		The subject site is not in a future state-controlled road environment.
<b>PO56</b> Development ensures that stormwater is lawfully discharged.	<b>AO56.1</b> Development does not create any new points of discharge to a <b>future state-controlled road</b> . AND <b>AO56.2</b> Development does not concentrate flows to a <b>future state-controlled road</b> . AND <b>AO56.3</b> Stormwater run-off is discharged to a <b>lawful point of discharge</b> . AND <b>AO56.4</b> Development does not worsen the condition of an existing <b>lawful point of discharge</b> to the <b>future state-controlled road</b> .	<b>Not applicable</b> The subject site is not in a future state-controlled road environment.

## Appendix G

# Planning Scheme Code Responses

## 6.2.6 Low Density Residential Zone Code

### 6.2.6.1 Application

- 1) This code applies to assessing development where:
  - (a) located in the Low density residential zone; 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.

### 6.2.6.2 Purpose

- 1) The purpose of the Low density residential zone code is to provide for predominantly dwelling houses supported by community uses and small-scale services and facilities that cater for local residents.
- 2) Mareeba Shire Council's purpose of the Low density residential zone code is to:
  - (a) maintain the integrity of established residential areas, which are characterised primarily by Dwelling houses and Dual occupancy development;
  - (b) provide opportunities for other forms of residential development where existing character and amenity will not be compromised; and
  - (c) facilitate non-residential development that directly supports the day to day needs of the immediate residential community, in new residential areas.
- 3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
  - (a) The dominant form of development is detached dwelling houses, on a range of lot sizes;
  - (b) In greenfield areas, in proximity to activity centres, a wider range of higher density residential development may occur where existing low density residential amenity is not compromised;
  - (c) High quality Residential care facilities and Retirement facilities are located on larger sites;
  - (d) Development provides for an efficient land use pattern and is well connected to other developments;
  - (e) Development is designed to provide safe and walkable neighbourhoods that connect residents to desirable destinations including schools, parks, shops and community facilities;
  - (f) Development facilitates other small-scale uses that integrate personal employment and residential activities, provided they complement local residential amenity;

- (g) Development maintains a high level of residential amenity avoiding uses that introduce impacts associated with noise, hours of operation, traffic, advertising devices, visual amenity, privacy, lighting, odour and emissions;
- (h) Development reflects and enhances the existing low density scale and character of the area;
- (i) Development is supported by necessary transport infrastructure which is designed to provide and promote safe and efficient public transport use, walking and cycling;
- (j) Development is supported by necessary community facilities, open space and recreational areas and appropriate infrastructure to meet the needs of the local community;
- (k) Non-residential development may be supported in new residential areas where such uses directly support the day to day needs of the immediate residential community;
- (l) Development takes account of the environmental constraints of the land; and
- (m) Any unavoidable impacts are minimised through location, design, operation and management requirements.

### Criteria for assessment

**Table 6.2.6.3 – Low Density Residential Zone Code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>Height</b>		
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises;	<b>AO1.1</b> Development has a maximum building height of: (a) 8.5 metres; and (a) 2 storeys above ground level.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only. No buildings or structures are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
(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.		
<b>Outbuildings and residential scale</b>		
<b>PO2</b> Domestic outbuildings: (a) do not dominate the lot on which they are located; and (b) are consistent with the scale and character of development in the Low density residential zone	<b>AO2</b> Domestic outbuildings do not exceed: (a) 100m <sup>2</sup> in gross floor area; and (b) 5.5 metres in height above natural ground level.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>Siting</b>		
<b>PO3</b> Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and	<b>AO3.1</b> Buildings and structures include a minimum setback of: (a) 6 metres from the primary road frontage; and (b) 3 metres from any secondary road frontage.	<b>Not Applicable</b> Proposed development is for Reconfiguring a Lot only.

Performance outcomes	Acceptable outcomes	Applicant response
adjoining sites; (c) privacy and overlooking; (d) opportunities for casual surveillance of adjoining public spaces; (e) air circulation and access to natural breezes; and (f) appearance of building bulk; and (g) relationship with road corridors.	<b>AO3.2</b> (a) Buildings and structures include a minimum setback of 2 metres from side and rear boundaries.	<b>Not Applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>Accommodation density</b>		
<b>PO4</b> The density of Accommodation activities: (a) contributes to housing choice and affordability; (b) respects the nature and density of surrounding land use; (c) does not cause amenity impacts beyond the reasonable expectation of accommodation density for the zone; and (d) is commensurate to the scale and frontage of the site.	<b>AO4</b> Development provides a maximum density for Accommodation activities in compliance with Table 6.2.6.3B.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>Gross floor area</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO5</b> 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 surrounding buildings; and (c) appropriately balances built and natural features.	<b>AO5</b> Gross floor area does not exceed 600m2.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>For assessable development</b>		
<b>Building design</b>		
<b>PO6</b> Building facades are appropriately designed to: (a) include visual interest and architectural variation; (b) maintain and enhance the character of the surrounds; (c) provide opportunities for casual surveillance; (d) include a human scale; and (e) encourage occupation of outdoor space.	<b>AO6</b> Buildings include habitable space, pedestrian entrances and recreation space facing the primary road frontage.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>PO7</b>	<b>AO7</b> No acceptable outcome is provided	<b>Not applicable</b> Proposed development is for Reconfiguring a



