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Our Ref: 18-13/000895
Date: 19 April 2023

Chief Executive Officer
Mareeba Shire Council
65 Rankine Street
MAREEBA QLD 4880

Via: Email - info@msc.qld.gov.au

Dear Sir,

RE: APPLICATION FOR A DEVELOPMENT PERMIT FOR MATERIAL CHANGE OF USE FOR 'EXTRACTIVE INDUSTRY' (EXPANSION OF EXISTING QUARRY) ON LAND AT KENNEDY HIGHWAY, KURANDA, DESCRIBED AS LOT 46 ON SP328230

Planning Plus Pty Ltd has been engaged by Jacqshar Pty Ltd ('the Applicant') to prepare and lodge the abovementioned Development Application.

In support of the application, please find attached:

- Completed DA Form 1 (**Annexure 1**); and
- Cheque for the relevant application fee of $4,508.00 in accordance with Council's 2022/23 Schedule of Fees and Charges.

In addition to the above, the following submission has been prepared to assist Council and other relevant authorities with their assessment of the application.

1.0 Site Information

1.1. Site Details

The land the subject of this application is situated at the Kennedy Highway, Kuranda, and is formally described as Lot 46 on SP328230. The following information is provided in relation to the site:

- QLD Globe Aerial Overlay included as **Annexure 2**;
- SmartMap included as **Annexure 3**; and
- Title Certificate included as **Annexure 4**.

The site comprises an area of 62.34ha and contains an existing hard rock quarry operation known as 'Top Rock Quarry' comprising extraction pits, stockpiling and storage areas, caretaker's residence, access tracks, weighbridge and an office.

The north-eastern portion of the site is severed by an existing road reserve and non-developed portions of the site are generally vegetated and undulating.

A summary of key site characteristics and planning designations is provided below.

1.2. Site Characteristics

Key site characteristics include:

Topography:	Undulating
Vegetation:	Regulated vegetation (refer to **Annexure 5** for mapping)
Wetlands:	None
Conservation Areas:	Adjoins State Forest
Watercourses:	Several minor watercourses (varies depending on different mapping)
Road frontages:	Kennedy Highway
Existing use of site:	Hard rock quarry

1.3. Planning Context

The planning context of the site includes:

Regional Plan designation:	Regional Landscape and Rural Production Area
Local Plan Area:	None
Zone:	Rural
Planning Scheme Overlays:	• Bushfire Hazard Overlay (Medium/High/Very High Potential Bushfire Intensity) • Environmental Significance – Waterways Overlay • Environmental Significance Overlay (Ecological Corridor, Regulated Vegetation and Wildlife Habitat) • Hill and Slope Overlay

	• Transport Infrastructure Overlay (State-Controlled Road)
SDAP Mapping:	• Water resource planning area • Queensland waterways for waterway barrier works • State-controlled road • Area within 25m of a State-controlled road • Regulated vegetation management map Refer to SDAP Mapping included as **Annexure 5**

2.0 Background

The subject site was originally approved for an 'Extractive Industry' in 2004 (extracts of Decision Notice, Council meeting minutes which include approval conditions and approved plan, as well as copies of DMR and EPA conditions are included as **Annexure 6**).

Since coming into operation, the quarry has now outgrown the original approved extraction area and this application seeks to expand the area to cater for future growth. This expansion will allow for the continued servicing of the local construction industry with a vital resource and allow for the continued utilisation of the significant onsite infrastructure which exists to support the operation.

A prelodgement meeting was held with SARA and related agencies in 2018 and a record of that meeting is included as **Annexure 7**. One of the action items was to resolve an encroachment where existing facilities were partially located in a road reserve. The road closure process was commenced shortly after and has only recently concluded, resulting in a significant delay to the application. The subject encroachment is now rectified, and all facilities associated with the operation are located on the subject site.

Another action item was to obtain a 'relevant purpose determination' from the Department of Resources. This has been obtained and a copy included as **Annexure 8**.

3.0 Proposal

This application seeks a Development Permit for Material Change of Use for 'Extractive Industry' (expansion of existing quarry). The proposal is illustrated by the following plans included as **Annexure 9**:

- 016-2302-00-DRG-0001 Rev A – Quarry Expansion Plan
- 016-2302-00-DRG-0002 Rev A – Waterway Top of Bank Assessment

The only change proposed to existing operations is the expansion of the extraction area. Existing access, extraction rates and all other ancillary facilities and operations are to remain unchanged.

The Quarry Expansion Plan illustrates the extent of both the current approved extraction area and the proposed expanded extraction area. The existing approval provides for an extraction area of 2ha while the proposed expansion area comprises a further 12ha. This is obviously a significant increase in area but as can be seen from the aerial images, the current operations have expanded outside of the approved footprint already so the proposed expansion area seeks to account for this plus the required future expansion.

The applicant intends to stage operations with the extraction area expanding to the east initially and then later to the west of the existing pit. Progressive rehabilitation will occur based on the underlying natural vegetation communities as work is completed in areas.

Current operations are subject to various management documents as follows:

- Plan of Operations
- Integrated Site Management Plan
- Environmental Instructions:
    - Air Quality
    - Cultural Heritage
    - Soil Erosion and Stability
    - Flora and Fauna
    - Hazardous Substances
    - Noise and Vibration
    - Waste Generation
    - Water Quality

Copies of the above documents are provided as **Annexure 10**.

It is understood that the existing operation is also subject to an existing environmental license (reference ENRE00847608) issued in 2010 which will require updating to reflect any new approval.

4.0 Legislative Requirements

1.4. Planning Act 2016

This section provides an overview of the legislative context of the application under the provisions of the *Planning Act 2009*.

1.4.1. Assessable Development

The proposed development is identified as 'assessable' under the *Planning Act 2016* due to the effect of the Mareeba Shire Planning Scheme.

1.4.2. Assessment Manager

The Assessment Manager for this development application is Mareeba Shire Council as determined by Schedule 8 of the *Planning Regulation 2017*.

1.4.3. Level of Assessment

The Level of Assessment of the proposal is 'code' given that it relates to the expansion of an existing extractive facility.

1.4.4. Referral Agencies

A review of Schedule 10 of the *Planning Regulation 2009* indicates that the application will require referral to State agencies as follows:

- Schedule 10, Part 3, Division 4, Table 3 – Clearing native vegetation
- Schedule 10, Part 5, Division 4, Subdivision 2, Table 1 – Environmentally relevant activity not devolved to local government
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 1 - State transport infrastructure thresholds
- Schedule 10, Part 9, Division 4, Subdivision 2, Table 4 – State transport corridors

1.4.5. Public Notification

This application is subject to 'code-assessment' and therefore does not require Public Notification.

5.0 Assessment Benchmarks

This section assesses the application against all relevant assessment benchmarks.

5.1 State Planning Regulatory Provisions

No State Planning Regulatory Provisions are relevant to this application.

5.2 State Planning Policy

It is understood that all applicable state interests have been appropriately integrated into the Planning Scheme relevant to the site.

5.3 State Development Assessment Provisions (SDAP)

The following State Development Assessment Provisions are identified as being applicable to the proposal:

- State code 1: Development in a state-controlled road environment
- State code 6: Protection of state transport networks
- State code 16: Native vegetation clearing
- State code 22: Environmentally relevant activities

An assessment of the above codes is included as **Annexure 11**.

5.4 Mareeba Shire Planning Scheme

Within the Mareeba Shire Planning Scheme, the subject site is included within the 'Rural' Zone. Within this zone, the proposed Material Change of Use is identified as being 'code-assessable' development.

5.4.1 Codes

The following codes are identified as being applicable to this development application:

- Rural zone code
- Industrial activities code
- Bushfire Overlay Code
- Ecological Overlay Code
- Landscaping code
- Parking and access code
- Works, services and infrastructure code

A detailed assessment against the Planning Scheme codes is included as **Annexure 12** to this report. The proposal is considered generally compliant with the relevant 'Acceptable Outcomes' and/or 'Performance Outcomes' of the relevant codes. Where strict compliance with the 'Acceptable

Outcome' is not achieved, comments addressing the relevant 'Performance Outcome' have been provided in the code tables.

6.0 Conclusion

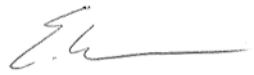
This submission supports an application by Jacqshar Pty Ltd ('the Applicant') for a Development Permit for Material Change of Use for 'Extractive Industry' (expansion of existing quarry) on land at Kennedy Highway, Kuranda, described as Lot 46 on SP328230.

The submission has included an assessment of the proposal against the relevant statutory planning controls at both the local and state level and included supporting information intended to address the likely concerns of Council and assessing authorities.

In summary, we submit that the proposed development is unlikely to have any significant impacts on the infrastructure, environment or community of the surrounding area that cannot be adequately controlled through the use of reasonable and relevant conditions.

We trust this information is sufficient for your purposes; however should you require any further details or clarification, please do not hesitate to contact the undersigned.

Yours Faithfully



Evan Yelavich
Director / Planner
Planning Plus

Annexure 1:	**DA Forms**
Annexure 2:	**QLD Globe Aerial Overlay**
Annexure 3:	**SmartMap**
Annexure 4:	**Title Searches**
Annexure 5:	**SDAP Mapping**
Annexure 6:	**Existing Approval Extracts**
Annexure 7:	**Prelodgement Meeting Minutes**
Annexure 8:	**Relevant Purpose Determination**
Annexure 9:	**Proposal Plans**
Annexure 10:	**Management Documents**
Annexure 11	**SDAP Code Assessments**
Annexure 12:	**Planning Scheme Code Assessment**

Annexure 1: DA Forms

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*)	Jacqshar Pty Ltd c/- Planning Plus
Contact name *(only applicable for companies)*	Evan Yelavich
Postal address *(P.O. Box or street address)*	PO Box 399
Suburb	Redlynch
State	QLD
Postcode	4870
Country	
Contact number	
Email address *(non-mandatory)*	evan@planningplusqld.com.au
Mobile number *(non-mandatory)*	
Fax number *(non-mandatory)*	
Applicant's reference number(s) *(if applicable)*	

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☐ Yes – the written consent of the owner(s) is attached to this development application ☒ 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
			Kennedy Highway	Kuranda
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)
		46	SP328230	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number *(e.g. RP, SP)*	Local Government Area(s)

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

***Note**: Place each set of coordinates in a separate row.*

☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) *(if applicable)*
		☐ WGS84 ☐ GDA94 ☐ Other:	

☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) *(if applicable)*
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ 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

☐ In or adjacent to a water body or watercourse or in or above an aquifer

Name of water body, watercourse or aquifer:

☐ On strategic port land under the *Transport Infrastructure Act 1994*

Lot on plan description of strategic port land:

Name of port authority for the lot:

☐ In a tidal area

Name of local government for the tidal area *(if applicable)*:

Name of port authority for tidal area *(if applicable)*:

☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*

Name of airport:

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

Extractive Industry (expansion of existing hard rock quarry)

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete *DA Form 2 – Building work details*

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use			
Provide a general description of the proposed use	Provide the planning scheme definition *(include each definition in a new row)*	Number of dwelling units *(if applicable)*	Gross floor area (m^2) *(if applicable)*
Expansion of quarry	Extractive Industry		

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?

9.2) What is the nature of the lot reconfiguration? *(tick all applicable boxes)*	
☐ Subdivision *(complete 10))*	☐ Dividing land into parts by agreement *(complete 11))*
☐ Boundary realignment *(complete 12))*	☐ Creating or changing an easement giving access to a lot from a constructed road *(complete 13))*

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ 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^2)	Lot on plan description	Area (m^2)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? *(attach schedule if there are more than two easements)*				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? *(e.g. pedestrian access)*	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
☐ Road work	☐ Stormwater	☐ Water infrastructure
☐ Drainage work	☐ Earthworks	☐ Sewage infrastructure
☐ Landscaping	☐ Signage	☐ Clearing vegetation
☐ Other – please specify:		
14.2) Is the operational work necessary to facilitate the creation of new lots? *(e.g. subdivision)*		
☐ Yes – specify number of new lots:		
☐ No		
14.3) What is the monetary value of the proposed operational work? *(include GST, materials and labour)*		

PART 4 – ASSESSMENT MANAGER DETAILS

15) Identify the assessment manager(s) who will be assessing this development application
Mareeba Shire Council
16) Has the local government agreed to apply a superseded planning scheme for this development application?
☐ Yes – a copy of the decision notice is attached to this development application
☐ 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)*
☐ Wetland protection area

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

☐ Airport land
☐ Environmentally relevant activities (ERA) (*only if the ERA has been devolved to local government)*
☐ Heritage places – Local heritage places

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**

☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**

☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**

☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*

☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**

☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**

☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**

☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**

☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

18) Has any referral agency provided a referral response for this development application?

☐ Yes – referral response(s) received and listed below are attached to this development application

☒ 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 *(if applicable)*.

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

***Note**: By not agreeing to accept an information request I, the applicant, acknowledge:*

- *that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties*
- *Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.*

Further advice about information requests is contained in the DA Forms Guide.

PART 7 – FURTHER DETAILS

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

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

☐ No

List of approval/development application references	Reference number	Date	Assessment manager
☒ Approval ☐ Development application	MC2003/27	18/05/2004	MSC
☐ Approval ☐ Development application			

21) Has the portable long service leave levy been paid? *(only applicable to development applications involving building work or operational work)*

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable *(e.g. building and construction work is less than $150,000 excluding GST)*

Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
$		

22) Is this development application in response to a show cause notice or required as a result of an enforcement notice?

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

☐ Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below

☒ No

***Note**: Application for an environmental authority can be found by searching "ESR/2015/1791" as a search term at www.qld.gov.au. An ERA requires an environmental authority to operate. See www.business.qld.gov.au for further information.*

Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			

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

Hazardous chemical facilities

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

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

☒ No

***Note**: See www.business.qld.gov.au for further information about hazardous chemical notifications.*

Clearing native vegetation

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

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

☐ No

***Note**: 1. Where a development application for operational work or material change of use requires a s22A determination and this is not included, the development application is prohibited development.*

2. See https://www.qld.gov.au/environment/land/vegetation/applying for further information on how to obtain a s22A determination.

Environmental offsets

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

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

☐ No

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

Koala habitat in SEQ Region

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

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

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

☒ No

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

Water resources

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

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

☒ No

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

DA templates are available from https://planning.dsdmip.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 Form1 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.dsdmip.qld.gov.au/. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

☒ No

***Note**: See guidance materials at www.daf.qld.gov.au for further information.*

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

***Note**: Contact the Department of Environment and Science at www.des.qld.gov.au for further information.*

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application
☒ No

***Note**: See guidance materials at www.dnrme.qld.gov.au for further information.*

Tidal work or development within a coastal management district

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

☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work *(only required if application involves prescribed tidal work)*
- ☐ A certificate of title

☒ No

***Note**: See guidance materials at www.des.qld.gov.au for further information.*

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below
☒ No

***Note**: See guidance materials at www.des.qld.gov.au for information requirements regarding development of Queensland heritage places.*

Name of the heritage place:		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 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 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ 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			

Annexure 2: QLD Globe Aerial Overlay

A product of
Queensland Globe

16°50'48"S 145°35'17"E

16°50'48"S 145°36'11"E

16°51'28"S 145°35'17"E

16°51'28"S 145°36'11"E

Legend located on next page

N

0 100 metres

Scale: 1:5000

Printed at: A3

Print date: 21/3/2023

Not suitable for accurate measurement.