Performance outcomes	Acceptable outcomes	Applicant response
<p>Development complements and integrates with the established built character of the Low density residential zone, having regard to:</p> <p>(a) roof form and pitch;</p> <p>(b) eaves and awnings;</p> <p>(c) building materials, colours and textures; and</p> <p>(d) window and door size and location.</p>		Lot only.
<b>Non-residential development</b>		
<p><b>PO8</b></p> <p>Non-residential development is only located in new residential areas and:</p> <p>(a) is consistent with the scale of existing development;</p> <p>(b) does not detract from the amenity of nearby residential uses;</p> <p>(c) directly supports the day to day needs of the immediate residential community; and</p> <p>(d) does not impact on the orderly provision of non-residential development in other locations in the shire.</p>	<p><b>AO8</b></p> <p>No acceptable outcome is provided</p>	<p><b>Complies with PO8</b></p> <p>Proposed development is for Reconfiguring a Lot only. The proposed boundary realignment would create a lot that is consistent with rural residential development in close proximity. The proposal would not adversely impact the agricultural land use on adjoining land.</p>
<b>Amenity</b>		
<b>PO9</b>	<b>AO9</b>	<p><b>Complies with PO9</b></p> <p>Proposed development is for Reconfiguring a</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p>No acceptable outcome is provided</p>	<p>Lot only. The proposed development is consistent with existing rural residential development within close proximity to the subject site.</p>
<p><b>PO10</b></p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO10</b></p> <p>No acceptable outcome is provided</p>	<p><b>Complies with PO10</b></p> <p>The proposed development for reconfiguring a lot is consistent with existing rural residential development. No adverse environmental impacts are anticipated.</p>

## 6.2.9 Rural Zone Code

### 6.2.9.1 Application

- 1) This code applies to assessing development where:
  - (a) located in the Rural zone; 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.

### 6.2.9.2 Purpose

- 1) The purpose of the Rural zone code is to:
  - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
  - (b) 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;
  - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- 2) 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:

- (a) recognise the diversity of rural uses that exists throughout the region;
- (b) protect the rural character of the region;
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
- (f) provide for a range of uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
- (g) prevent adverse impacts of development on ecological values;
- (h) preserve land in large holdings; and
- (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.

3) The purpose of the Rural zone code will be achieved through the following overall outcomes:

- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

### Criteria for assessment

**Table 6.2.9.3 – Rural Zone Code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>PO1</b> Building height takes into consideration and respects the following:	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of:	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.

Performance outcomes	Acceptable outcomes	Applicant response
(a) the height of existing buildings on adjoining premises;	(a) 8.5 metres; and	
(b) the development potential, with respect to height, on adjoining premises;	(b) 2 storeys above ground level.	
(c) the height of buildings in the vicinity of the site;	<b>AO1.2</b>	<b>Not applicable</b>
(d) access to sunlight and daylight for the site and adjoining sites;	Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	Proposed development is for Reconfiguring a Lot only.
(e) privacy and overlooking; and		
(f) site area and street frontage length.		
<b>Siting, where not involving a Dwelling house.</b> Note – Where for Dwelling house, the setbacks of the Queensland Development Code Apply		
<b>PO2</b> Development is sited in a manner that considers and respects: (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.	<b>AO2.1</b> Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State controlled road; and (b) 10 metres from a boundary to an adjoining lot.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
	<b>AO2.2</b> 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.	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.
	<b>AO2.3</b> Buildings and structures, expect where a Roadside	<b>Not applicable</b> Proposed development is for Reconfiguring a

Performance outcomes	Acceptable outcomes	Applicant response
	stall, include a minimum setback of: (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;	Lot only.
<b>Accommodation Density</b>		
<b>PO3</b> The density of Accommodation activities: (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.	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.	<b>Not Applicable</b> Proposed development is for Reconfiguring a Lot only.
	<b>AO3.2</b> 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 <sup>2</sup> ; or (c) Rural worker's accommodation.	<b>Not Applicable</b> Proposed development is for Reconfiguring a Lot only.
<b>For Assessable Development</b>		
<b>Site Cover</b>		
<b>PO4</b>	<b>AO4</b> No Acceptable outcome is provided	<b>Not applicable</b> Proposed development is for Reconfiguring a

Performance outcomes	Acceptable outcomes	Applicant response
<p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> <li>(a) makes efficient use of land;</li> <li>(b) is consistent with the bulk and scale of buildings in the surrounding area; and</li> <li>(c) appropriately balances built and natural features.</li> </ul>		Lot only.
<p><b>PO5</b></p> <p>Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> <li>(a) roof form and pitch;</li> <li>(b) eaves and awnings;</li> <li>(c) building materials, colours and textures; and</li> <li>(d) window and door size and location.</li> </ul>	<p><b>AO5</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>Proposed development is for Reconfiguring a Lot only.</p>
<b>Amenity</b>		
<p><b>PO6</b></p> <p>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> </ul>	<p><b>AO6</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>Proposed development is for Reconfiguring a Lot only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.		
<b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	<b>A07</b> No acceptable outcome is provided	<b>Not applicable</b> Proposed development is for Reconfiguring a Lot only.



## 8.2.1 Agricultural Land Overlay Code

### 8.2.1.1 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 benchmarks for assessable development and requirements for accepted development 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.

### 8.2.1.2 Purpose

- (1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
    - (i) an overriding need exists for the development in terms of public benefit,
    - (ii) no suitable alternative site exists; and (iii) the fragmentation or reduced production potential of agricultural land is minimised;
  - (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
  - (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
  - (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

### Criteria for assessment

**Table 8.2.1.3 – Agricultural Land Overlay Code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>PO1</b>	<b>AO1.1</b>	<b>Able to comply with PO1</b>

Performance outcomes	Acceptable outcomes	Applicant response
<p>The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists; and</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>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:</p> <p>(a) animal husbandry; or</p> <p>(b) animal keeping; or</p> <p>(c) cropping; or</p> <p>(d) dwelling house; or</p> <p>(e) home based business; or</p> <p>(f) intensive animal industry (only where for feedlotting); or</p> <p>(g) intensive horticulture; or</p> <p>(h) landing; or</p> <p>(i) roadside stalls; or</p> <p>(j) winery.</p>	<p>The proposed boundary re-alignment would not result in the loss of productive capacity of agricultural land. Agricultural land within the subject site is already partially fragmented due to the presence of a watercourse, wetlands and remnant riparian vegetation and the proposed development would not further fragment the land. Furthermore, cattle movement through the wet paddock of Lot 82 has resulted in degradation of pastures and the proposed boundary realignment would result in a better operational and environmental outcome. The proposed grazing improvements are outlined in the Grazing Operational Plan (<b>Appendix E</b>).</p>
For assessable development		
<p><b>PO2</b></p> <p>Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to:</p> <p>(a) avoid land use conflict;</p> <p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust,</p>	<p><b>AO2</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO2</b></p> <p>The proposed reconfiguring a lot (boundary realignment) would relocate the existing vacant Low Density Residential Zoned allotment (Lot 25) to immediately adjacent to the Julatten State School, in close proximity to existing rural residential development and remove it from the greater conflict of being surrounded by a rural lot. The proposed new</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>smoke and ash;</p> <p>(c) avoid reducing primary production potential; and</p> <p>(d) not adversely affect public health, safety and amenity.</p>		<p>lot would retain a vegetative buffer to mitigate any potential impacts from agricultural activities and would reduce the potential for land use conflicts.</p>
<p><b>PO3</b></p> <p>Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>:</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p><b>AO3</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Complies with PO3</b></p> <p>The proposed development for reconfiguring a lot (boundary realignment) seeks to improve agricultural viability of the northern portion of existing Lot 82 (Proposed Lot 2). Agricultural land on this lot is partially fragmented and constrained by the watercourse, wetlands and remnant vegetation, which restricts stock passage to the rear allotment to a small area, which in turn leads to pasture degradation. The proposal would remove the need for cattle movement through this corridor and facilitate improved grazing management and pasture utilisation and lead to better production outcomes.</p>
<b>If for Reconfiguring a Lot</b>		
<p><b>PO4</b></p> <p>The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b></p> <p>Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>.</p>	<p><b>Not applicable</b></p> <p>The subject site is not located within the Broadhectare rural area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	<b>AO5</b> No acceptable outcome is provided.	<b>Complies with PO5</b> The proposed development for reconfiguring a lot (boundary realignment) seeks to amalgamate the rear portion of Lot 82 with Lot 2 (Proposed Lot 3) as depicted on the Proposal Plan provided for reference as <b>Appendix D</b> . Whilst this will mean that the new lot would be severed by a road reserve, the road reserve does not contain a constructed road and the passage of cattle across the road reserve is not restricted. It would not be the subdivision of a lot separated by a road reserve and would result in a greater parcel of land. Agricultural land within Lot 82 is already partially fragmented due to the presence of a watercourse, wetlands and remnant riparian vegetation.
<b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> , including boundary realignments, only occurs where it: <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency;</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) resolves boundary issues where a structure is built over the boundary line of two lots.</li> </ul>	<b>AO6</b> No acceptable outcome is provided.	<b>Complies with PO6</b> The proposed development for reconfiguring a lot (boundary realignment) improves agricultural efficiency and facilitates conservation outcomes by: <ul style="list-style-type: none"> <li>• eliminating the need to move cattle through the existing low-lying areas subject to flood inundation;</li> <li>• facilitating improved grazing management and pasture utilisation within Lot 82;</li> <li>• reducing the impact of livestock on the environmental values of the watercourse and riparian vegetation;</li> </ul>

Performance outcomes	Acceptable outcomes	Applicant response
		<p>and</p> <ul style="list-style-type: none"> <li>enabling natural regeneration of low-lying areas of existing wetland by excluding stock passage.</li> </ul>

## 8.2.3 Bushfire Hazard Overlay Code

### 8.2.3.1 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 benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

### 8.2.3.2 Purpose

- 1) The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.
- 2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) Development in a Bushfire hazard area is compatible with the nature of the hazard;
  - (b) The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;
  - (c) Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and
  - (d) Appropriate infrastructure is available to emergency services in the event of a bushfire.