Projection: Web Mercator EPSG 102100 (3857)

For more information, visit https://qldglobe.information.qld.gov.au/help-info/Contact-us.html

Queensland Government
Department of Resources

Legend

Road parcel

Land parcel

Parcel

Land parcel - gt 1 ha

Parcel

Land parcel - gt 10 ha

Parcel

Easement parcel

Strata parcel

Volumetric parcel

Land parcel - gt 1000 ha

Parcel

Land parcel label

Land parcel label - gt 1 ha

Land parcel label - gt 10 ha

Land parcel label - gt 1000 ha

Road crossing

Bridge

Tunnel

Road

Highway

Main

Local

Private

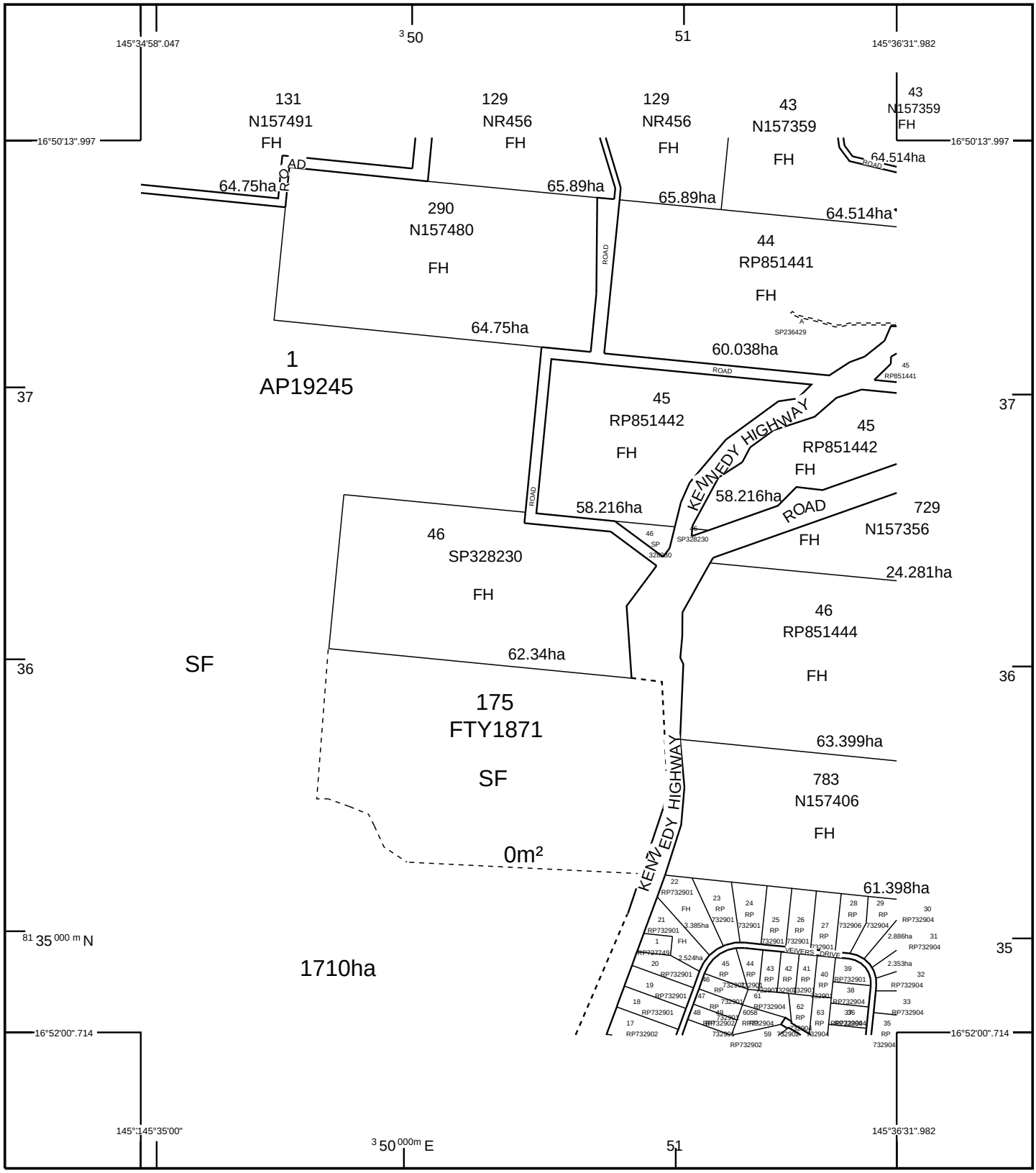
Cities and Towns

Railway

Attribution

Maxar

Annexure 3: SmartMap



STANDARD MAP NUMBER
8064-34224

0 400 800 1200 1600 2000 m

HORIZONTAL DATUM:GDA94 ZONE:55 SCALE 1 : 20000

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base

MAP WINDOW POSITION &
NEAREST LOCATION

145°35'45".014
16°51'07".355
SPEEWAH
5.36 KM

SUBJECT PARCEL DESCRIPTION

DCDB

Lot/Plan	46/SP328230
Area/Volume	62.34ha
Tenure	FREEHOLD
Local Government	MAREEBA SHIRE
Locality	KURANDA
Segment/Parcel	9223/71

CLIENT SERVICE STANDARDS

PRINTED 21/03/2023

DCDB 20/03/2023 (Lots with an area less than 3000m² are not shown)

Users of the information recorded in this document (the Information) accept all responsibility and risk associated with the use of the Information and should seek independent professional advice in relation to dealings with property.

Despite Department of Resources best efforts, RESOURCES makes no representations or warranties in relation to the Information, and, to the extent permitted by law, exclude or limit all warranties relating to correctness, accuracy, reliability, completeness or currency and all liability for any direct, indirect and consequential costs, losses, damages and expenses incurred in any way (including but not limited to that arising from negligence) in connection with any use of or reliance on the Information

For further information on SmartMap products visit
https://www.qld.gov.au/housing/buying-owning-home/property-land-valuations/smartmaps

GDA

Queensland Government

Annexure 4: Title Searches

Registration Confirmation Statement

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Lodger Code: CS 2340

Title Reference:	**51306034**
Lodgement No:	5704730
Office:	CAIRNS

DEPARTMENT OF RESOURCES
LAA - CAIRNS
PO BOX 937
CAIRNS Q 4870
REF: /

This is the current status of the title as at 15:09 on 20/01/2023

ESTATE AND LAND

Estate in Fee Simple

LOT 46 SURVEY PLAN 328230

REGISTERED OWNER

Dealing No: 722173113 13/12/2022

JACQSHAR PTY LTD A.C.N. 102 876 924

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20114242 (POR 46V)
Deed of Grant No. 40080015 (Lot 47 on SP 328229)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Registration Confirmation Statement **

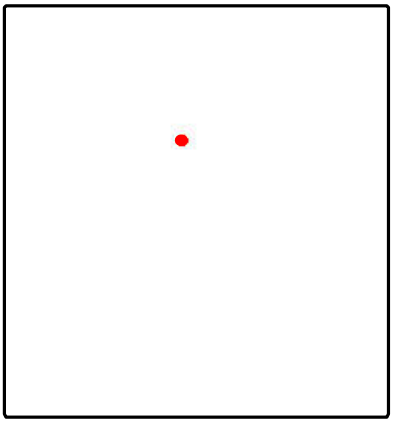
Registrar of Titles and Registrar of Water Allocations

Annexure 5: SDAP Mapping

State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

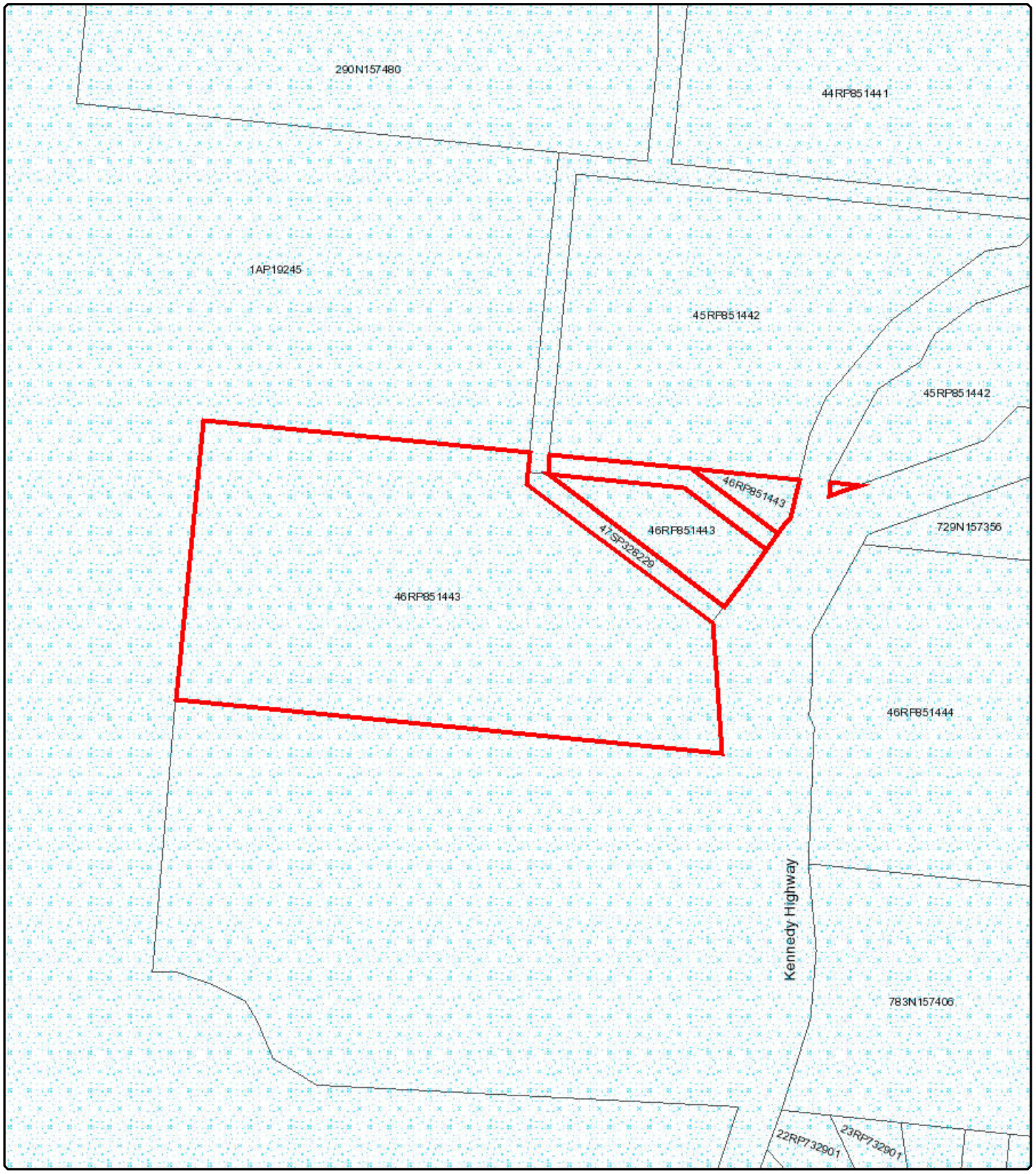


Matters of Interest for all selected Lot Plans

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: 46RP851443 (Area: 624130 m^2)
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



State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

Legend

Water resource planning area boundaries

Water resource planning area boundaries

0 200 400 600 800

Metres

State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

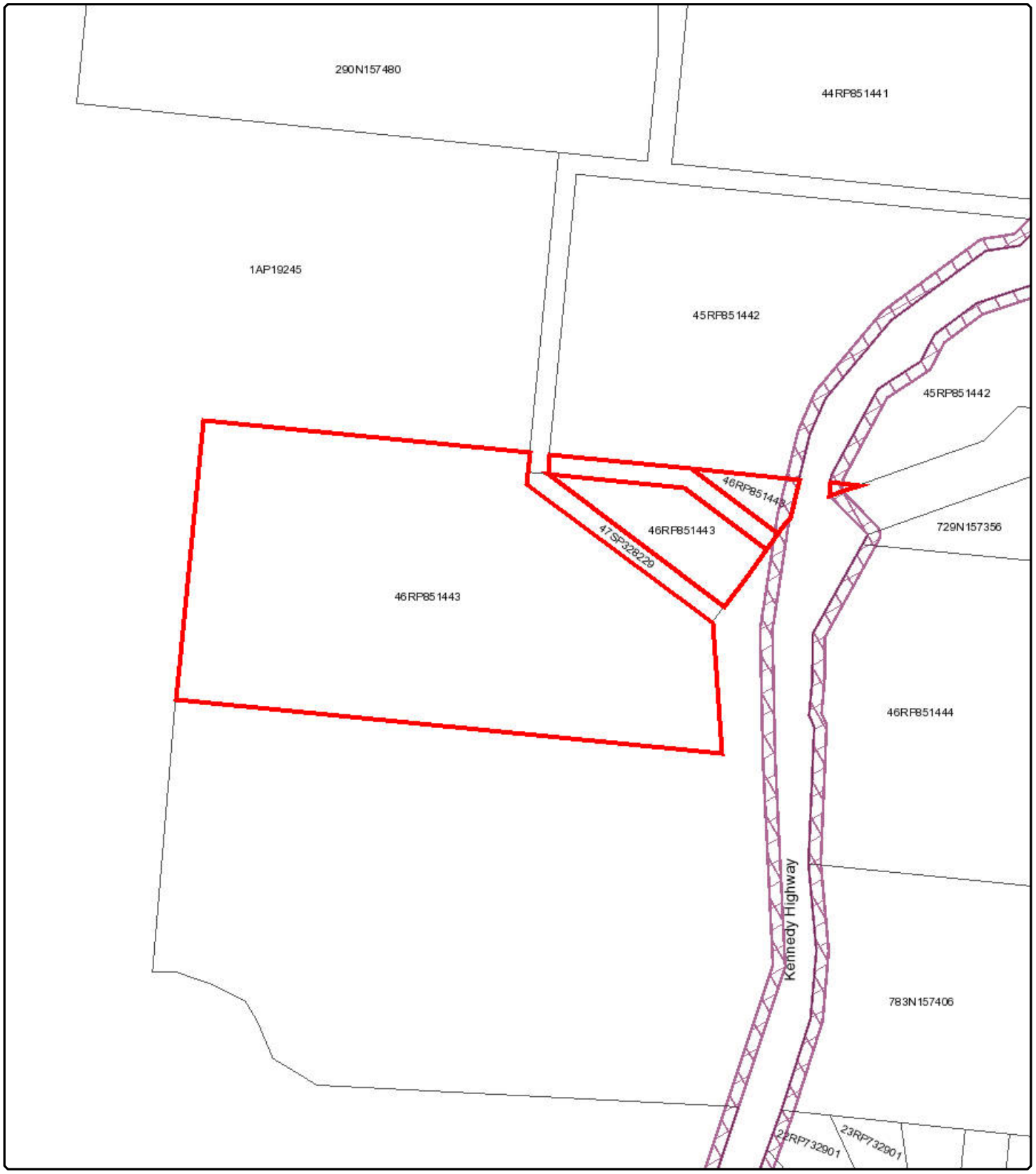
0 200 400 600 800

Metres

Legend

Queensland waterways for waterway barrier works

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



State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

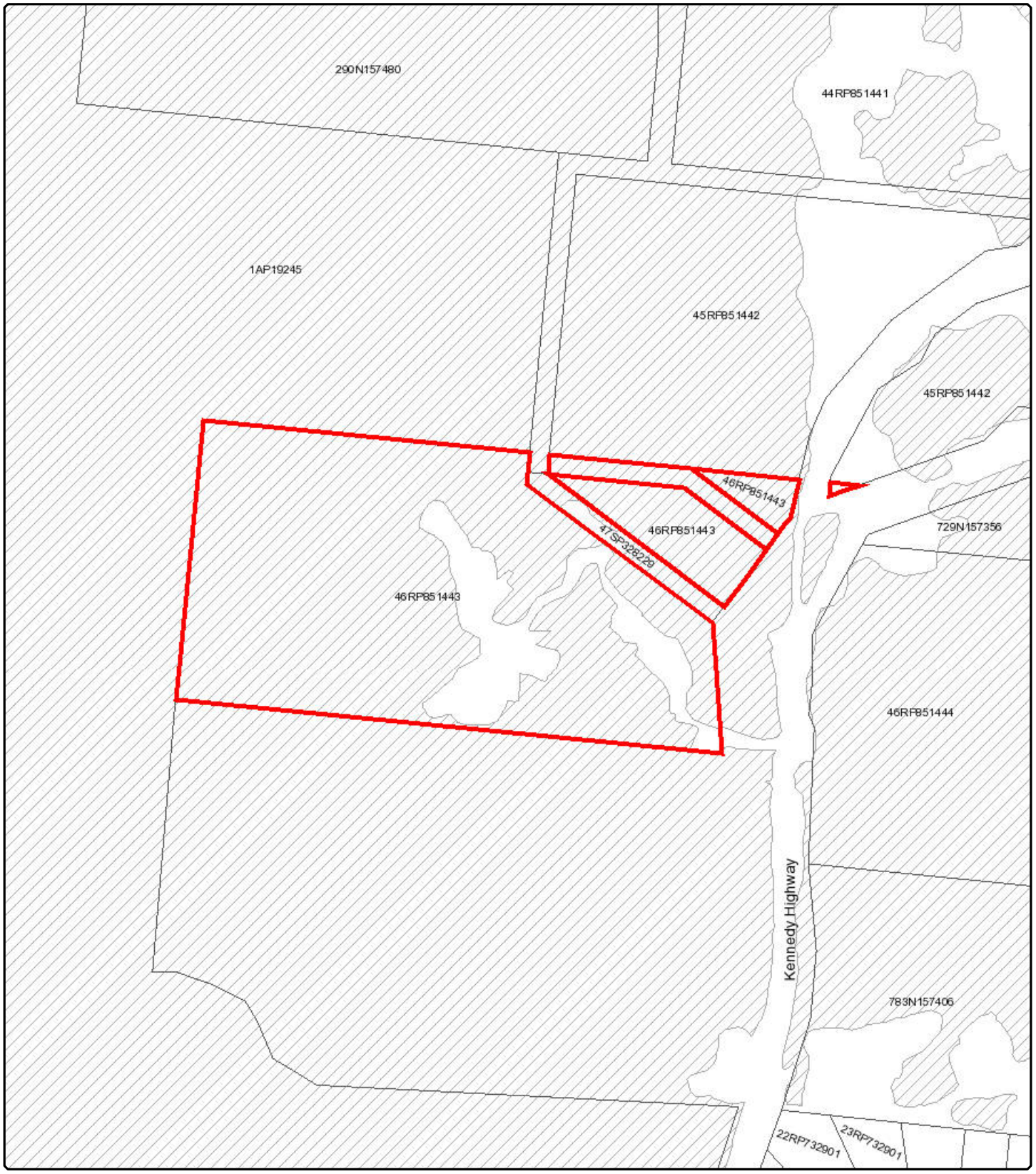
Legend

Area within 25m of a State-controlled road

Area within 25m of a State-controlled road

0 200 400 600 800

Metres



State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

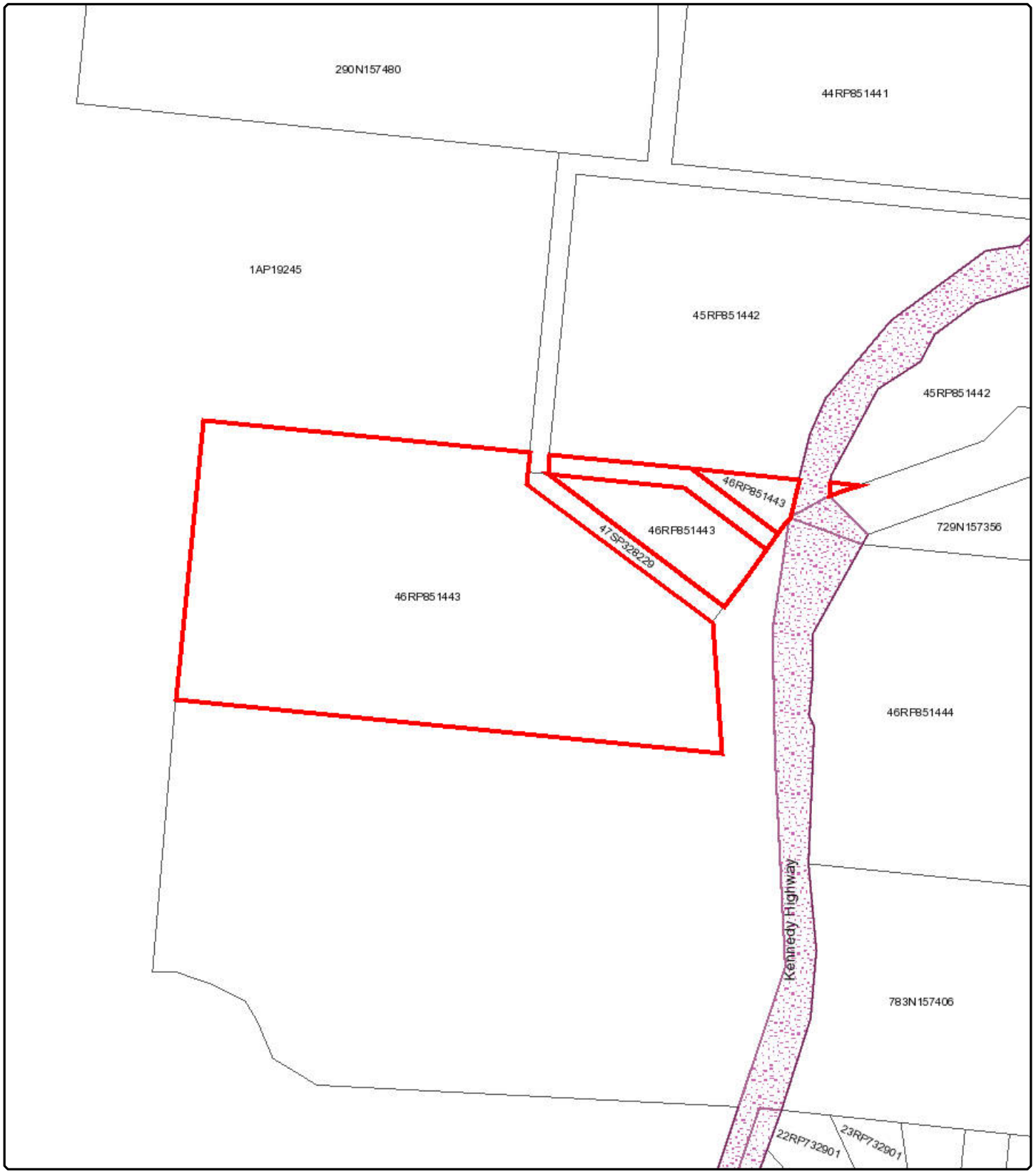
0 200 400 600 800

Metres

Legend

Regulated vegetation management map (Category A and B extract)