### Criteria for assessment

**Table 8.2.2.3 – Bushfire hazard overlay code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b> <b>Water supply for fire-fighting purposes</b>		
<b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on <b>the Bushfire hazard overlay</b>	<b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b>	

Performance outcomes	Acceptable outcomes	Applicant response
<b>maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.  Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	<b>AO1.1</b>  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.  OR	<b>Not applicable</b>  The subject site is not located within an area serviced by Council's reticulated water supply network.
	<b>AO1.2</b>  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:  (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; (c) or a dam; (d) or a swimming pool.  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.	<b>Not applicable</b>  The proposed development is for reconfiguring a lot (boundary realignment) only. Provision of on-site water storage may be conditioned as part of any building approval for Proposed Lot 1.
<b>For assessable development</b>  <b>Land use</b>		
<b>PO2</b>  Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the:	<b>AO2</b>  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 <b>the Bushfire hazard overlay maps</b>	<b>Not applicable</b>  Proposed development is for Reconfiguring a Lot only. No buildings or structures are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>(OM-003a-o):</b></p> <p>(a) child care centre; or</p> <p>(b) community care centre; or</p> <p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>	
<b>Lot Design</b>		
<p><b>PO3</b></p> <p>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p>	<p><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b></p> <p>No new lots are created.</p> <p>OR</p>	<p><b>Complies with AO3.1</b></p> <p>The proposed development is for a boundary realignment and would not create any new lots.</p>
<p>(a) is responsive to the nature and extent of</p>	<p><b>AO3.2</b></p>	<p><b>Complies with AO3.1</b></p>



Performance outcomes	Acceptable outcomes	Applicant response
bushfire risk; and (b) allows efficient emergency access to buildings for fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	All lots include a building envelope that achieves a radiant heat flux level of 29kW/m2 at the perimeter of the building envelope. 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.	
<b>Firebreaks and access</b>		
<b>PO4</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003ao), vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for firefighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and (c) providing for the separation of developed areas and adjacent bushland. Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:	<b>AO4.1</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003ao)</b> , roads are designed and constructed: (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.	<b>Not applicable</b> No new roads are proposed.
	<b>AO4.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003ao)</b> , firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard;	<b>Not applicable</b> The proposed development is for reconfiguring a lot (boundary realignment) only. No new lots would be created and existing firebreaks would be maintained.

Performance outcomes	Acceptable outcomes	Applicant response
<p>I. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</p> <p>II. the minimum cleared width not less than 6 metres;</p> <p>III. the formed width is not less than 2.5 metres;</p> <p>IV. the formed gradient is not greater than 15%;</p> <p>V. vehicular access is provided at both ends;</p> <p>VI. passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(b) a minimum cleared width of 20 metre;</p> <p>(c) a maximum gradient of 12.5%; and</p> <p>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	
<b>Hazardous Materials</b>		
<p><b>PO5</b></p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO5</b></p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p><b>Not applicable</b></p> <p>The proposed development is for Reconfiguring a Lot (boundary realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Landscaping</b>		
<p><b>PO6</b></p> <p>Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the 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"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO6</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>The proposed development is for Reconfiguring a Lot (boundary realignment) only.</p>
<b>Infrastructure</b>		
<p><b>PO7</b></p> <p>Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO7</b></p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> </ul>	<p><b>Not applicable</b></p> <p>The proposed development is for Reconfiguring a Lot (boundary realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(e) telecommunications	
<b>Private Driveways</b>		
<p><b>PO8</b></p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>AO8</b></p> <p>Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for firefighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>	<p><b>Complies with AO8</b></p> <p>The existing access to Proposed Lot 2 from Mossman- Mount Molloy Road would be retained. Proposed Lot 1 would require provision of a new access from Button Close, which would be constructed in accordance with Planning Scheme requirements and the FNQROC Development Manual.</p>

## 8.2.4 Environmental Significance Overlay Code

### 8.2.4.1 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 benchmarks for assessable development and requirements for accepted development 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 is required to be mapped by State Government in response to Environment and Heritage State Interests.

### 8.2.4.2 Purpose

- 1) The purpose of the Environmental significance overlay code is to identify and protect matters of environmental significance, which include matters of state environmental significance (MSES) as defined under the state planning policy.

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and
  - (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.
- 2) The purpose of the code will be achieved through the following overall outcomes:
  - (a) the biodiversity values, ecosystem services and climate change resilience of areas of environmental significance are protected, managed, enhanced and rehabilitated;
  - (b) the biodiversity values of protected areas and legally secured offset areas are protected from development unless overriding community need is demonstrated;
  - (c) development is located, designed and managed to minimise the edge effects of development on areas of regulated vegetation and wildlife habitat;
  - (d) areas of regulated vegetation and wildlife habitat are managed to minimise biodiversity losses;
  - (e) development maintains, protects and enhances a regional network of vegetated corridors that assist in wildlife movement and contribute to the maintenance of habitat and biological diversity;
  - (f) development is appropriately setback from waterways and high ecological significance wetlands to minimise direct and indirect impacts on water quality and biodiversity;
  - (g) and riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

### Criteria for assessment

**Table 8.2.4.3A – Environmental significance overlay code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b> <b>Regulated vegetation</b>		
<b>PO1</b> Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless: (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. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	<b>AO1.1</b> No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> .	<b>Complies with AO1.1</b> The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) and no clearing of regulated vegetation is proposed.
<b>PO2</b> Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of	<b>AO2</b> Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the <b>Environmental Significance</b>	<b>Complies AO2</b> The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) and no clearing of regulated vegetation is proposed.

Performance outcomes	Acceptable outcomes	Applicant response
<p>regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<b>Overlay Maps (OM-004a-o).</b>	
<b>Regulated vegetation intersecting a watercourse</b>		
<p><b>PO3</b></p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation intersecting a watercourse’, identified as ‘Waterway’ and ‘Waterway buffer’ on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b></p> <p>A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a ‘Waterway’ identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z).</b></p>	<p><b>Not applicable</b></p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) and no clearing of regulated vegetation is proposed. The applicant would retain existing riparian vegetation as waterway buffer and providing for a wildlife corridor for faunal migration.</p>
	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p>	<p><b>Not applicable</b></p> <p>The proposed development is for reconfiguring a lot (boundary realignment) no</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<b>AO3.2</b> No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b> .	clearing of vegetation is proposed.
<b>Waterways and wetlands</b>		
<b>PO4</b> 'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by: (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; (c) maintaining waterway bank stability by minimising bank erosion and slumping; (d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and (e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological	<b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> <b>AO4.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> .	<b>Not applicable</b> The proposed development is for reconfiguring a lot (boundary realignment).
	<b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b> <b>AO4.2</b> A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> .	<b>Not applicable</b> The proposed development is for reconfiguring a lot (boundary realignment).
	<b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance</b>	<b>Not applicable</b> The proposed development is for reconfiguring a lot (boundary realignment) only. The proposed development would not



Performance outcomes	Acceptable outcomes	Applicant response
Assessment Reports.	<b>Overlay Maps (OM-004a-o)</b> <b>AO4.3</b> No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> . 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).	alter existing stormwater drainage measures, which would continue to be discharged lawfully without adverse impacts on receiving waters or surrounding premises.
	<b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</b> <b>AO4.4</b> No wastewater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b> . 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).	<b>Not applicable</b> The proposed development is for reconfiguring a lot (boundary realignment) only. The proposed development would not alter existing on-site effluent disposal for the existing dwelling house on Lot 82. No wastewater would be discharged to a waterway.
<b>For Assessable Development</b>		

Performance outcomes	Acceptable outcomes	Applicant response
<b>Wildlife Habitat</b>		
<p><b>PO5</b></p> <p>Development within a 'Wildlife habitat' area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <ul style="list-style-type: none"> <li>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</li> <li>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</li> <li>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</li> </ul> <p>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.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO5</b></p> <p>No acceptable outcome is provided</p>	<p><b>Complies with PO5</b></p> <p>The proposed development for reconfiguring a lot (boundary realignment) seeks to reconfigure the common boundary to eliminate the passage of livestock from the northern to southern portion of Lot 82. The removal of the cattle movement would mitigate existing upstream impacts on wildlife habitat and environmental significant areas.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<b>Legally secured offset areas</b>		
<p><b>PO6</b></p> <p>Development within a ‘Legally secured offset area’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>AO6</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>The site is not within a legally secured offset area.</p>
<b>Protected areas</b>		
<p><b>PO7</b></p> <p>Development within a ‘Protected area’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> <li>(a) supports the inherent ecological and community values of the Protected Area asset;</li> <li>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</li> <li>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and</li> </ul>	<p><b>AO7</b></p> <p>No acceptable outcome is provided</p>	<p><b>Not applicable</b></p> <p>The site is not within a protected area.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>their habitat within the Protected Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>		
<b>Ecological corridors and Habitat linkages</b>		
<p><b>PO8</b></p> <p>Development located:</p> <ul style="list-style-type: none"> <li>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</li> <li>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></li> </ul> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</li> <li>(b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</li> <li>(c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography;</li> <li>(d) the location and design of proposed improvements that may impact on the functions</li> </ul>	<p><b>A07</b></p> <p>No acceptable outcome is provided</p>	<p><b>Complies with PO8</b></p> <p>The proposed development for reconfiguring a lot (boundary realignment) would not compromise the provision of habitat connectivity. The proposal does not involve the removal of any riparian vegetation.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity.</p> <p>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</p>		

**Table 8.2.4.3B – Setback and buffer distances from waterways**

Stream Order	Setback and buffer from waterways
1	10 metres from top of high bank
2-4	25 metres from top of high bank
5 or more	50 metres from top of high bank

Note – The stream order of a ‘waterway’ is to be determined on a case by case basis.