- Category A on the regulated vegetation management map
- Category B on the regulated vegetation management map



State Assessment and Referral Agency

Date: 21/03/2023

Queensland Government

Legend

State-controlled road

State-controlled road

0 200 400 600 800

Metres

Annexure 6: Existing Approval Extracts

Mareeba Shire Council
P.O. Box 154
65 Rankin Street
Mareeba Qld 4880

Telephone (07) 4030 3900
Facsimile (07) 4092 3323
Email ceo@msc.qld.gov.au
Web www.msc.qld.gov.au

Mr B Williams
Director
FGF Developments Pty Ltd
PO Box 6665
CAIRNS QLD 4870

Our Ref: MC2003/27 2.6.8/180504 BJM:kae

22 May 2004

→ 3 MTHS (20 WORKING DAY OBJECTION PERIOD) MM 28/
→ TOPROGIC

Dear Mr Williams

MATERIAL CHANGE OF USE – MC2003/27

I refer your application for Material Change of Use (Extractive Industry) over part of land described as part of Lot 46 on RP851443, Parish of Formartine, situated on the Kennedy Highway, Kuranda.

Please find attached the relevant Decision Notice.

Your attention is drawn to Section 3.5.17 of the Integrated Planning Act, in relation to making representations to the Assessment Manager, about the conditions of the Development Approval (copy attached).

Should you have any queries with regard to the matters raised, please direct them to Council's Planning Officer, Mr Brian Millard on 4030 3959.

Yours faithfully

B. Millard

for NP Briggs
CHIEF EXECUTIVE OFFICER

Attachments

MAREEBA SHIRE COUNCIL

DECISION NOTICE FOR DEVELOPMENT APPLICATION

Development Number:	MC2003/27
Applicant:	B Williams
Proposal:	Extractive Industry
Property Location:	Kennedy Highway, Kuranda
Real Property Description:	Lot 46 on RP851443, Parish of Formartine
Referral Agencies:	Environmental Protection Agency (Concurrence) Department of Main Roads (Concurrence)
Decision Date:	18 May 2004
Decision:	Approved, Subject to Conditions
Type Of Approval:	Development Approval
Assessment Manager Conditions:	See Attached Page
Submitters to the Application:	One R. Wiggins L21 Veivers Drive, Kuranda. ✓
Concurrence Agency Conditions:	See Attached Letters
Further Development Permits Required:	Nil
Appeal Rights:	Division 8 – Appeals to Court Relating to Development Applications, attached for your information.

NP Briggs
CHIEF EXECUTIVE OFFICER

→ MMM 24/5/04
→ CB 26/5/04
→ TOP ROCIC file.

2.6.8 Material Change of Use (Extractive Industry) - B Williams

Resolved that Council:-

1. Issue a Development Permit for the application by Mr Bruce Williams for the Material Change of Use of land described as part of Lot 46 on RP851443, Parish of Formartine, situated on the Kennedy Highway, Kuranda for purposes of establishing an extractive industry, as indicated on Drawing No. 7952-2 subject to the following conditions:-

Council Conditions

A. The facts and circumstances as set out in the application and supporting information being adhered to, except where modifications to the proposal result from the application of the following conditions.

B. No operations are to take place on the subject site until an Extractive Industry Permit has been issued by Council.

C. The Applicant first obtaining from Council an Extractive Industry Permit issued for the proposed site in respect of which the following conditions would apply, together with any additional conditions or alterations to conditions which Council may require at the time of consideration of the Extractive Industry Permit:-

1. The Extractive Industry Permit will remain in force and effect for a period of ten (10) years from the date of its issue, or such longer period as the Council may, at its absolute discretion, allow subject to an application being made for such extension prior to the expiration of this Permit.

2. No operations, other than reclamation work, shall be carried out after the expiration of the said term or earlier determination thereof.

3. The Permit will not include any rights of extension or renewal other than that specified in Clause 1 above.

4. The Permit is not transferable without the Council's consent in writing first had and obtained which consent (if given) may be subject to such amended altered or additional conditions as the Council may see fit to impose at the time of giving any such consent.

5. Operations pursuant to this Permit will need to be carried out in accordance with the Integrated Environmental Management System submitted to Council except where modifications to the IEMS are required by the Environmental Protection Agency.

6. Loads upon vehicles carting material from the Permit area will be required to be kept covered during transit, so as to prevent escape of dust or the spillage of material.

7. The Applicant will be required to take every precaution to avoid spillage and any spillage which occurs on any public road, shall be removed at the end of each working

day or within four (4) hours of any verbal requirement by the Shire Planner.

8. All operations pursuant to the Permit, or in any way connected with the Extractive Industry will, for site operations and for removal of material, be limited to the hours between 7:00 am and 6:00 pm Mondays to Friday, 7:00 am to 5:00 pm Saturdays (except Public Holidays), PROVIDED ALWAYS that the Council will have the right at any time, and from time to time, to fix other hours of operation, and upon the fixing of any such other hours of operation pursuant to the permit, or in any way connected therewith, the extractive industry will be limited to such other hours. The Applicant will not be allowed to conduct nor permit nor suffer to be conducted, any extractive industry operation nor run nor start any motors, machinery, or the like, nor remove any materials from the said land on any Sunday or Public Holiday, or at any time outside the hours mentioned or such other hours as will be fixed by Council.

9. The Applicant will be required at all times to observe and comply with the requirements of the Environmental Protection Agency, the Department of Natural Resources, Mine & Energy and all other relevant Authorities.

10. Without prejudice to the generality of anything previously mentioned the Applicant will be required to comply in particular with Council's Local Law No. 21 – Extractive Industries.

11. The excavation of material will be required to be confined to the Permit Area, subject to the conditions and requirements of the Environmental Protection Agency, Department of Natural Resources, Mines & Energy and/or other Authority and all operations will be carried out in such a manner that no erosion occurs in any adjoining or other land outside the Permit Area.

12. At no time is any part of an extraction area to be left in a condition that allows the ponding of stormwater, with the exception of sediment control dams.

13. Stockpiling and all mechanical operations shall be so located and maintained as to prevent dust, sand or soil blowing onto a road or land that is not being used for the extractive industry.

14. All operations pursuant to the Permit will be required to be carried out in such a manner that clay, gravel, rock, sand, silt, sludge, soil, stone, overburden or other material resulting from the extractive industry will not cause nor be allowed to cause unacceptable environmental harm when:-

    (i) Entering a watercourse or water storage; and
    (ii) Entering a drain or drainage easement.

ENVIRONMENTAL PROTECTION AGENCY CONDITIONS – CONCURRENCE AGENCY
Conditions as per attached EPA Referral Agency response, dated 23 December 2003.

MAIN ROADS CONDITIONS
Conditions as per attached Department of Main Roads Concurrence Agency response, dated 11 November 2003.

2. Subject to the applicants' acceptance of the conditions of the Development Permit, to issue an Extractive Industry Permit to Mr B Williams to extract material (hard rock) on land described as part of Lot 46 on RP851443, Parish of Formartine, County of Nares, situated on the Kennedy Highway, Kuranda as shown on Drawing No. 7952-2 subject to the following conditions:-

Queensland Government
Environmental Protection Agency
Queensland Parks and Wildlife Service

Cairns District Office
PO Box 2066 CAIRNS QLD 4870
Phone: (07) 4046 6602 Fax: (07) 4046 6606
www.env.qld.gov.au ABN: 87221158786

Notice of concurrence agency response

Sections 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

This notice is issued by the administering authority pursuant to sections 3.3.16 and 3.3.18 of the Integrated Planning Act 1997, to advise you of a decision or action.

Enquiries to : Melissa Woltmann
Telephone : (07) 4046 6602
Your reference : Top Rock Quarry
Our reference : CNS4035

Mareeba Shire Council
65 Rankin Street
MAREEBA QLD 4880

cc: Applicant
Jacqshar Pty Ltd
46 Kennnedy Highway
KURANDA QLD 4872

Attention: Mr Bruce Williams,

Re: Application (No. MC2003/27) for development approval by Jacqshar Pty Ltd for assessable development to be carried out at a place situated at Lot 46, Kennedy Highway, Kuranda Qld 4872

Pursuant to the following items of Schedule 2 of the *Integrated Planning Regulation 1998,* the Environmental Protection Agency is the concurrence agency for the development application:

Item 6 of Schedule 2 of the *Integrated Planning Regulation 1998*

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above as attached.

The Environmental Protection Agency, as the administering authority for the *Environmental Protection Act 1994* is required by section 540 to maintain a register of development approvals for environmentally relevant activities.

It would be appreciated if Council could provide a signed hard copy of the final development approval issued by Council (which includes the Agency's concurrence conditions), and an electronic copy of that development approval. The signed "hard copy" can be posted to the Agency's Environmental Support Officer.

Environmental Support Officer
Environmental Protection Agency
Cairns District Office
PO Box 2066 CAIRNS QLD 4870

The electronic copy for the electronic register can be e-mailed in this instance to the Environmental Support Officer, Yvonne Dent at e-mail address: yvonne.dent@epa.qld.gov.au.

The EPA has not provided a notification to native title parties for this application. The State's Native Title Work Procedures indicate that responsibility for assessment of native title issues for an IDAS application rest with the Assessment Manager. It is recommended that you undertake an assessment using your own guidelines to determine if a native title notification is required for this application.

Should you require any further information please do not hesitate to contact Melissa Woltmann on either phone (07) 4046 6735 or e-mail: melissa.woltmann@epa.qld.gov.au

23 December 2003

Signed | Date

Ingrid Minnesma
Acting District Manager
Cairns District, Northern Region
Delegate of Administering Authority
Environmental Protection Act 1994

Concurrence Agency Response

Section 3.3.16 and 3.3.18 *Integrated Planning Act 1997*

Applicant:	Jacqshar Pty Ltd
Assessment Manager Application number:	MC2003/27
EPA Development Application number:	FN0134DA
Date application received by EPA:	15 October 2003
Relevant Laws and Policies:	*Environmental Protection Act 1994* and subordinate legislation
Jurisdiction::	Item 6 of Schedule 2 of the *Integrated Planning Regulation 1998*

Development Description:

Carrying out of Environmentally Relevant Activity (ERA):

20(b) Extracting rock or other material - Extracting rock (other than rock mined in block or slab form for building purposes), sand (other than foundry sand), clay (other than clay used for its ceramic properties, kaolin or bentonite), gravel, loam or other material (other than gravel, loam or other material under a mining authority) from a pit or quarry using plant or equipment having a design capacity of 5 000 t or more, but less than 100 000 t, per year

22(b) Screening etc. materials - Screening, washing, crushing, grinding, milling, sizing or separating material extracted from the earth (other than under a mining authority) or by dredging using plant or equipment having a design capacity of 5 000 t or more, but less than 100 000 t, per year.

at the following place(s):

Lot 46 on RP851443, Parish Formantine, County of Nares

located at:

Lot 46, Kennedy Highway, Kuranda Qld 4872

Type of development

Material change of use of premises is:

- the start of a new use of the premises

Response to Development Application

The Environmental Protection Agency, acting as a concurrence agency under the *Integrated Planning Act 1997*, provides its response to the application detailed above.

The concurrence agency response is that conditions must attach to any development approval

Reasons for inclusion of development conditions or refusal

In accordance with section 3.3.18(7) of the *Integrated Planning Act 1997* and section 27B of the *Acts Interpretation Act 1954*, a concurrence response must include reasons for a refusal or for the inclusion of development conditions. The Environmental Protection Agency is recognised as a concurrence agency under the *Integrated Planning Amendment Regulation (No. 1) 1998* for the protection of the environment against the release or potential release of contaminants that will or may cause environmental harm. Development conditions placed on the development approval for the environmentally relevant activity are in accordance with section 79 of the *Environmental Protection Act 1994* ('the *EP Act*').

The Environmental Protection Agency concurrence agency conditions for this proposed development that are contained within this response, are required in accordance with section 92 of the *EP Act* and are relevant to the object and policies pertaining to the *EP Act*.

Additional comments or advice about the application

Nil

Additional information for applicants

This concurrence response pursuant to section 79 the EP Act applies only to the environmentally relevant activity(ies) component of the development and does not remove the need to obtain any further approval for this development which may be required pursuant to this or other legislation, both State and Commonwealth. Applicants are advised to check with all relevant statutory authorities for such approvals as may be required.

It is a requirement of the *Environmental Protection Act 1994* that if the owner or occupier of this site becomes aware a Notifiable Activity (as defined under schedule 2 of the *Environmental Protection Act 1994*) is being carried out on this land or that the land has been affected by a hazardous contaminant, they must, within 30 days after becoming aware the activity is being carried out, give notice to the Environmental Protection Agency. A list of Notifiable Activities is provided within Schedule 2 of the *Environmental Protection Act 1994*.

Signed

23 December 2003
Date

Ingrid Minnesma
Acting District Manager
Cairns District, Northern Region
Delegate of Administering Authority
Environmental Protection Act 1994

Conditions of the development approval

As part of the concurrence agency response the following schedules of development conditions are to be attached to the development approval:

The aforementioned description of the environmentally relevant activity (ERA) for which this development approval is issued is simply a restatement of the activity as prescribed in the legislation at the time of issuing this development approval. Where there is any conflict between the above description of the ERA for which this development approval is issued and the conditions as specified in this development approval as to the scale, intensity or manner of carrying out of the ERA, then such conditions prevail to the extent of the inconsistency.

This development approval authorises the ERA. It does not authorise environmental harm unless a concurrence agency condition within this development approval explicitly authorises that harm. Where there is no condition or the development approval is silent on a matter, the lack of a condition or silence shall no be construed as authorising harm.

- Schedule A - Activity
- Schedule B - Air
- Schedule C - Water
- Schedule D - Noise
- Schedule E - Waste
- Schedule F - Land
- Schedule G - Community
- Schedule H - Definitions
- Schedule I - Maps / Plans

Schedule A - Activity

Prevent and /or minimise likelihood of environmental harm

(A1-1) In carrying out the environmentally relevant activities, you must take all reasonable and practicable measures to prevent and / or to minimise the likelihood of environmental harm being caused. Any environmentally relevant activity, that, if carried out incompetently, or negligently, may cause environmental harm, in a manner that could have been prevented, shall be carried out in a proper manner in accordance with the conditions of this approval.

NOTE: This approval authorises the environmentally relevant activity. It does not authorise environmental harm unless a condition contained within this approval explicitly authorises that harm. Where there is no condition or the approval is silent on a matter, the lack of a condition or silence shall not be construed as authorising harm.

Site based management plan

(A3-1) From commencement of the activity, a Site Based Management Plan (SBMP) must be implemented. The SBMP must identify all sources of environmental harm, including but not limited to the actual and potential release of all contaminants, the potential impact of these sources and what actions will be taken to prevent the likelihood of environmental harm being caused. The SBMP must also provide for the review and 'continual improvement' in the overall environmental performance of all Environmentally Relevant Activities that are carried out.

The site based management plan must address the following matters:

- Environmental commitments - a commitment by senior management to achieve environmental goals.
- Identification of environmental issues and potential impacts.
- Control measures for routine operations to minimise likelihood of environmental harm.
- Contingency plans and emergency procedures for non-routine situations.
- Organisational structure and responsibility.
- Effective communication.
- Monitoring of the contaminant releases.
- Conducting environmental impact assessments.
- Staff training.
- Record keeping.
- Periodic review of environmental performance and continual improvement.

Records

(A5-1) Record, compile and keep all monitoring results required by this document and present this information to the administering authority when requested, in a specified format.

END OF CONDITIONS FOR SCHEDULE A

Schedule B - Air

Nuisance

(B1-2) The release of noxious or offensive odours or any other noxious or offensive airborne contaminants resulting from the activity must not cause a nuisance at any odour sensitive place.

Dust nuisance

(B2-1) The release of dust and/or particulate matter resulting from the activity must not cause an environmental nuisance at any dust sensitive place.

(B2-2) Exceedence of any of the following levels when measured at any dust sensitive place is an environmental nuisance for the purposes of condition B2-1.

- Dust deposition of 120 milligrams per square metre per day, when monitored in accordance with Australian Standard AS 3580.10 of 1991; OR
- A concentration of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere of 150 micrograms per cubic metre over a 24 hour averaging time, at a dust sensitive place downwind of the site, when monitored in accordance with:
  - Australian Standard AS 3580.9.6 'Ambient air - Particulate matter - Determination of suspended particulate PM10 high-volume sampler with size-selective inlet - Gravimetric method'; or
  - any alternative method of monitoring PM10 which may be permitted by the 'Air Quality Sampling Manual' as published from time to time by the administering authority.

(B2-3) When requested by the Administering Authority, dust and particulate monitoring must be undertaken to investigate any complaint of environmental nuisance caused by dust and/or particulate matter, and the results notified within 14 days to the administering authority following completion of monitoring. Monitoring must be carried out at a place(s) relevant to the potentially affected dust sensitive place and at upwind control sites and must include:

- For a complaint alleging dust nuisance, dust deposition; and
- For a complaint alleging adverse health effects caused by dust, the concentration per cubic metre of particulate matter with an aerodynamic diameter of less than 10 micrometre (µm) (PM10) suspended in the atmosphere over a 24hr averaging time.

END OF CONDITIONS FOR SCHEDULE B

Schedule C - Water

Erosion protection measures and sediment controls

(C2-1) Erosion protection measures and sediment control measures must be implemented and maintained to minimise erosion and the release of sediment. The size of any sedimentation dam must be sufficient to contain the run-off expected from a 24-hour storm with an average recurrence interval of 1 in 5 years.

(C2-2) Prevent the release of sediment to waters or a build up of sediment in any stormwater drain.

Release to waters

(C3-1) Contaminants must not be released from the site to any waters or the bed and banks of any waters.

Stormwater management

(C5-1) There must be no release of stormwater runoff that has been in contact with any contaminants at the site to any waters, roadside gutter or stormwater drain.

END OF CONDITIONS FOR SCHEDULE C

Schedule D - Noise and vibration

Noise nuisance

(D1-1) Noise from activities must not cause an environmental nuisance at any noise-affected premises.

(D1-2) All noise from activities must not exceed the levels specified in Schedule D - Table 1 at any noise-affected premises.

Schedule D - Table 1 (Noise limits)

Noise level dB(A) measured as	Monday to Saturday			Sundays and public holidays		
	7am - 6pm	6pm - 10pm	10pm - 7am	9am - 6pm	6pm - 10pm	10pm - 9am
	Noise measured at a 'Noise sensitive place'					
$L_{A10, adj, 10 mins}$	50	45	35	50	45	35
$L_{A1, adj, 10 mins}$	55	50	40	55	50	40
	Noise measured at a 'Commercial place'					
$L_{A10, adj, 10 mins}$	55	50	40	55	50	40
$L_{A1, adj, 10 mins}$	60	55	45	60	55	45

Noise monitoring

(D2-1) When requested by the Administering Authority, noise monitoring must be undertaken to investigate any complaint of noise nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:

- $L_{A\ 10, adj, 10 mins}$
- $L_{A\ 1, adj, 10 mins}$
- The level and frequency of occurrence of impulsive or tonal noise;
- Atmospheric conditions including wind speed and direction;
- Effects due to extraneous factors such as traffic noise; and
- Location, date and time of recording.

(D2-2) The method of measurement and reporting of noise levels must comply with the latest edition of the Environmental Protection Agency's Noise Measurement Manual.

Vibration nuisance

(D3-1) Vibration emitted from activities must not cause a nuisance at any vibration sensitive place.

(D3-2) Vibration emitted from activities must not exceed the levels specified in Schedule D - Table 2 at any vibration sensitive place.

Schedule D - Table 2 (Vibration limits - 'Sensitive place')

	Vibration measured at a 'Vibration sensitive place'	
	Monday to Friday 9am - 3pm Saturday 9am - 1pm	Sundays and public holidays
Houses and low rise residential buildings and commercial buildings not included below.	10 mm/s	No blasting to occur
Commercial and industrial buildings or structures of reinforced concrete or steel construction.	25 mm/s	No blasting to occur

Vibration monitoring

(D4-1) When requested by the Administering Authority, vibration monitoring and recording must be undertaken to investigate any complaint of nuisance, and the results notified within 14 days to the administering authority. Monitoring must include:

- Peak particle velocity (mm/s); and
- Location of the blast/s within the site (including which bench level); and
- Atmospheric conditions including temperature, relative humidity and wind speed and direction; and
- The level and frequency of occurrence of impulsive or tonal noise;
- Atmospheric conditions including wind speed and direction;
- Effects due to extraneous factors; and
- Location, date and time of recording.

END OF CONDITIONS FOR SCHEDULE D

Schedule E - Waste

There are no conditions for this schedule.

END OF CONDITIONS FOR SCHEDULE E

Schedule F - Land

Land rehabilitation

(F1-1) The authorised place must be rehabilitated (including all disturbed areas such as slopes, borrow pits, stockpile and screening areas) in a manner such that:

- Suitable native species of vegetation are planted and established;
- Potential for erosion of the site is minimised;
- The quality of stormwater, water and seepage released from the site is such that releases of contaminants such as suspended solids, turbidity, total dissolved salts, pH, total iron, total aluminium, and total manganese are not likely to cause environmental harm;
- The likelihood of environmental nuisance being caused by release of dust is minimised;
- The water quality of any residual water bodies meets criteria for subsequent uses and does not have potential to cause environmental harm;
- The final landform is stable and not subject to slumping; and
- Any actual and potential acid sulphate soils in or on the site are either not disturbed; or, submerged, or treated so as to not be likely to cause environmental harm.

(F1-2) Rehabilitation of disturbed areas must take place progressively as works are staged and new areas of extraction are commenced.

END OF CONDITIONS FOR SCHEDULE F

Schedule G - Community

Complaint response

(G1-1) All complaints received must be recorded including investigations undertaken, conclusions formed and action taken. This information must be made available to the administering authority on request.

(G1-2) In consultation with the administering authority, cooperate with and participate in any community environmental liaison committee established in respect of either the site specifically, or the industrial estate where the site is located.

END OF CONDITIONS FOR SCHEDULE G

Schedule H - Definitions

Words and phrases used throughout this licence or development approval are defined below:
Where a definition for a term used in this approval is sought and the term is not defined within this approval the definitions provided in the *Environmental Protection Act 1994*, its regulations, and Environmental Protection Policies shall be used.

Word Definitions

"administering authority" means the Environmental Protection Agency or its successor.

"you" means the holder of this Environmental Authority or owner / occupier of the land which is the subject of this Development Approval.

"site" means the place to which this environmental authority relates or the premises to which this development approval relates.

"authorised place" means the place authorised under this environmental authority/development approval for the carrying out of the specified environmentally relevant activities.

"this authority" means this environmental authority/development approval.

"authority" means level 1 licence (without development approval), or level 1 approval (without development approval), or level 2 approval (without development approval) under the *Environmental Protection Act 1994*.

"approval" means 'notice of development application decision' or 'notice of concurrence agency response' under the *Integrated Planning Act 1997*

"dust sensitive place" means -

- a dwelling, mobile home or caravan park, residential marina or other residential place;
- a motel, hotel or hostel;
- a kindergarten, school, university or other educational institution;
- a medical centre or hospital;
- a protected area;
- a park or gardens; or
- a place used as an office or for business or commercial purposes.

and includes the curtilage of any such place.

"odour sensitive place" has the same meaning as a "dust sensitive place"

"dwelling" means any of the following structures or vehicles that is principally used as a residence-

- a house, unit, motel, nursing home or other building or part of a building;
- a caravan, mobile home or other vehicle or structure on land;
- a water craft in a marina.

"noxious" means harmful or injurious to health or physical well being.

"offensive" means causing offence or displeasure; is disagreeable to the sense; disgusting, nauseous or repulsive.

"nuisance sensitive place" includes -

- a dwelling, residential allotment, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area under the Nature Conservation Act 1992, the Marine Parks Act 1992 or a World Heritage Area; or
- a public thoroughfare, park or gardens; or
- a place used as a workplace, an office or for business or commercial purposes.

and includes a place within the curtilage of such a place reasonably used by persons at that place.

"$L_{A\ 10,\ adj,\ 10\ mins}$" means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 10% of any 10 minute measurement period, using Fast response.

"$L_{A\ 1,\ adj,\ 10\ mins}$" means the A-weighted sound pressure level, (adjusted for tonal character and impulsiveness of the sound) exceeded for 1% of any 10 minute measurement period, using Fast response

"$L_{A,\ max\ adj,\ T}$" means the average maximum A-weighted sound pressure level, adjusted for noise character and measured over any 10 minute period, using Fast response.

"noise affected premises" means a "noise sensitive place" or a "commercial place"

"noise sensitive place" means -

- a dwelling, mobile home or caravan park, residential marina or other residential premises; or
- a motel, hotel or hostel; or
- a kindergarten, school, university or other educational institution; or
- a medical centre or hospital; or
- a protected area; or
- a park or gardens.

and includes the curtilage of such place.

"commercial place" means a place used as an office or for business or commercial purposes.

"intrusive noise" means noise that, because of its frequency, duration, level, tonal characteristics, impulsiveness or vibration -

- is clearly audible to, or can be felt by, an individual; and
- annoys the individual.

In determining whether a noise annoys an individual and is unreasonably intrusive, regard must be given to Australian Standard 1055.2 - 1997 Acoustics - Description and Measurement of Environmental Noise Part 2 - Application to Specific Situations.

"protected area" means -

- a protected area under the Nature Conservation Act 1992; or
- a marine park under the Marine Parks Act 1992; or
- a World Heritage Area.

"waters" includes river, stream, lake, lagoon, pond, swamp, wetland, unconfined surface water, unconfined water natural or artificial watercourse, bed and bank of any waters, dams, non-tidal or tidal waters (including the sea), stormwater channel, stormwater drain, roadside gutter, stormwater run-off, and groundwater and any part-thereof.

"50th percentile" means not more than three (3) of the measured values of the quality characteristic are to exceed the stated release limit for any six (6) consecutive samples for a release/monitoring point at any time during the environmental activity(ies) works.

"80th percentile" means not more than one (1) of the measured values of the quality characteristic is to exceed the stated release limit for any five (5) consecutive samples for a sampling point at any time during the environmental activity(ies) works

"dredge spoil" means material taken from the bed or banks of waters by using dredging equipment or other equipment designed for use in extraction of earthen material.

"land" in the "land schedule" of this document means land excluding waters and the atmosphere.

"mg/L" means milligrams per litre.

"NTU" means nephelometric turbidity units

"regulated waste" means non-domestic waste mentioned in Schedule 7 of the Environmental Protection Regulation 1998 (whether or not it has been treated or immobilised), and includes:

- for an element - any chemical compound containing the element; and
- anything that has contained the waste.

"licensed vehicle" means a vehicle authorised to be used under the licence to transport regulated waste.

"registered vehicle" means "licensed vehicle"

"clinical waste" means waste that has the potential to cause disease including, for example, the following:

- animal waste;
- discarded sharps;
- human tissue waste;
- laboratory waste.

"infectious waste" means "clinical waste"

"vibration sensitive place" means a noise sensitive place or a commercial place.

"annual return" means the return required by the annual notice (under section 316 of the Environment Protection Act, 1994) for the section 86(2) licence that applies to the development approval.

END OF DEFINITIONS FOR SCHEDULE H

Schedule I - Maps / Plans

There are no attachments to this schedule.

END OF CONDITIONS FOR SCHEDULE I

END OF CONCURRENCE AGENCY RESPONSE

Queensland Government

Department of **Main Roads**

B/c

Bruce Williams
FGF Developments Pty Ltd
PO Box 6665
Cairns Qld 4870

RECEIVED
DATE 13/11/03 BY RD.

For your information.

David Hubner
MANAGER (TRANSPORT PLANNING) PENINSULA

file Top Rock Quarry

Queensland Government

11 November 2003

Department of **Main Roads**

Mr N Briggs
Chief Executive Officer
Mareeba Shire Council
PO Box 154
Mareeba Qld 4880

Dear Mr Briggs

Mareeba Shire : Kennedy Highway (Cairns-Mareeba)
Situated about 1.5 km north of Speewah Road, Kurunda
Lot 46 on RP 851443, Parish of Formartine
Bruce Williams
Proposed Material Change of Use (Extractive Industry) Application
Referral Agency Response (conditions apply)

I refer to the above application received at the Department 2 October 2003 and 7 October 2003 requesting consideration of the above application for development.

A. CONDITIONS OF DEVELOPMENT

Pursuant to the *Integrated Planning Act 1997,* the Queensland Department of Main Roads, as a Concurrence Agency, has assessed the impact of the proposed development on the State-controlled road network and requires that Council include the following conditions of development for the subject application.

1. Permitted Road Access Location

(i) Vehicular access between the State-controlled road (i.e. Kennedy Highway) and the subject site shall be via a single access located about 100 metres north of the southern boundary of the subject land, to the satisfaction of the Department of Main Roads. The location is marked by pink paint on the bitumen road shoulder and is at the end of existing concrete kerbing.

(ii) No additional direct vehicular access between the State-controlled road (i.e. Kennedy Highway) and the subject land is permitted.

(iii) The existing vehicular access between the State-controlled road (i.e. Kennedy Highway) and the subject land shall be permanently closed.

North Queensland Region
Peninsula District
PO Box 6185
CAIRNS Queensland 4870
ABN 57 836 727 711

Our ref 133/32A/102(3130)
Your ref MC 2003/27
Enquiries MALCOLM HARDY
Telephone +61 7 4050 5511
Facsimile +61 7 4050 5438

2. **Intersection Works**

(i) The landowner/ applicant shall provide an intersection of the Kennedy Highway and the new service road at the permitted road access location in accordance with:

- the Department of Main Roads *Road Planning and Design Manual* and
- current Department of Main Roads standards,

to the satisfaction of the Director-General of the Department of Main Roads.

A recent site inspection indicates that the required intersection works require the provision of:

- modified Type B treatment in accordance with attached DMR drawing dated August 1999 with 100kph design speed and an acceleration lane north of the intersection (Cairns-bound) of a minimum 250m length,
- bitumen surfacing and pavement on both sides of the existing Highway pavement, and for the full length of the service road to the extractive industry within the Highway reserve, about 100m in length and with a minimum width of 8m,
- concrete culvert aligned with the existing drain running parallel with the Highway,
- remove vegetation as required to increase sight distance along the State-controlled road to achieve the maximum possible sight distance and drainage works,
- linemarking, signage, drainage works and flag lighting,
- erection of advance warning signs (trucks crossing or entering) on Kennedy Highway in both approach directions at about 300m from the intersection, and
- removal of the existing access and reinstatement to match the existing treatment.

(ii) The landowner/ applicant shall submit intersection design drawings prepared by a suitably qualified Registered Professional Engineer Queensland (RPEQ) for approval of the Cairns office of the Department of Main Roads prior to works commencing within the State-controlled road reserve (i.e. Kennedy Highway).

(iii) All required road intersection works shall be completed to the satisfaction of the Director- General of the Department of Main Roads prior to the commencement of the approved use.

3. **Advertising**

No advertising device for the proposed development is permitted within the State-controlled road reserve (i.e. Kennedy Highway).

Reasons

The reasons and information used in the setting of conditions detailed above include:

- Department of Main Roads Access Policy,
- Department of Main Roads Involvement in Development Applications Referrals and Assessment Guide, and
- Mareeba Shire Planning Scheme.

B. GENERAL DISCUSSION

Council is requested to reflect Condition 1 above on its Rates Record, to ensure that the planning intention of Condition 1 is secured.

This Department would appreciate a copy of Council's decision notice regarding the application.

A copy of this letter has been sent to the applicant.

Yours sincerely

David Hubner
MANAGER (TRANSPORT PLANNING) PENINSULA

NOTES

1. Line Marking to be in Accordance with the Manual of Uniform Traffic Control Devices.
2. Left Turn Lane to be Provided Only if Warranted.
3. For all Other Parameters refer Austroads Part 5 "Intersections at Grade."

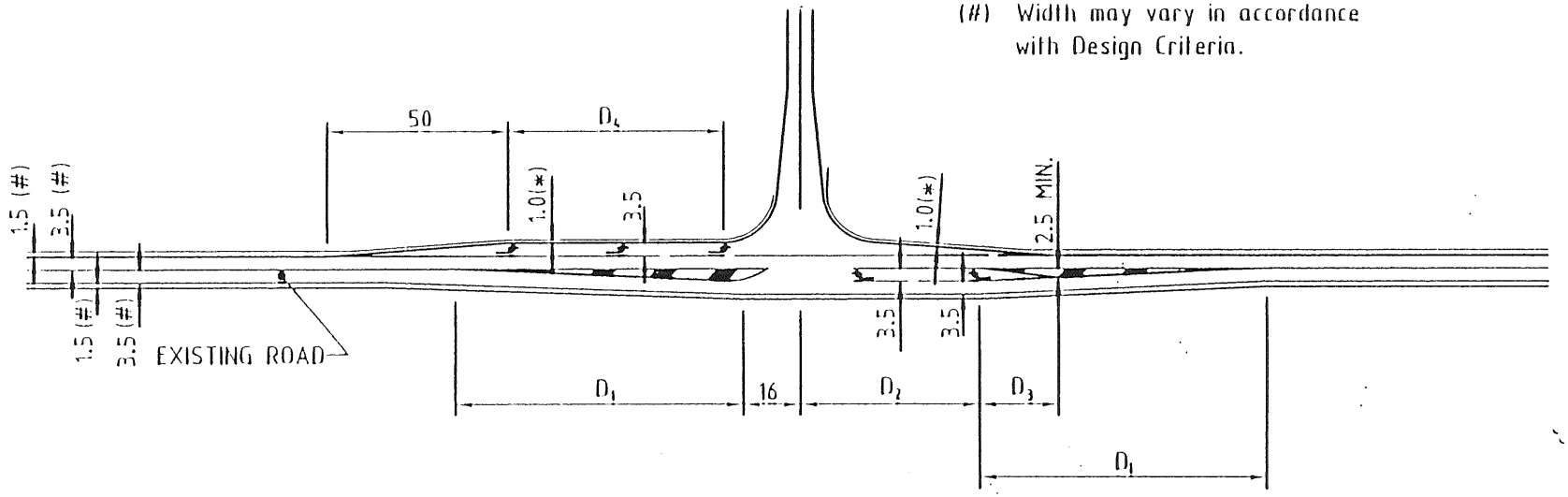
Design Basis

Tapers are Designed for a Reduction by 20Km/h for the Through Road Traffic.
Minimum Width of Island at Start of Right Turn Lane is 2.5m.