## 8.2.11 Scenic Amenity Overlay Code

### 8.2.1.11 Application

(1) This code applies to assessing development where:

- (a) land the subject of development is located within identified on the **Scenic amenity overlay maps (OM-011a-b)**; 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.

### 8.2.11.2 Purpose

(1) The purpose of the Agricultural land overlay code is to protect and enhance the scenic qualities and character of the shire

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Scenic routes are protected from development that could compromise their contribution to the character of the shire;
- (b) Scenic routes are enhanced through development that is consistent with the existing landscape character of the route; and
- (c) The visibility of Iconic landscape features from public areas of the shire is protected and enhanced.

### Criteria for assessment

**Table 8.2.11.3 – Scenic Amenity Overlay Code – For acceptable development subject to requirements and assessable development.**

Performance outcomes	Acceptable outcomes	Applicant response
<b>For accepted development subject to requirements and assessable development.</b>		
<b>Where adjoining a Local scenic route</b>		
<b>PO1</b> 'Local scenic routes' identified on <b>Scenic amenity overlay map (OM-011b)</b> are maintained and enhanced to: (a) achieve a high level of amenity when viewed	<b>AO1.1</b> Development with frontage to a 'Local scenic route' identified on <b>Scenic amenity overlay map (OM-011b)</b> retains existing mature native vegetation within 3 metres of the site frontage.	<b>Complies.</b> The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) and no existing remnant vegetation would be cleared as part of the proposal.

Performance outcomes	Acceptable outcomes	Applicant response
<p>from the street;</p> <p>(b) contribute to the development of natural features within the streetscape; and</p> <p>(c) compliment the character of the local area.</p>	<p><b>AO1.2</b></p> <p>Development, other than for a Dwelling house, with frontage to a 'Local scenic route' identified on <b>Scenic amenity overlay map (OM-011b)</b>:</p> <p>(a) provides a landscaped strip that:</p> <p>(i) is a minimum of 3 metres; and</p> <p>(ii) contains species which comply with the relevant acceptable outcomes of the Landscaping code and any applicable local plan code; and</p> <p>(b) does not involve a freestanding permanent advertising device.</p>	<p><b>Not applicable</b></p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment), no buildings or structures are proposed.</p>
<b>For assessable development</b>		
<b>Iconic landscape features</b>		
<p><b>PO2</b></p> <p>The visibility of the 'Chillagoe Smelters iconic landscape feature' and the 'Mount Mulligan iconic landscape feature' identified on <b>Scenic amenity overlay map (OM011a)</b> are not compromised by buildings or structures located within the:</p> <p>(a) 'Chillagoe Smelters iconic landscape feature'; or</p> <p>(b) 'Chillagoe Smelters 500 metre buffer'; or</p> <p>(c) 'Mount Mulligan iconic landscape feature'; or</p>	<p><b>AO2</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>The site is not located adjacent the Chillagoe smelters or the Mt Mulligan Iconic landscape feature.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) 'Mount Mulligan 12 kilometre buffer'.		
<b>Where within the Shire scenic route 500 metre buffer</b>		
<b>PO3</b> 'Shire scenic routes' identified on <b>Scenic amenity overlay map (OM-011b)</b> are maintained and enhanced: <ul style="list-style-type: none"> <li>(a) to contribute to the rural landscape character of the shire;</li> <li>(b) to promote the appreciation of the natural environment;</li> <li>(c) through the sensitive location and design of land uses, buildings and structures; and</li> <li>(d) through the retention and enhancement of the attributes or values which give rise to the attractiveness of the subject site.</li> </ul>	<b>AO3</b> No acceptable outcome is provided.	<b>Complies</b> The proposed development is solely for Reconfiguring a Lot (Boundary Realignment), no buildings or structures are proposed. The proposal would retain the existing rural landscape character through the retention of existing remnant vegetation and the riparian corridor adjacent to Bushy Creek.
<b>If for Extractive industry or Telecommunications facility</b>		
<b>PO4</b> The Extractive industry or Telecommunications facility is not visible from a 'Local scenic route' or a 'Shire scenic route' identified on <b>Scenic amenity overlay map (OM-011b)</b> .	<b>AO4</b> No acceptable outcome is provided.	<b>Not applicable</b> The application is not Reconfiguring a Lot only.



## 9.4.4 Reconfiguring a Lot Code

### 9.4.4.1 Application

(1) This code applies to assessing development where:

- (a) for Reconfiguring a lot; and
- (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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.

### 9.4.4.2 Purpose

(1) The purpose of the Reconfiguring a lot code is to ensure that land is:

- (a) arranged in a manner which is consistent with the intended scale and intensity of development within the area;
- (b) provided with access to appropriate movement and open space networks; and
- (c) contributes to housing diversity and accommodates a range of land uses.