DESIGN SPEED Km/h	D_1 metres	D_2 metres	D_3 metres	D_4 metres
100	100	90	30	110
80	80	50	22	60

* In Semi Urban 1.5m

(#) Width may vary in accordance with Design Criteria.



MODIFIED TYPE B INTERSECTION TREATMENT

Annexure 7: Prelodgement Meeting Minutes

Queensland Government

Department of
State Development,
Manufacturing,
Infrastructure and Planning

Our reference: 1801-3286 SPL
Your reference: Top Rock Quarry

1 February 2018

FGF Developments Pty Ltd
c/- Planning Plus
81 McLeod Street
Cairns QLD 4870
info@planningplusqld.com.au

Attention: Evan Yelavich

Dear Sir / Madam

Pre-lodgement meeting record

This pre-lodgement record provides a summary of the matters discussed at the pre-lodgement meeting in addition to providing further advice prepared subsequent to the meeting. This record provides advice regarding the likely major issues relevant to the development proposal to assist in the timely processing of a development application. While this advice is provided in good faith, if the proposal is changed from that which was discussed with the department during the pre-application meeting, this advice is not binding.

Reference information

Departmental role:	Referral agency
Departmental jurisdiction:	Planning Regulation 2017 • **Schedule 10, Part 3, Division 4, Table 3 –** Clearing native vegetation • **Schedule 10, Part 9, Division 4, Subdivision 2, Table 1** - State transport infrastructure thresholds • **Schedule 10, Part 9, Division 4, Subdivision 2, Table 4** – State transport corridors (if applicable)
Pre-lodgement meeting date:	23 January 2018

Meeting attendees:

Name	Position	Organisation
Joanne Manson	Principal Planning Officer	Department of State Development, Manufacture, Infrastructure and Planning
Bec Turner	Business Support Officer	Department of State Development, Manufacture,

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

		Infrastructure and Planning
Jacinta Griffin (via teleconference)	Team Leader	Department of Environment and Science
Emma Page (via teleconference)	Senior Environmental Officer	Department of Environment and Science
Liz Clarke (via teleconference)	A/ Manager (Compliance)	Department of Environment and Science
Cameron Venables	Senior Natural Resource Officer	Department of Natural Resources, Mines and Energy
Alex Bowen	A/Natural Resource Officer	Department of Natural Resources, Mines and Energy
Inga Kamps	Natural Resource Management Officer	Department of Natural Resources, Mines and Energy
Lisa Gale	A/ Manager	Department of Natural Resources, Mines and Energy
Evan Yelavich	Senior Planner	Planning Plus
Blue Williams	Director	FGF Developments

Location details

Street address:	1886 Kennedy Highway, Kuranda
Real property description:	Lot 46 on RP851443
Local government area:	Mareeba Shire Council
Existing use:	Extractive industry

Details of proposal

Development type:	Material change of use
Development description:	Expansion of existing quarry

Supporting information

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
Mareeba Shire Council resolution – Material Change of Use (Extractive Industry) B Williams	Mareeba Shire Council	18 May 2004	-	-
Referral Agency Response – Proposed Material Change of Use (Extractive Industry) Application	Queensland Government (Department of Main Roads)	11 November 2003	133/32A/102(3130)	-
Veg map – Proposed expansion area	Planning Plus	Received 09/01/2018	-	-

State Assessment and Referral Agency Lot plan report	Queensland Government (Department of Infrastructure, Local Government and Planning)	09/01/2018	Lot Plan: 46RP851443	-

Meeting minutes

Item	Minutes	Action
Proposal		
1.	A development permit was issued by Mareeba Shire Council in 2004 for the establishment of an extractive industry known as Top Rock Quarry. The proponent is looking at expanding the extraction area, but will not be seeking to increase the extraction limit of 100,000t. Expansion area includes some of concern vegetation. Total area of proposed clearing approx. 4-5 hectares.	
Meeting discussion		
2.	<u>Department of Natural Resources, Mines and Energy</u> **Tenure advice:** • Based on the aerial imagery, it appears the current quarry operations encroach into the unnamed road corridor which dissects Lot 46 RP851443. • To authorise the current use of the road corridor, the owner should lodge an application for road closure (either temporary or permanent) with the Department of Natural Resources, Mines and Energy. • Should the road corridor form part of the material change of use application, owner's consent from the Department of Natural Resources, Mines and Energy will be required. • Consideration of appropriate tenure will be required prior to the Department of Natural Resources, Mines and Energy issuing owner's consent. **Vegetation advice:** • The proposed development will require referral to the State Assessment and Referral Agency under Schedule 10, part 3, division 4, table 3 of the Planning Regulation 2017 as the proposal involves the clearing of regulated vegetation. • Prior to lodging the development application, the proponent will be required to obtain a relevant purpose determination directly from the Department of Natural Resources, Mines and Energy in accordance with section 22A of the *Vegetation Management Act 1999*. There are no fees or forms, provide a letter to DNRME along with copy of application material. • The development application should address State code 16: Native vegetation clearing, Table 16.2.2 – PO1 – PO4, and Table 16.2.3 – PO7, PO11, PO16, PO22 – PO24, PO27 and PO28 of the State Development Assessment Provisions. • Approx 3.3ha of concern within area of expansion. • As more than 0.5ha, an environmental offset would be likely. • Approx $420k financial offset. • Looking at approx. 12-15ha of land based offset. Area of offset needs to be similar vegetation in same bioregion, legally secured, and quality able to be improved. • Offsets can be split between land based and financial.	

	Water advice: • It is unclear if the take of water is required for the proposed works (i.e. dust suppression, processing of material, etc.). • There are several unmapped water features located on the subject lot; two of which appear to be impounded. • A watercourse assessment of these features is recommended to be carried out by the Department of Natural Resources, Mines and Energy to determine if the features are watercourses or drainage features in accordance with the *Water Act 2000*. • The features have since been determined as drainage features, therefore no permits required under the *Water Act 2000*.	
3.	Department of Environment and Science • Will trigger a major amendment to the existing Environmental Authority • Application for amendment should be lodged directly with DES and address section 226 of EP Act • DES happy to review amendment application prior to lodging	
4.	Department of Transport and Main Roads • Will trigger assessment for impacts on the SCR • Application to confirm no additional impacts (ie. no increase in vehicular movement, etc.)	

It is considered that the above summary is an accurate record of the matters discussed at the pre-lodgement meeting. Please note the pre-lodgement advice is valid for a period of nine months from the date of issue, unless a change in legislation or policy occurs that would affect the pre-lodgement advice.

The following information is provided as further advice prepared subsequent to the meeting:

Prior to lodgement of development application

Use of road corridor

1. As discussed in the pre-lodgement meeting, it appears the current quarry operations encroach into the unnamed road corridor which dissects the subject lot.
2. To authorise the current use of the road corridor, the owner should lodge an application for road closure (either temporary or permanent) with the Department of Natural Resources Mines and Energy (DNRME). The application fee is currently $270.90.
3. The following forms are required to apply for an application for road closure:
   - Application form contact and land details Part A.
   - Application for road closure Part B.
   - Statement in relation to an application under the *Land Act 1994* over State land Part C. Please note Mareeba Shire Council as the road manager is required to complete Part C prior to lodging the application for road closure.
4. The application to close a road area should also include:
   - accurate sketch/survey plan of the proposed road area to be closed
   - if acting on a person's behalf, a letter from the person advising that you are acting on their behalf; and
   - any additional attachments, as requested.
5. An application to close a road can be lodged by email to: SLAMlodgement@dnrme.qld.gov.au or posted to:

   State Land Asset Management

Department of Natural Resources, Mines and Energy
PO Box 5318, Townsville QLD 4810

Further information about the process can be found online.

Owner's consent

6. Should the road corridor form part of the proposed material change of use application, owner's consent from DNRME will be required. There is no fee for an owner's consent application.
7. Please note owner's consent for the development over the road corridor will not be provided until an application for tenure has been lodged, and if approved, an offer for road closure made by DNRME and accepted by the applicant.
8. The following forms are required for the owner's consent application:
    - Application form Part A: Contact and Land Details
    - Application for owner's consent to development applications Part B
9. The application for owner's consent should also include:
    - DA Form 1 Development application details, along with all other necessary forms or attachments including sketches/plans of existing and proposed improvements proposed to be lodged with the assessment manager. The DA forms guide: Relevant plans, provides guidance to assist applicants when submitting relevant plans with a development application.
    - If acting on a person's or organisation's behalf, a letter from the person or organisation advising that you are acting on their behalf.
    - A letter from the leaseholder or trustee, if the development proposal relates to a secondary interest in the land (e.g. sublease, trustee lease); and
    - Any additional attachments, as requested.

    Further information about owner's consent can be found at State - owner's consent.
10. An application for owner's consent can be lodged by email to: SLAMlodgement@dnrm.qld.gov.au or posted to:

    State Land Asset Management
    Department of Natural Resources, Mines and Energy
    PO Box 5318
    Townsville QLD 4810
11. The progress of a lodged owner's consent application can be tracked on the DNRME webpage.

Section 22A Vegetation Management Act determination

12. Under Schedule 10, Part 3, Division 1, Item 4 of the Planning Regulation 2017, the clearing of native vegetation is prohibited development unless it is for a relevant purpose under section 22A of the *Vegetation Management Act 1999*.
13. A vegetation clearing proposal is for a relevant purpose under section 22A of the *Vegetation Management Act 1999* if DNRME is satisfied that the development is one of a number of activities, including:
    - for relevant infrastructure activities and the clearing cannot reasonably be avoided or minimised; or
    - for an extractive industry.

14. Applicants must apply directly to DNRME for a determination on whether the proposal meets the relevant purpose requirements of section 22A of the *Vegetation Management Act 1999*. There is no form or fee for this stage and a written request for a determination can be emailed to northvegetation@dnrme.qld.gov.au.
15. The written request should include the following information:
    - the purpose and details of the vegetation clearing
    - where the proposed development is to be located and why this location was chosen
    - why the development is necessary; and
    - evidence that the clearing associated with the development cannot be reasonably avoided or minimised.
16. Once DNRME has determined that the section 22A requirements have been met an application can be lodged.
17. For more information or assistance in applying for a section 22A determination, please contact the DNRME on 4447 9153.

Requirements for a development application

Clearing of native vegetation

18. The proposed expansion area contains the following mapped features and vegetation types:
    - Category B area (containing least concern and of concern regional ecosystems)
    - Category X area; and
    - Regional ecosystem 7.11.33a and 7.11.51a.
19. Information on the land is available through:
    - Queensland Globe
    - A vegetation management report which includes relevant property information and a series of maps and supporting information outlining the requirements for clearing vegetation on this land. The report can be requested online; and
    - The Regional Ecosystem Database.
20. The proposed development requires referral agency assessment for the clearing of native vegetation. The development application should include a response against State code 16: Native vegetation clearing of the current State Development Assessment Provisions (SDAP). In particular, Table 16.2.2: General PO1 to PO4 and Table 16.2.3: Specific PO7, PO11, PO16, PO20 to PO24, PO27 and PO28.
21. DNRME has prepared guidance material to assist applicant's in addressing SDAP State code 16: Native vegetation clearing.
22. Particular attention should be paid to:

    Table 16.2.2: General

    PO1 – Clearing and adverse impacts of clearing has been reasonably avoided or reasonably minimised

    In addressing this performance outcome the application must be able to demonstrate:
    - the development has first reasonably avoided, and then reasonably minimised the impacts of development
    - why the clearing is necessary; and
    - why the clearing is proposed in the regulated vegetation if there are suitable alternative sites available.

Table 16.2.3: Specific

PO11 – Watercourses and drainage features
Watercourses and drainage features shown on the vegetation management watercourse and drainage feature map are located on the subject lot. In addressing this performance outcome the application should either:

- Address AO11.1 by demonstrating that clearing does not occur in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code.

  OR

- Address AO11.2 by demonstrating that clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code:
  1. Does not exceed the widths in table 16.3.1 of this code; and,
  2. Does not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.

  OR

- Address AO11.3 which states where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with any watercourse or drainage feature (a matter of state environmental significance).

  OR

- Provide evidence to demonstrate that the development can meet PO11 by demonstrating that clearing maintains the current extent of vegetation associated with any watercourse or drainage feature to protect:
  1. Bank stability by protecting against bank erosion
  2. Water quality by filtering sediments, nutrients and other pollutants
  3. Aquatic habitat; and
  4. Terrestrial habitat.

PO16 – Connectivity
The proposed development may impact on landscape connectivity. In addressing this performance outcome the application should either:

- Address AO16.1 by providing evidence to demonstrate that clearing occurs in accordance with table 16.3.3 of this code – noting that for the purposes of the table this area is regarded as ‘Coastal’

  OR

- Provide evidence to demonstrate that the development can meet PO16:
  In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes.

PO22 – Salinity
In addressing this performance outcome the applicant must:

- Provide evidence to demonstrate that the development can meet PO22; where clearing does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.

PO23 – Endangered and Of Concern regional ecosystems
Of concern regional ecosystem 7.11.33a is mapped in the proposed expansion area. The plan provided as part of the pre-lodgement request indicates that approximately 3.3ha of of concern vegetation is proposed to be cleared. Clearing 3.3ha of of concern vegetation will exceed the area prescribed in Table 16.3.1 of this code. In addressing this performance outcome the applicant should:

- Address AO23.3 by demonstrating that where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of endangered regional ecosystems and of concern regional ecosystems (a matter of state environmental significance).

  OR

- Provide evidence to demonstrate that the development can meet PO23; where clearing maintains the current extent of endangered regional ecosystems and of concern regional ecosystems.

PO28 – Clearing is staged (extractive industry)
In addressing this performance outcome the applicant must demonstrate that clearing:
- is staged in line with operational needs that restrict clearing to the current operational area
- only occurs in the area from which material will be extracted, and any reasonably associated infrastructure, within the term of the development approval; and
- does not occur without required permits.

23. The assessment considerations for a material change of use application involving native vegetation clearing is included in **Attachment 1**.

Environmental offsets

24. The proposed clearing may result in an environmental offset being required under the *Environmental Offsets Act 2014* where there is a significant residual impact on a prescribed matter.
25. The department's Significant Residual Impact Guideline can be used to determine if there is likely to be a significant residual impact.
26. Where a significant residual impact will occur, the offsets framework provides three offset delivery options:
    1. proponent-driven offsets i.e. land-based offsets or a Direct Benefit Management Plan
    2. financial settlement offset; or
    3. a combination of the two.
27. In order to determine whether a proposed land-based offset is of a suitable size and scale, refer to the Queensland Environmental Offsets Policy. You can also refer to the Guide for Determining Terrestrial Habitat Quality. These documents provide details on the characteristics of suitable offset sites and a step-by-step process explaining how to measure habitat quality and the suitability of an offset proposal relative to the impact.
28. The environmental offsets calculator can be used to calculate the potential financial offset.

State transport corridor

29. Based on the information provided, the department, understands:

- the applicant is not seeking an increase to the approved threshold extraction limit of 100,000 tonnes per annum; and
- there will be no change to the operations of the road access as there will be no increase in traffic generation or vehicle movements via the existing road access.

30. As the subject lot is mapped within 25m of a State transport corridor, any material change of use application will require referral agency assessment, unless the proposal is deemed an "excluded material change of use" as defined in Schedule 24 of the Planning Regulation 2017.
31. The proposal will also require referral agency assessment for aspect of development stated in Schedule 20 of the Planning Regulation 2017. Schedule 20 identifies the threshold for an extractive industry in a local government area 2 (Mareeba Shire Council) as "using machinery having an annual throughput of product of 10,000t".
32. DTMR has advised the department that it has reviewed the road access to Top Rock Quarry. DTMR has determined that the road access currently complies with DTMR's access standards and has no requirements for any access works; unless the proposal were to change.
33. The development application should include a response against SDAP State code 1: Development in a state-controlled road environment (if applicable) and State code 6: Protection of state transport networks.

State Development Assessment Provisions

34. SDAP version 2.1 took effect on 11 August 2017. The department has prepared response templates to assist applicants in addressing the SDAP criteria. The SDAP response templates are available on the department's new Queensland's Planning System website under the resources tab.
35. To address the State Development Assessment Provisions the applicant should demonstrate how acceptable outcomes will be achieved. If the development cannot meet an acceptable outcome, the applicant should provide evidence on how the proposal meets the performance outcome.

Development application fees – Planning Regulation 2017

36. Schedule 10, Part 3, Division 4, Table 2, Item 8 – Clearing native vegetation prescribes a range of assessment fees depending on the type of application. Based on the information provided the current fee for the proposed development is $12,518.00.
37. Schedule 10, Part 9, Division 4, Subdivision 1, Table 1, Item 8 – State transport infrastructure prescribes the assessment of $1,564.00 if the proposal also triggers referral under Schedule 10, Part 9, Subdivision 2, Table 4, Item 1 (MCU of premises near a State transport corridor or future State transport corridor). Otherwise the prescribed fee for the proposed development is $3,130.00.
38. Schedule 10, Part 9, Division 4, Subdivision 2, Table 4, Item 8 – State transport corridors and future State transports corridors (if applicable) prescribes the assessment fee as $1,564.00 on the basis the proposal does not involve a new relevant vehicular access to a State transport corridor.
39. Please note development assessment fees are subject to change and you should always check the current planning regulation.

Other advice

40. **Attachment 2** provides other advice not within the department's jurisdiction but is relevant to the proposed development.

For further information please contact Joanne Manson, Principal Planning Officer, SARA Far North QLD on 4037 3228 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

Brett Nancarrow
Manager (Planning)

Enc. **Attachment 1** – Clearing of native vegetation assessment considerations
Attachment 2 – Other advice

Attachment 1 - Clearing of native vegetation assessment considerations

The following matters are considered by the department in the assessment of a material change of use application:

1. Clearing that will result from the change of use, consisting of any of the following:
   a. Clearing to construct built infrastructure—including buildings, stormwater management systems, water supply and sewerage systems—that are proposed as part of the material change of use application
   b. Clearing for roads, vehicle parking, vehicle and pedestrian access, utilities corridors, services, fences, fire breaks and fire management lines
   c. Clearing that may not be necessary for developing infrastructure but is associated with the use applied for.
2. Clearing that will become exempt if the development application is approved. This includes any of the following examples:
   a. Clearing for routine management and essential management purposes associated with the approved development including clearing to maintain proposed infrastructure, facilities, roads, access routes, utilities, services and fences, and clearing to maintain the safety of persons and property that will be associated with the development
   b. Clearing for necessary firebreaks and fire management lines and safety buffers associated with the development. This will be assessed as follows:
      i. All built infrastructure other than underground services, roads and fences will be assessed as requiring clearing for firebreaks and safety buffers with a width of 20 metres or 1.5 times the height of the tallest adjacent tree to the infrastructure, whichever is the greater. The extent of the clearing assessed will include any vegetation that may be cleared for fire breaks distances and safety buffers on adjoining land
      ii. All proposed allotment boundaries will be assessed as requiring clearing for fire management lines with a width of 10 metres constructed on either side of the allotment boundary unless written evidence from the relevant Area Commander of the Queensland Fire and Emergency Service which confirms an alternative fire management line width is required or is acceptable
      iii. In the case of evidence being presented which demonstrates constraints on clearing for fire management lines as being reasonably imposed in accordance with written evidence from the relevant Area Commander of the Queensland Fire and Emergency Service, the development may be conditioned so that the full extent of exempt clearing prescribed for essential management under Schedule 21 of the Planning Regulation 2017 cannot be carried out by current or future landholders.

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

Attachment 2 - Other advice

Environmental Authority

1. The Department of Environment and Science (DES) has confirmed that an Environmental Authority (EA) amendment application will be required for the proposed change and the information provided must meet the requirements of section 226 of the *Environmental Protection Act 1994* including:
    a. a description of the proposed activity;
    b. a description of the environmental values (both onsite and offsite) likely to be affected by the proposed activity;
    c. details of any emissions or releases likely to be generated by the proposed activity;
    d. a description of the risk and likely magnitude of impacts on the environmental values;
    e. details of the management practices proposed to be implemented to prevent or minimise adverse impacts;
    f. details of how the land the subject of the application will be rehabilitated after the relevant activity;
    g. a description of the proposed measures for minimising and managing waste generated by the relevant activity; and
    h. details of any site management plan that relates to the land that is the subject of the application.
2. The EA amendment application is lodged directly with DES via Connect its new online system which is accessed via https://www.ehp.qld.gov.au/connect/.

3. Technical guidelines have been developed by DES to outline what information to include in an application where impacts related to air, land, noise, water or waste have been identified. These are available at: https://www.business.qld.gov.au/business/running/environment/licences-permits/applying-environmental-authority/technical-information-requirements

4. DES recommends that a draft application is provided to ensure that all legislative requirements are met by the application.

5. DES can be contacted on 1300 130 372 (select option 4) or email palm@des.qld.gov.au.

Nature Conservation Act 1992

6. The proposed expansion area is mapped as containing 'protected plants' on the protected plants trigger map. In Queensland, all native plants are considered 'protected plants' under the *Nature Conservation Act 1992*.

7. Proposals to clear protected plants 'in the wild' for any reason may require a permit from the Department of Environment and Science. Prior to any clearing of protected plants, a person must check the flora survey trigger map to determine if the clearing is within a high risk area. This trigger map is available as part of the Vegetation Management Report which can be accessed on the DNRME website.

8. In a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants ('EVNT plants') and their supporting habitat.

9. DES can be contacted via email at palm@des.qld.gov.au or by contacting 1300 130 372 for information regarding clearing requirements under the *Nature Conservation Act 1992* protected plant framework. Further information is available on the DES website.

Far North Queensland regional office
Ground Floor, Cnr Grafton and Hartley Street, Cairns
PO Box 2358, Cairns QLD 4870

Annexure 8: Relevant Purpose Determination

Author: David Lawler
Ref number: 2023/001233

Queensland Government

Department of **Resources**

13 April 2023

Evan Yelavich

Planning Plus
PO Box 399
Redlynch Qld 4870

evan@planningplusqld.com.au

Dear Evan,

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on Lot 46 on SP328230 - Mareeba Shire Council

I refer to your application submitted to the Department of Resources (the department) on 23 March 2023.

As the delegate for the Chief Executive, I have considered your request and am satisfied that the proposed development to clear vegetation for the purpose of Extractive Industry meets the relevant requirements of section 22A of the *Vegetation Management Act 1999*. The areas determined to be for a relevant purpose are shown as Area A (A^1 – A^4) on the attached Relevant Purpose Determination Plan (RPDP) 2023/001233.

This decision is based on:

- the development proposal and information you submitted to the department on 23 March 2023; and
- circumstances at the time of this determination; and
- the attached RPDP.

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

This relevant purpose determination is valid for two years and will expire on 12 April 2025.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from your local Council, or the

Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) under the *Planning Act 2016.*

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

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

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

SARA Cairns Office

Location:	Ground Floor, Ports North Building, corner of Grafton and Hartley Streets, Cairns
Postal address:	PO Box 2358, Cairns Qld 4870
Telephone:	4037 3214
Email:	CairnsSARA@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Dave Lawler of the department on telephone 4531 8514 quoting the above reference number.

Yours sincerely

Reneta Pope
A/Senior Natural Resources Management Officer

Attachment 1 - Legislation and Acts

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

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

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

- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'

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

46
SP328230

46
SP328230

46
SP328230

A2

A4

A3

A1

113

87

43

1

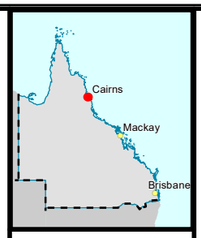
Derived Reference Points
Projection: UTM (MGA Zone 55)
Datum: GDA2020
All GPS points continue sequentially when labels are missing

Part	ID	Easting	Northing
1	1	350653	8136113
2	43	350258	8136079
3	87	350602	8136197
4	113	350358	8136345

LEGEND

- Derived Reference Start Points
- Subject Lot
- Area A
- Land Parcels
- Easements
- Watercourse and/or drainage feature (Stream order label)

Note: This is a colour plan and must be reproduced in colour.



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SCALE 1:5000 @ A3 paper size

0 100 200 300 400 Metres

Projection: UTM (MGA Zone 54) Datum: GDA2020

Note: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.
Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature. The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

Relevant Purpose Determination Plan

Plan of Area A (Parts A 1- A 4) in Lot 46 on Plan SP328230

This plan must be read in conjunction with the Relevant Determination Letter 2023/001233

Version: 1 | eLVAS Case ID: 2023/001233

Queensland Government

RPDP 2023/001233
Sheet 1 of 1

Prepared by: RH (VMGIS-NR-1657)

Attachment to Plan: 2023/001233
Derived Reference Points for GPS
Datum: GDA 2020 Projection: Transverse Mercator MGA Zone 55

Note: Derived Reference Points are provided to assist in the location of area boundaries only.
Responsibility for locating these boundaries lies solely with the landholder.
Coordinates start at a point indicated on accompanying plan and proceed in a clockwise direction.

Part	ID	Easting	Northing
1	1	350653	8136113
1	2	350708	8136059
1	3	350701	8135971
1	4	350352	8136002
1	5	350360	8136005
1	6	350369	8136009
1	7	350375	8136018
1	8	350380	8136028
1	9	350382	8136032
1	10	350385	8136037
1	11	350386	8136040
1	12	350389	8136047
1	13	350389	8136051
1	14	350401	8136048
1	15	350412	8136049
1	16	350412	8136057
1	17	350414	8136084
1	18	350424	8136094
1	19	350417	8136103
1	20	350419	8136104
1	21	350428	8136103
1	22	350439	8136101
1	23	350449	8136095
1	24	350458	8136092
1	25	350461	8136091
1	26	350466	8136090
1	27	350470	8136094
1	28	350471	8136101
1	29	350479	8136106
1	30	350482	8136110
1	31	350486	8136115
1	32	350488	8136119
1	33	350491	8136124
1	34	350491	8136124
1	35	350495	8136135
1	36	350495	8136137
1	37	350495	8136140
1	38	350607	8136193
1	39	350608	8136192
1	40	350618	8136183
1	41	350620	8136180
1	42	350653	8136113
2	43	350258	8136079
2	44	350183	8136017
2	45	350194	8136143
2	46	350208	8136154
2	47	350210	8136175
3	95	350447	8136166
3	96	350456	8136174
3	97	350471	8136189

Part	ID	Easting	Northing
2	48	350219	8136192
2	49	350225	8136198
2	50	350229	8136202
2	51	350234	8136215
2	52	350240	8136228
2	53	350243	8136244
2	54	350243	8136263
2	55	350229	8136284
2	56	350207	8136289
2	57	350213	8136358
2	58	350265	8136354
2	59	350267	8136344
2	60	350269	8136334
2	61	350269	8136323
2	62	350270	8136313
2	63	350274	8136303
2	64	350280	8136293
2	65	350282	8136281
2	66	350283	8136277
2	67	350279	8136262
2	68	350280	8136260
2	69	350283	8136241
2	70	350287	8136214
2	71	350295	8136196
2	72	350318	8136184
2	73	350332	8136178
2	74	350333	8136147
2	75	350328	8136138
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2	78	350289	8136117
2	79	350279	8136099
2	80	350277	8136095
2	81	350268	8136087
2	82	350266	8136086
2	83	350262	8136082
2	84	350262	8136082
2	85	350258	8136079
2	86	350258	8136079
3	87	350602	8136197
3	88	350496	8136147
3	89	350496	8136147
3	90	350489	8136155
3	91	350479	8136157
3	92	350466	8136160
3	93	350456	8136162
3	94	350452	8136164

Attachment to Plan: 2023/001233

Derived Reference Points for GPS

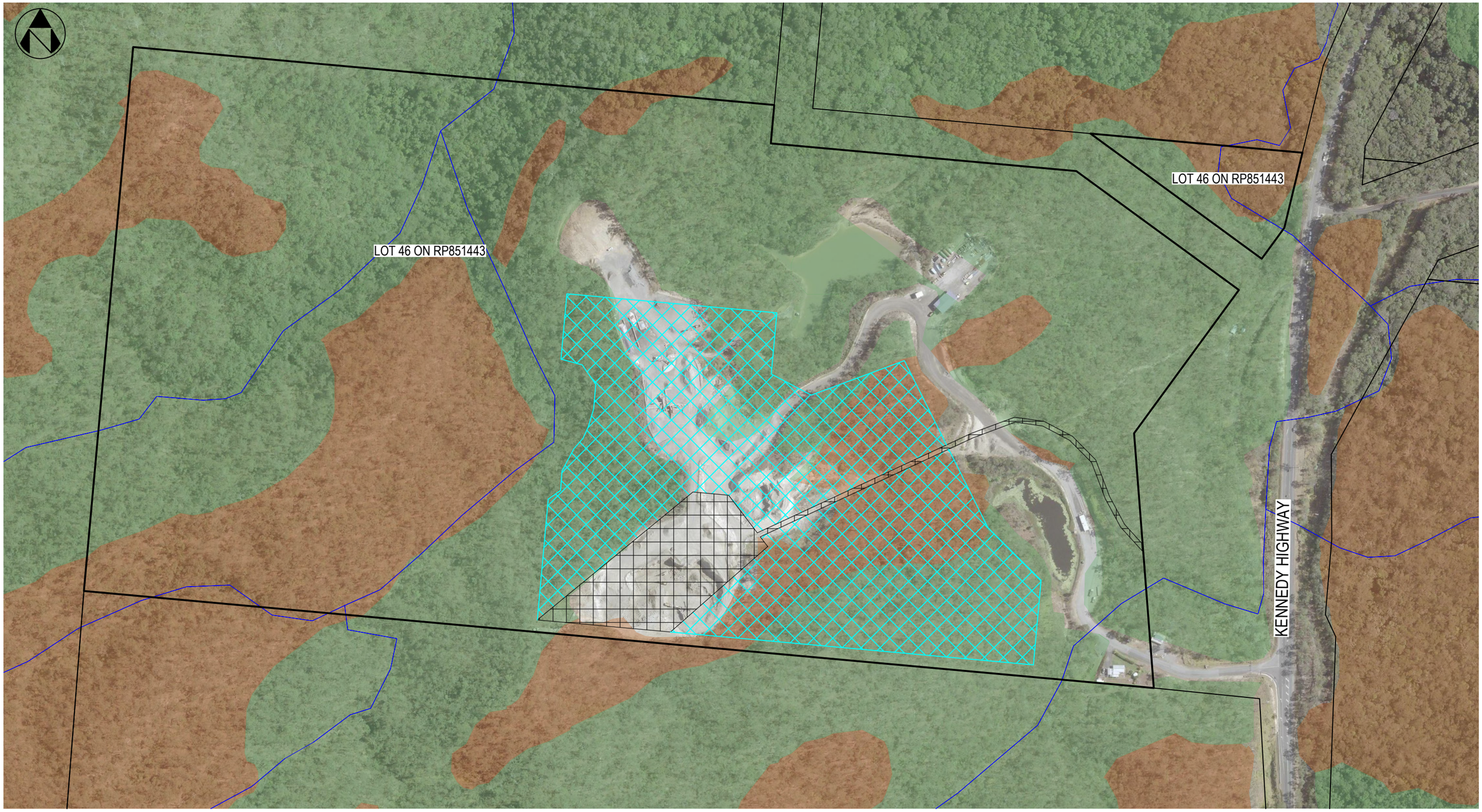
Datum: GDA 2020 Projection: Transverse Mercator MGA Zone 55

Note: Derived Reference Points are provided to assist in the location of area boundaries only.
Responsibility for locating these boundaries lies solely with the landholder.
Coordinates start at a point indicated on accompanying plan and proceed in a clockwise direction.

Part	ID	Easting	Northing
3	98	350476	8136194
3	99	350453	8136194
3	100	350435	8136194
3	101	350431	8136196
3	102	350435	8136208
3	103	350447	8136227
3	104	350462	8136244
3	105	350483	8136256
3	106	350505	8136264
3	107	350509	8136268
3	108	350566	8136289
3	109	350599	8136222
3	110	350599	8136210
3	111	350596	8136202
3	112	350602	8136197
4	113	350358	8136345
4	114	350433	8136338
4	115	350428	8136275
4	116	350451	8136263
4	117	350450	8136262
4	118	350438	8136249
4	119	350425	8136223
4	120	350411	8136213
4	121	350386	8136205
4	122	350361	8136211
4	123	350356	8136219
4	124	350364	8136238
4	125	350399	8136277
4	126	350386	8136292
4	127	350399	8136311
4	128	350390	8136316
4	129	350383	8136311
4	130	350367	8136298
4	131	350364	8136331
4	132	350361	8136333
4	133	350360	8136343
4	134	350359	8136344
4	135	350358	8136344
4	136	350358	8136345

Part	ID	Easting	Northing

Annexure 9: Proposal Plans



EXTRACTIVE INDUSTRY LEGEND

EXISTING APPROVED EXTRACTIVE INDUSTRY

PROPOSED EXPANDED EXTRACTIVE INDUSTRY
- CLEARING AREA OF CONCERN IS 3.14Ha
- CLEARING AREA OF LEAST CONCERN IS 5.85Ha

REGIONAL ECOSYSTEM LEGEND

CATEGORY A OR B AREA CONTAINING OF CONCERN

CATEGORY A OR B AREA THAT IS LEAST CONCERN

WATERCOURSE

SCHEDULE OF AREAS

2.0Ha	EXISTING APPROVED AREA
12.0Ha	PROPOSED EXPANSION AREA
14.0Ha	TOTAL AREA

1:4000 0 40 80 120 160

Rev	Date	Revision Notes
A	16.03.23	INITIAL ISSUE

NEON CONSULTING

JACQSHAR PTY LTD

TOP ROCK QUARRY

QUARRY EXPANSION PLAN

Drawn	Design	Check'd	Apprv'd	A3 Full Size (Scale as shown)	
PAM	PAM	CJC	CJC	16.03.23	016-2302-00-DRG-0001 A