(2) The purpose of the code will be achieved through the following overall outcomes:

- (a) Subdivision of land achieves the efficient use of land and the efficient provision of infrastructure and transport services;
- (b) Lots are of a suitable size and shape for the intended or potential use having regard to the purpose and overall outcomes of the relevant zone or precinct.
- (c) Subdivision of land creates lots with sufficient area and dimensions to accommodate the ultimate use, meet user requirements, protect environmental features and account for site constraints;
- (d) A range and mix of lot sizes is provided to facilitate a variety of industry and housing types;
- (e) Subdivision design incorporates a road network that provides connectivity and circulation for vehicles and provide safe and efficient access for pedestrians, cyclists and public transport;
- (f) Subdivision design provides opportunities for walking and cycling for recreation and as alternative methods of travel;
- (g) Subdivision of land provides and integrates a range of functional parkland, including local and district parks and open space links for the use and enjoyment of the residents of the locality and the shire;
- (h) Subdivision of land contributes to an open space network that achieves connectivity along riparian corridors and between areas with conservation values;
- (i) Subdivision within the Rural zone maintains rural landholdings in viable parcels;

- (j) Land in historical townships is not reconfigured to be used for urban purposes; and
- (k) Residential subdivision and greenfield development is designed to consider and respect:
  - i. topography;
  - ii. climate responsive design and solar orientation;
  - iii. efficient and sustainable infrastructure provision;
  - iv. environmental values; v. water sensitive urban design;
  - vi. good quality agricultural land; and
  - vii. the character and scale of surrounding development.

### Criteria for assessment

**Table 9.4.4.A3 – Reconfiguring a Lot Code – For acceptable development**

Performance outcomes	Acceptable outcomes	Applicant response
<b>Area and frontage of lots</b>		
<b>PO1</b> Lots include an area and frontage that: <ul style="list-style-type: none"> <li>(a) is consistent with the design of lots in the surrounding area;</li> <li>(b) allows the desired amenity of the zone to be achieved;</li> <li>(c) is able to accommodate all buildings, structures and works associated with the intended land use;</li> <li>(d) allow the site to be provided with sufficient</li> </ul>	<b>AO1.1</b> Lots provide a minimum area and frontage in accordance with <b>Table 9.4.4.3B</b> .	<b>Complies with PO1</b> The proposed development seeks to reconfigure the boundaries to: <ul style="list-style-type: none"> <li>• position Proposed Lot 1 adjacent to existing rural residential development;</li> <li>• create a rural allotment for Proposed Lot 2 that adequately accommodates existing buildings and structures and addresses topographical constraints to enable viable agricultural production; and</li> <li>• amalgamating the balance of Lot 82 with</li> </ul>

Performance outcomes	Acceptable outcomes	Applicant response
<p>access;</p> <p>(e) considers the proximity of the land to:</p> <p>(i) centres;</p> <p>(ii) public transport services; and</p> <p>(iii) open space; and</p> <p>(f) allows for the protection of environmental features; and</p> <p>(g) accommodates site constraints.</p>		<p>Lot 2 to create Proposed Lot 3 for continued viable agricultural production.</p> <p>The proposed development would result in lot sizes that are consistent with the design of lots in the surrounding area and the amenity of the area and would improve the protection of environmental features and better accommodate site constraints.</p>
<b>Existing buildings and easements</b>		
<p><b>PO2</b></p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p><b>AO2.1</b></p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	<p><b>Complies with AO2.1</b></p> <p>The existing dwelling house and associated structures and infrastructure would be wholly contained within Proposed Lot 2.</p>
	<p><b>AO2.2</b></p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p><b>Complies with AO2.2</b></p> <p>The proposed development provides for sufficient area and dimension to adequately accommodate the existing dwelling house within Proposed Lot 2.</p>
<p><b>PO3</b></p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are</p>	<p><b>AO3</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>There are no existing easements over the subject site.</p>

Performance outcomes	Acceptable outcomes	Applicant response
able to be sited to avoid the easement; and  (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.		
<b>Boundary Realignment</b>		
<b>PO4</b> The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	<b>AO4</b> No acceptable outcome is provided.	<b>Complies with PO4</b> All existing infrastructure connections and potential connections may be wholly contained within the lot serviced.
<b>Access and road network</b>		
<b>PO5</b> Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	<b>AO5</b> No acceptable outcome is provided.	<b>Complies with PO5</b> The proposed development would require provision of a new access from Button Close, a local road, to Proposed Lot 1. The proposed access is not anticipated to pose an adverse impact on safety, drainage or adjoining properties. Existing access arrangements for Proposed Lot 2 and 3 would be maintained.
<b>PO6</b> Reconfiguring a lot ensures that access to a lot can be provided that:	<b>AO6</b> Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 –	<b>Able to comply with AO6</b> The vehicle crossover and access from Button Close would be constructed in accordance with the FNQROC Development