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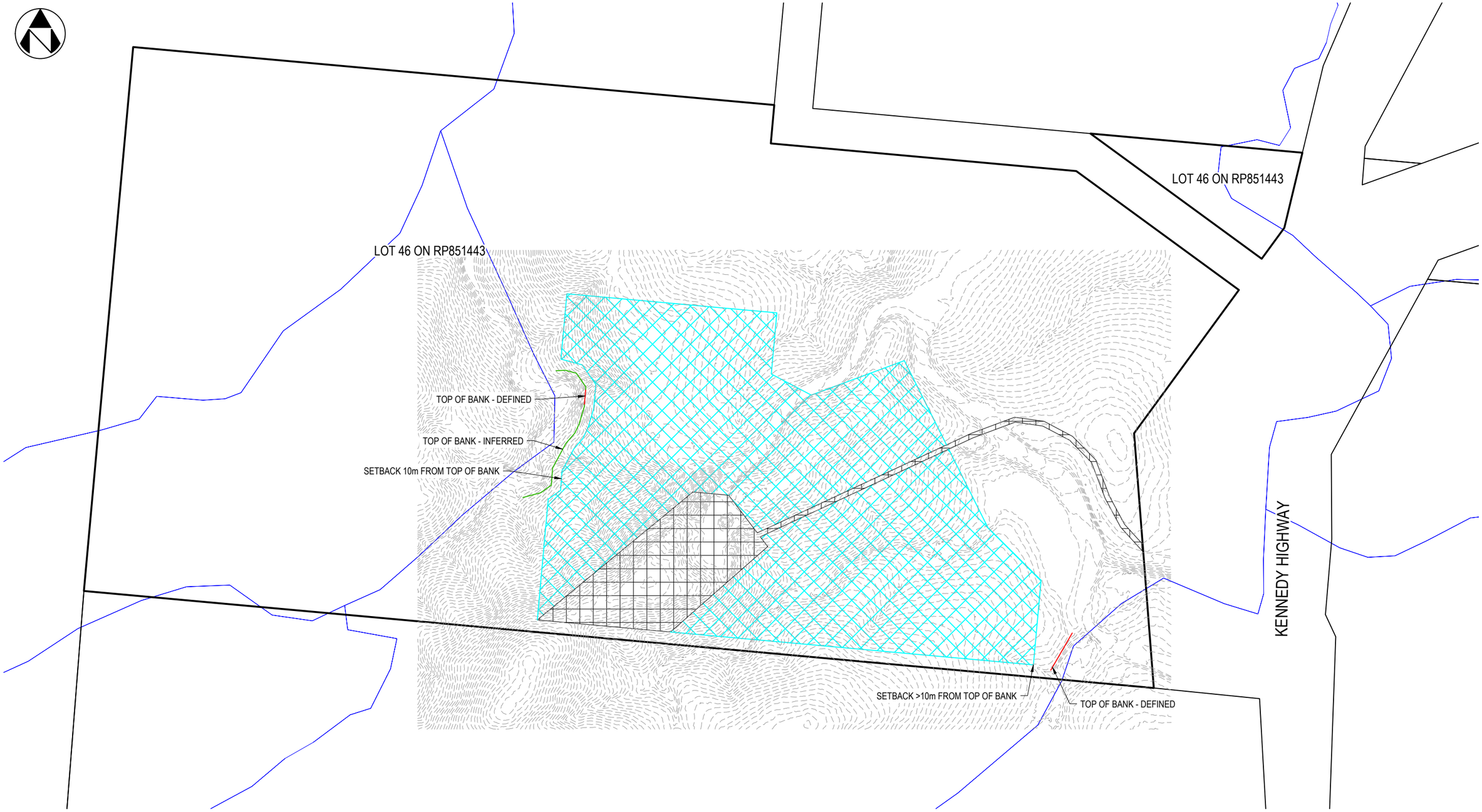

EXTRACTIVE INDUSTRY LEGEND

EXISTING APPROVED EXTRACTIVE INDUSTRY

PROPOSED EXPANDED EXTRACTIVE INDUSTRY
- CLEARING AREA OF CONCERN IS 3.14Ha
- CLEARING AREA OF LEAST CONCERN IS 5.85Ha

LIDAR LEGEND

LIDAR CONTOUR AT 1m INTERVAL

TOP OF BANK - DEFINED FROM LIDAR CONTOURS

TOP OF BANK - INFERRED

SCHEDULE OF AREAS

2.0Ha	EXISTING APPROVED AREA
12.0Ha	PROPOSED EXPANSION AREA
14.0Ha	TOTAL AREA

1:4000 0 40 80 120 160

Rev	Date	Revision Notes
A	16.03.23	INITIAL ISSUE

NEON CONSULTING

JACQSHAR PTY LTD

TOP ROCK QUARRY

WATERWAY TOP OF BANK ASSESSMENT

Drawn	Design	Check'd	Apprv'd	A3 Full Size (Scale as shown)	
PAM	PAM	CJC	CJC	16.03.23	016-2302-00-DRG-0002 A

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Annexure 10: Management Documents

Location

Lot 46 Kennedy Highway
Kuranda, QLD 4881
Phone: 0427 576 989
ABN: 67 102 951 039

TopRock Quarry Plan of Operations

Document Status	Controlled ☒	Uncontrolled ☐
Revision	1	

Developed & Authorised for Release By:

Name	Murray F Moule	Position	Site Senior Executive
Signature		Issue Date	05/04/2019

Contents

1 Plan Control

The latest version of this Plan will be available in hardcopy in the Site Office/Weighbridge for all Quarry personnel. Distribution of the Plan of Operation (PoO) will be to those detailed on the distribution listing on below.

Controlled Copy Distribution List

Name	Position	Company	No. of Copies
Murray Moule	Site Senior Executive	fgf Developments	1

Document Modification History

Revision	Sections Revised	Revision Description	Prepared by	Date	Authorised by	Date
1	All	Initial draft	Hamish Jenkins	20/11/2018		05/04/2019

2 Introduction

Operator Details

TopRock Quarry is owned and operated by fgf. fgf is a locally owned and run enterprise with interests in civil construction, development, drainage and pipe laying, quarrying, bitumen sealing among others. fgf is a significant operator in Far North Queensland.

Position	Name	Contact Number	Email
Quarry Manager/SSE	Murray F Moule	0418 772 125	murray@fgf.com.au
fgf Operations Manager	Brendan Rogina	0427 576 980	brendan@fgf.com.au
Site Supervisor	Peter Beck	0427 576 989	

Organisational Structure and Responsibilities

Internal and external resources relevant to TopRock Quarry are outlined in Figure 1.

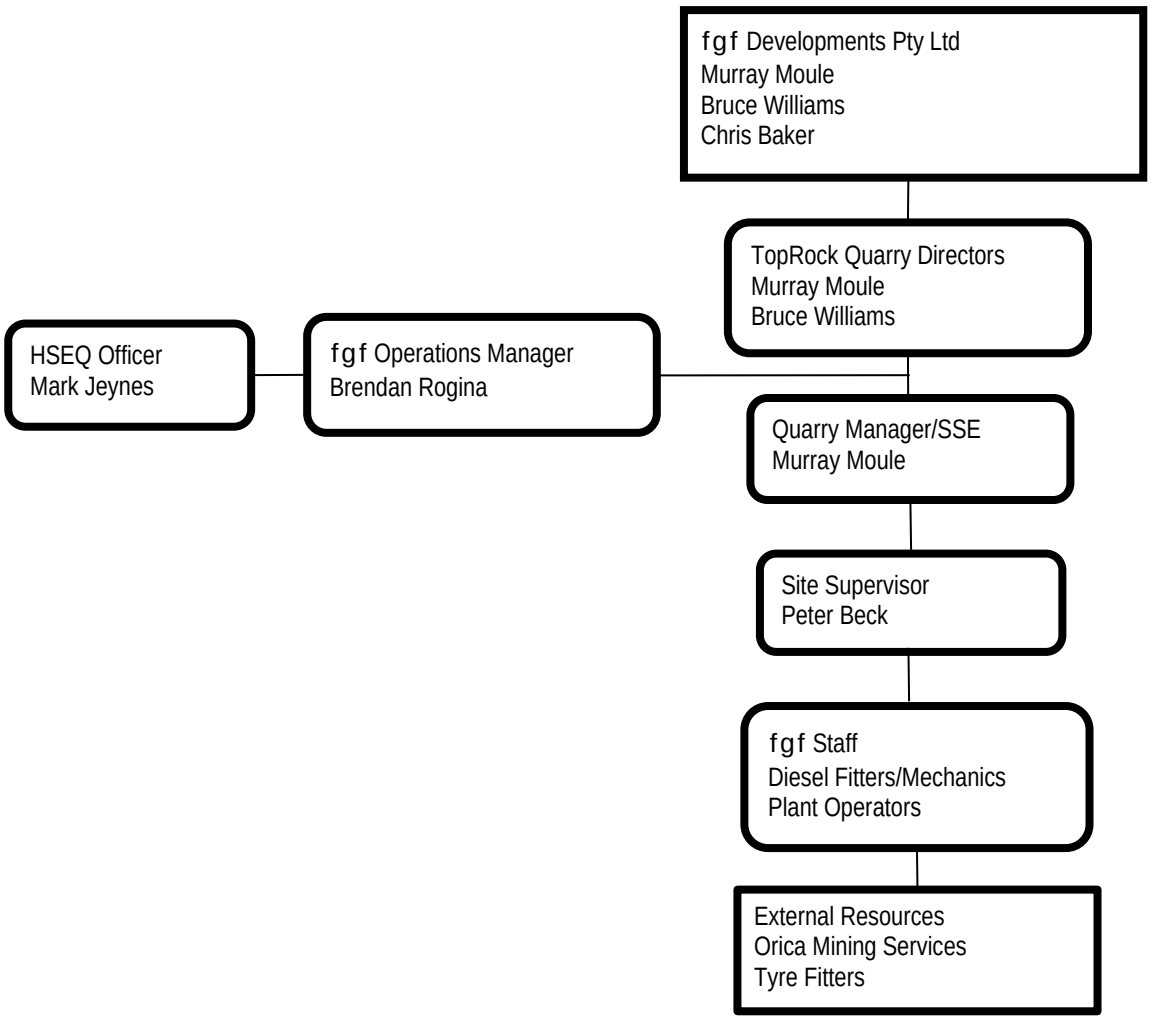


Figure 1: Organisational Structure fgf TopRock Quarry

Title Details

TopRock Quarry is located at Lot 46 Kennedy Highway, between Kuranda and Speewah, West of Cairns, Far North Queensland. Refer to Figure 2.
The Lot and Plan number are Lot 46 Plan RP851443
The Freehold title is held by Jacqshar Pty Ltd
TopRock Quarry is operated by fgf Developments Pty Ltd.

Project Description

TopRock Quarry is a privately owned and run quarry, set up to supply construction aggregates and roadbase materials to the local market in and around the Cairns and Tablelands area.

Location

TopRock is located within the Mareeba Shire Council area, approximately 5 kms from the Kuranda village turnoff on the Kennedy Highway. Refer to Figure 2.

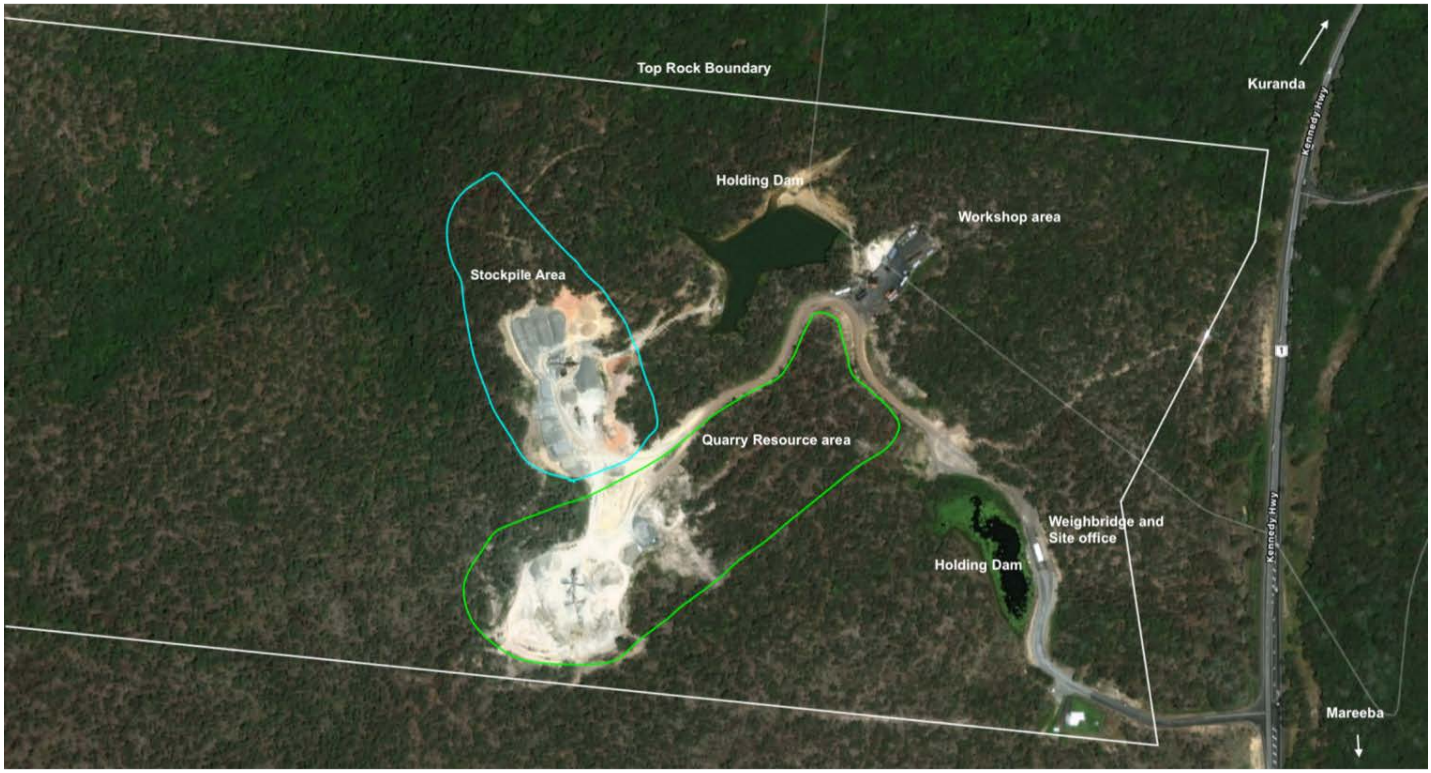


Figure 2: TopRock Quarry Site Plan (2017)

3 Site Conditions

Physical Environment

Climate

TopRock Quarry is located inside the wet tropics region of Far North Queensland. The climate consists of two seasons, a wet, high rainfall, humid summer with the majority of the rainfall occurring between December and March. The remainder of the year is generally considered the dry season. TopRock is located between Kuranda and Mareeba. Kuranda has an average rainfall of 2188mm and Mareeba 915mm. Top Rock receives somewhere between these values.

Air temperatures are relatively high and consistent from year to year. During the coolest time of the year (June to July), the temperature for Cairns Aero weather Station has a mean minimum of 17.1ºC and a mean maximum of 25.8ºC. In the hottest part of the year (October to November), mean monthly minimum temperatures are 23.8ºC and mean maximum is 31.5ºC. The lowest recorded overnight temperatures are below 6.5ºC and the highest is 40.5ºC. Refer to Figure 3.

CAIRNS AERO

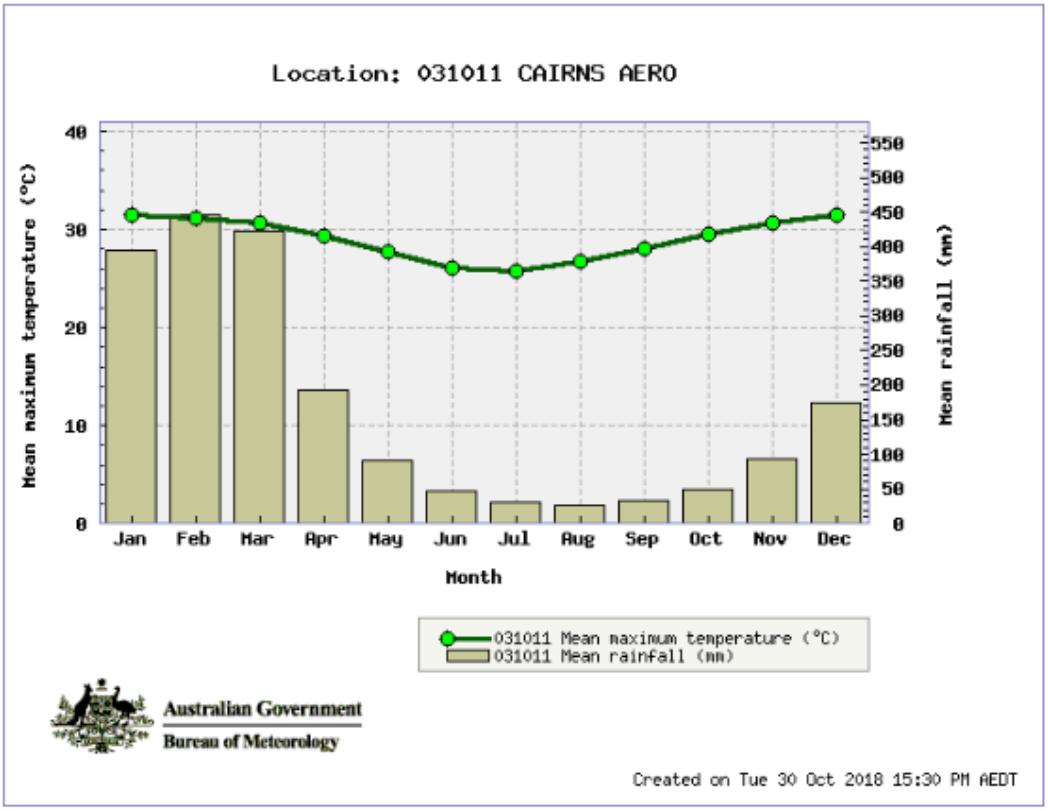
Mean maximum temperature (°C)

Site details

Site name: CAIRNS AERO | **Site number:** 031011 | **Commenced:** 1941
Latitude: 16.87 °S | **Longitude:** 145.75 °E | **Elevation:** 2 m | **Operational status:** Still Open

Yearly data | 30 year statistics | Comparison site | First statistic | **Second statistic** — **Note:** Only one option can be redrawn at a time

Temperature | Mean maximum temperature (°C) | Redraw



Statistics	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	Years
Mean maximum temperature (°C) for years 1942 to 2018	31.5	31.2	30.6	29.3	27.7	26.1	25.8	26.7	28.1	29.6	30.7	31.5	29.1	76
Statistics	**Jan**	**Feb**	**Mar**	**Apr**	**May**	**Jun**	**Jul**	**Aug**	**Sep**	**Oct**	**Nov**	**Dec**	**Annual**	**Years**
Mean rainfall (mm) for years 1942 to 2018	393.8	446.0	421.6	193.1	90.9	47.2	30.4	26.1	33.2	48.4	92.9	174.8	1996.5	76

12.3 = Not quality controlled

Figure 3: Weather Statistics for Cairns Aero

Land Systems

Top soil, Topography and Vegetation

On the TopRock site, topsoil is meagre to non-existent. The ground cover is non-existent to sparse and consists mainly of a few hardy grasses, a successional cohort of surrounding trees as very sparse shrubs and a few herbs. Dominant native grasses include *Themeda triandra* and *Paspalidium distans* while shrubs include a successional cohort of *Allocasuarina torulosa, Eucalyptus acmenoides* and *Acacia flavescens.*

The topography is steep hills with non-permanent seasonal streams. The streams in the area all form part of the Barron River catchment that drains towards the east in the Coral Sea just north of Cairns.