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) is consistent with that provided in the surrounding area;</p> <p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	FNQROC Regional Development Manual.	Manual. Existing crossovers for Proposed Lots 2 and 3 would be maintained.
<p><b>PO7</b></p> <p>Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p> <p>(d) the movement and turning requirements of B-Double vehicles.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p><b>AO7</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>The subject site is not located within the Industry Zone.</p>
<b>Rear lots</b>		
<p><b>PO8</b></p> <p>Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining</p>	<p><b>AO8.1</b></p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p><b>Not applicable</b></p> <p>No rear lots would be created as part of the proposed development.</p>
	<p><b>AO8.2</b></p>	<p><b>Not applicable</b></p>

Performance outcomes	Acceptable outcomes	Applicant response
properties; and (c) not adversely affect the safety and efficiency of the road from which access is gained.	No more than two rear lots are created behind any lot with a road frontage.	No rear lots would be created as part of the proposed development.
	<b>AO8.3</b> Access to lots is via an access strip with a minimum width of: (a) 4 metres where in the Low density residential zone or Medium density residential zone; or (b) 8 metres otherwise.	<b>Not applicable</b> No rear lots would be created as part of the proposed development.
	<b>AO8.4</b> A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street. Note—Figure A provides further guidance in relation to the desired outcome.	<b>Not applicable</b> No rear lots would be created as part of the proposed development.
	<b>AO8.5</b> No more than 1 in 10 lots created in a new subdivision are rear lots.	<b>Not applicable</b> No rear lots would be created as part of the proposed development.
	<b>AO8.6</b> Rear lots are not created in the Centre zone or the Industry zone.	<b>Not applicable</b> No rear lots would be created as part of the proposed development.
<b>Crime prevention and community safety</b>		
<b>PO9</b>	<b>AO9</b>	<b>Not applicable</b>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p> <p>(c) the existing and intended land use pattern; and</p> <p>(d) potential entrapment locations.</p>	No acceptable outcome is provided.	The proposed boundary realignment is not for the creation of new residential allotments.
<b>Pedestrian and cycle movement network</b>		
<p><b>PO10</b></p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p><b>AO10</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>The proposed development for reconfiguring a lot (boundary realignment) is not for the creation of residential lots within the township zone. There are no pedestrian and cycle networks in the vicinity of the proposed development.</p>
<b>Public transport network</b>		
<p><b>PO11</b></p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p>	<p><b>AO11</b></p> <p>No acceptable outcome is provided.</p>	<p><b>Not applicable</b></p> <p>The subject site is not located within an area service by an existing or future public transport corridor.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(b) appropriately treats the common boundary with the future corridor; and  (c) provides opportunities to integrate with the adjoining corridor where it will include an element which will attract pedestrian movement.		
<b>Residential subdivision</b>		
<b>PO12</b> Residential lots are: (a) provided in a variety of sizes to accommodate housing choice and diversity; and (b) located to increase variety and avoid large areas of similar lot sizes.	<b>AO12</b> No acceptable outcome is provided.	<b>Complies with PO12</b> The proposed development for reconfiguring a lot (boundary realignment) provides for Proposed Lot 1, which is an existing residential lot, to be better located adjacent compatible development.
<b>Rural residential zone</b>		
<b>PO13</b> New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.	<b>AO13</b> No acceptable outcome is provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) does not create any new lots.
<b>Additional provisions for greenfield development only</b>		
<b>PO14</b> The subdivision design provides the new	<b>AO14</b> No acceptable outcome is provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield



Performance outcomes	Acceptable outcomes	Applicant response
community with a local identity by responding to: (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views.		development.
<b>PO15</b> The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.	<b>AO15</b> No acceptable outcome is provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.
<b>PO16</b> The road network is designed to: (a) minimise the number of cul-de-sacs; (b) provide walkable catchments for all residents in cul-de-sacs; and (c) include open cul-de-sacs heads. Note—Figure B provides further guidance in relation to the desired outcome.	<b>AO16</b> No acceptable outcome is provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.
<b>PO17</b> Reconfiguring a lot provides safe and convenient access to the existing or future public transport	<b>AO17</b> The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield

Performance outcomes	Acceptable outcomes	Applicant response
network.		development.
<b>PO18</b> The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.	<b>AO18</b> No acceptable outcome provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.
<b>PO19</b> Provision is made for sufficient open space to: (a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected; (b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and (c) meet regional, district and neighbourhood open space requirements.	<b>AO19.1</b> A minimum of 10% of the site area is dedicated as open space.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.
	<b>AO19.2</b> A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.
<b>PO20</b> A network of parks and community land is provided: (a) to support a full range of recreational and sporting activities; (b) to ensure adequate pedestrian, cycle and vehicle access; (c) which is supported by appropriate infrastructure and embellishments; (d) to facilitate links between public open spaces;	<b>AO20</b> No acceptable outcome is provided.	<b>Not applicable</b> The proposed development for reconfiguring a lot (boundary realignment) is not greenfield development.

Performance outcomes	Acceptable outcomes	Applicant response
<p>(e) which is co-located with other existing or proposed community infrastructure;</p> <p>(f) which is consistent with the preferred open space network; and</p> <p>(g) which includes a diversity of settings.</p>		