The site is bordering the Formartine state forest where the vegetation is dominated by eucalypts.

TopRock Quarry "dissects two regional ecosystems and an area of non-remnant vegetation.

1. *Eucalyptus (reducta) acmenoides* open forest to woodland on metamorphics.
2. *Corymbia clarksoniana* and/or *Eucalyptus (drepanophylla) crebra* open forest to woodland on metamorphics

(from "Threatened Flora Survey Report for TopRock Quarry" produced by Ecorex for Planning Plus Pty Ltd and its clients dated 19 September 2018).

Socio Economic Environment

Current Land Use

Previous to quarrying, the site was open forest to woodlands and had been lightly grazed by stock and historically logged. The site is now devoted to quarrying, crushing, screening and machinery maintenance. No other activities are permitted at the site.

Identified Stakeholders

The local community is limited, as there are no residential neighbours. The closest dwelling is approximatley 1km from the quarry front gate, in Speewah. The wider local community consists of Kuranda and Speewah communities, a population of approximately 6000 people.

Quarry workers are sourced from local communities and further away. They are employed based on their suitable experience and skill sets.

Regulators of the quarry include, Department of Natural Resources Mines and Energy, Department of Environment and Energy, Mareeba Shire Council and Department of Main Roads.

Workforce Description and Demography

The work force is made up of three key personnel

1. Site Senior Executive (SSE) or Quarry Manager,
2. fgf Operations Manager,
3. Site Supervisor.

Other staff include machinery operators, maintenance fitters, surveyors and consultants on an as needs basis.

Community Affairs

All "Community Affairs" are managed by the fgf Cairns office, in conjunction with quarry personnel.

4 Legal Requirements

All personnel and contractors working at TopRock quarry must comply with the requirements of all relevant federal, state and local legislation as well as any other specifications or guidelines applicable to the works undertaken as outlined in *SP 18 Legal and Other Requirements.*

Statutory Requirements

As with all quarrying and mining in Queensland TopRock is required to adhere to the Mining and Quarrying Safety and Health Act 1999 and the Mining and Quarrying Safety and Health Regulation 2017.

TopRock has a certificate of registration #ENRE00847608 issued under the Environmental Protection Act 1994. This certificate issued 27 January 2010 approves TopRock for the following registered activities:

i) ERA16 Extractive and screening activities Threshold 2(b) extracting between 5000t to 100,000t per year of material, and

ii) ERA16 Extractive and screening activities Threshold 3(a) screening 5000t to 100,000t per year of material

It also lists the conditions of development approval in Schedules A through I (Activity, Air, Water, Noise, Waste, Land, Community, Definitions, Maps and Plans.)

Heritage and Archaeological Aspects

Any work carried out must comply with fgf's internal *Environmental Instruction ENVI 03 – Cultural Heritage.*

5 Operational Activities

Mining Activities

Mine Design

A mine design will develop as the quarry progresses. The principles that the quarry will adhere to when designing can be found in the "Guidelines and considerations for open pit designers" by Julian Poniewierski, senior mining consultant.

The design of the high wall adjacent to the Southern boundary is the most critical aspect of design for TopRock quarry. The design parameters to be observed for this wall include, maintaining a distance of 15m to the boundary and not exceeding an overall wall angle of 45º. This is to ensure that in the event of a wall failure the mine boundary shall not be exceeded. All final walls are to be presplit prior to blasting and scaled for loose rock after excavation. All berms will have light vehicle access maintained as a minimum, to enable wall stability monitoring. 10m benches and 10m berms shall be constructed with a final wall angle not exceeding 80º. This is the preferred methodology to maintain an overall wall angle of less than 45º.

Mining Reserves and Geology

TopRock quarry is situated within the Hodgkinson Formation. The Hodgkinson Formation is mainly pale to dark or greenish grey, fine to medium-grained, medium to thick-bedded, quartz-intermediate arenite - wacke, rhythmically interbedded with siltstone and mudstone; minor conglomerate and conglomeratic arenite. Sparsely fossiliferous. (Geoscience Australia Year?)

The site is approximately 5km North East of the nearest outcrop of the unnamed plutonic units of the Mount Formantine Granite.

The reserves for quarry product are open in all directions and are only constrained by vegetation clearing permits, property boundaries and mine design. It is envisaged several years of continual operation of the current site as a quarry are sustainable within these parameters.

Rock Types

A resource definition drilling program was undertaken in May 2018 to determine the extent of the weathering profile and any interbedded silt stone (argillite). The objective of this program was to provide the quarry operator confidence to strategically plan for the quarry. A total of 12 holes were drilled over the active and perceived medium term quarry site.

The holes were drilled with a rotary air blast drill hole rig to a depth of 14.5m. The drilling contractor was Doussa Drilling. Drill holes were sieved, logged and the chips were photographed for each meter. Results are included in Appendix 1 of the Quarry Assessment Report 2018. It is proposed that additional drilling shall be conducted as the quarry progresses to identify future planning opportunities.

The May 2018 drilling program identified that the weathering profile ranged from 0m to 12m. Significant fresh rock reserves are available from surface. The interbedded Argillite was noted to be insignificant in the majority of the holes, but was evident in a small area. This area will be selectively mined to prevent any contamination of the Greywacke with the less durable Argillite.

The site consists of volcanic sediments that have undergone metamorphism and deformation due to crustal shortening on a regional scale. The predominant rock at the quarry site is a metagreywacke with some units of meta mud and siltstone, argillite, with minimal quartz veining through the units.

Geological Features

The quarry site sits on top of a prominent ridge. The lithology of the ridge is metagreywacke with some variation in the amount of silica throughout. The unit is primarily massive with some small sheer zones. Sheer zones are predominantly in interbedded argillite. The ridge strikes in a North East direction. Refer to Figure 4.

Evidence of quartz veining occurs throughout the quarry site. It is generally present along planes of weakness such as sheered zones and joint faces. The veining is minor and relatively insignificant to the products produced.

Rock Structures

The meta greywacke is predominantly massive with some evidence of small scale crustal shortening throughout. A local light foliation striking 245º and dipping between 75º and 90º S is evident on the prominent ridge where the majority of the quarried material is envisaged to come from. The foliation is more pronounced in the silt and mud stones and these materials will be selectively mined and used for select fill products.

A conjugate sets of joint planes are evident in the hard blasted rock.

Rock Weathering

The quarry has been operating for a number of years and has exposed the full weathering profile of the site.

The weathering profile is between 0-12m. The deeper weathered zones are in the meta mud and silt stones. The massive metagreywacke is less weathered and fresh from surface in many locations.

6 Quarry Development and Processing Activities

Quarry Development Overview

TopRock quarry was a greenfield site in 2009.

The planning and development of TopRock quarry has been working towards a sequence of mining enabling multiple active mining faces and thus increasing the availability of multiple quarry products on a consistent basis. To date, the product list available from the quarry ranges from crushed fill, road base, drainages aggregates, asphalt aggregates, concrete aggregates, crusher dust, gabion rock and oversize rock.

The mining sequence plan is a continually evolving practice. The Site Senior Executive and the site supervisor control this process.

TopRock quarry has installed a certified weighbridge, workshop facility, offices and a first aid treatment area. Muster areas, traffic flows and radio communication channels are sign posted to ensure safety. Visitor car parking areas are clearly designated.

TopRock quarry owns and operates its own plant and equipment including excavators, loaders, graders, water truck, crushing and screening equipment. TopRock quarry is affiliated with fgf Developments and has access to other necessary plant and equipment as required.

The volume mined is calculated annually with a reconciliation between tonnages across the weighbridge and an excavated surveyed volume and stockpile balance. This is carried out by an fgf surveyor.

Figure 4: View of quarry operation area (2018)

Overburden Stripping Methods

Overburden is free dug and removed as clean fill, aided by a Caterpillar D6 bulldozer. Upon the completion of dozing, ripping and free digging, the material is drilled and blasted into 10m benches and removed with excavators and loaders.

Extraction Methods

The primary method of extraction is drill and blast. External contractors are engaged to conduct both the drilling and blasting. The quarry operates on 10m high benches with excavator and loaders used to reclaim the blasted material.

Scalping, Crushing and Screening

Material that is too large to be fed into the crushing plant is stockpiled and sold as oversize rock.
Material selection fed into the crushers is undertaken by trained personnel at the quarry. Primary crushing is achieved through a mobile track mounted Pegson Jaw Crusher and power screen XA400. Secondary crushing is performed by a Finetec 1080 QH330 Sandvik cone crusher. Any tertiary crushing and fragment shaping is conducted using a Piolt Crushtec twister track VS350 vertical spinning impactor. Refer to Figures 5, 6 and 7.

Figure 5: Pegson jaw crusher

Figure 6: Finetec 1080 QH330 Sandvik cone crusher

Figure 7: Piolt Crushtec twister track VS350 vertical spinning impactor.

To produce different size fraction material, multiple screening plants are utilised as shown in Figure 8.

Figure 8: Screening plants

Imported materials

Imported products may be used at the quarry.

Cement

Cement is sourced from Cement Australia (third party IS09001 certified) in 1 tonne bags, for addition to some materials in accordance with customer specifications and/or requirements.

Cement materials are stored to ensure their suitability and/or purchased for specific jobs. The tropical humidity reduces the shelf life for cement thus TopRock quarry prefers to purchase cement on a job by job basis.

The Precision screen pugmill (refer to Figure 9) is used to add and combine cement to pavement material. A hopper that has capacity to hold a 1 tonne bag is located on one side of the vibrating feeder. Cement is fed through a variable speed auger directly into the pugmill feed conveyor. The concentration of cement added is governed by customer requirements and measured by testing and the consumption rate of the added cement.

Water can be added to achieve an optimal moisture content (OMC) through the pugmill. Water is sourced from local onsite holding dams.

Figure 9: Pugmill

Precoated aggregates are produced through a stand-alone pre-coating plant. Bitumen is stored in a 30,000ltr tank that is fully bunded. Pre-coated material is then stored under tarpaulin as shown in Figure 10.

Figure 10: Pre-coat plant

Other quarried materials imported to blend with TopRock quarry products are seldom used but if needed for specific requirements they are stockpiled and sign posted separately.

Stockpile Details and Size

A purpose built area has been constructed for material stockpiles (Refer to Figure 11). Each stockpile area shall not exceed 5000t and will be clearly signposted in accordance with the fgf Integrated Site Management Plan (ISMP).

TopRock quarry products are stockpiled and identified via:

- Material type
- Lot number
- Quality status

The quality status of quarry products is identified as either:

1) Green – Tested and approved
2) Red – Not tested, testing in progress

Where lotting is not required, materials are identified by their product name. The fgf HSEQ Officer maintains a pavement compliance spreadsheet and records data from test records.
Quarry products are sampled and tested on behalf of fgf by a NATA certified provider, namely Construction Services (NATA certification #1986). A product test certificate shall be made available to customers who purchase product required to meet specifications.

Figure 11: Stockpile Areas TopRock Quarry 2018

7 Environmental Management

Environmental Management Structure

fgf maintains a fully integrated corporate Quality, Safety and Environmental Management System (IMS). The IMS is third party certified to the following nominated international and Australian Standards:

- ISO 9001 Quality Management Systems
- ISO 14001 Environmental Management Systems
- AS/NZS 4801 Safety Management Systems

fgf maintains a site specific Integrated Site Management Plan- TopRock Quarry (ISMP) outlining the systems and processes relevant to TopRock quarry.

One of TopRock quarry's goals is "to respect and protect the environment we work in". To achieve this goal, TopRock quarry has developed environmental controls for the works undertaken. Refer to Appendix C*: Environmental Instructions (ENVI)* of the ISMP. The ENVI outline how TopRock quarry manages relevant environmental aspects applicable to its activities at the site.

Policy

An integrated Safety, Environmental and Quality policy (IMS PO-001) is located on the wall of the site office.

Training and Education

All inductions and training for TopRock quarry shall be handled in accordance with *SP 09 Induction, Training & Competence* procedure.

Emergency Preparedness and Response

An Emergency Response Plan covering safety and environmental incidents has been developed in accordance with *SP 13 Emergency Preparedness and Response* procedure. As per legislative requirements, all emergency response plans must be tested via drills or other means as deemed appropriate by the Quarry Manager. Additionally, the Quarry Manager must ensure that all team members, subcontractors and site visitors are trained in site-specific emergency response protocol upon site induction.

Identification of Environmental Risk

A TopRock quarry environmental risk register has been developed and is presented in *Appendix B-SPF 17.1 Site Environmental Risk Assessment* of the ISMP. The register is relevant to key aspects of the company's operations and activities.

TopRock quarry identifies hazards and manages risk in accordance with *SP 17 Risk Management* procedure. The hazards and risks related to the site have been assessed and are identified in *Appendix B-Site Safety Risk Register* of the ISMP along with recommended measures to control each risk. The Site Senior Executive and Site Supervisor are responsible for ensuring these hazards and risks are communicated to all staff, appropriate resources are allocated and training is provided to ensure required control measures are implemented. This includes ensuring that adequate procedures, resources and plant and equipment are provided.

Environmental Management Plan

TopRock quarry has adopted a process line model to facilitate continuous improvement of its business activities. The products, activities and services undertaken by personnel working for or on behalf of TopRock quarry identified as having the potential for environmental impact have been summarised below:

Environmental Process Line Model

E	Earthworks / Extraction	*(incl. clearing, excavation and blasting)*
C	Crushing / Processing	*(incl. stockpiling and blending)*
T	Transport	*(incl. internal and external)*

In addition, TopRock quarry's environmental aspects have been identified and cross referenced to the company's activities below:

Environmental Aspects Associated with TopRock Quarry Operations

Aspects	E	C	T
Air Quality	x	x	x
Cultural Heritage	x		
Soil Erosion and Stability	x	x	x
Flora and Fauna	x	x	
Hazardous Substances	x	x	x
Noise and Vibration	x	x	
Waste Generation	x	x	x
Water Quality	x	x	

Refer to *Appendix C-Environmental Instructions (ENVI)* in the ISMP. ENVI's outline how TopRock quarry will manage the environmental aspects applicable to its activities at the project.

Risk Assessment

TopRock quarry's environmental risk assessment is documented in *Appendix B-SPF 17.1 Site Environmental Risk Assessment* of the ISMP. This has been conducted for aspects identified as applicable to the company's operations and activities.
Please Note: Risks determined to be extreme or high are considered to be significant environmental impacts. Where practicable, all implemented control measures should reduce the residual risk to a moderate or low level.

Environmental Controls

Environmental Instructions (ENVI) have been developed for each environmental aspect applicable to TopRock quarry's activities identified under the process line model as follows:

- Air Quality
- Cultural Heritage
- Soil Erosion and Stability
- Flora and Fauna
- Hazardous Substances
- Noise and Vibration
- Waste Generation
- Water Quality

Where additional environmental aspects are identified specific to a contract, site location or activities under taken; the Site Senior Executive is responsible for ensuring that the aspect is added to the risk register and that environmental controls are developed to effectively manage the potential impact.

Objectives and Targets

TopRock quarry is committed to setting measurable objectives and targets in relation to its safety, quality and environment performance as well as its business goals. The organisations *Objectives and Targets* are outlined in *Appendix A* of the ISMP have been determined by both contract requirements as well as TopRock quarry's own strategic goals.

WORK HEALTH & SAFETY / ENVIRONMENTAL OBJECTIVES & TARGETS		
Objective	Target	Frequency
Reduce all injuries and events with potential.	Zero	Review monthly
To reduce the number and severity of workplace Incidents.	Workplace Safety / Environmental inspections carried out weekly	Review monthly
To reduce the number and severity of workplace injuries.	Carry out task observations of high risk activity – SWMS / JSA's Weekly	Review monthly
Conform to all relevant legislation regulations and guidelines.	No events resulting in statutory complaints or notices being issued	Review 6 monthly

Monitoring and Measurement

This site shall be monitored in accordance with *SP 16 Systems Audits, Site Inspections and Monitoring* and the ISMP. Hence, the following inspections and monitoring will apply to this project.

Daily Checks

Prior to commencing work, the Site Supervisor and workers are required to conduct safety and environmental checks of their work area to identify any workplace hazards and impacts. Where issues are identified, action must be taken to control the areas of concern. No workers are to undertake unsafe work practices or use faulty equipment under any circumstances.

Monthly Inspections

The Quarry Manager and/or the Site Supervisor must conduct a planned monthly inspection using the criteria outlined on *SPF 16.3 HSEQ Inspection and Behaviour Observation Checklist*.

Task Observations

The Quarry Manager and/or the Site Supervisor must ensure procedures are regularly monitored to ensure work practices are safe, control measures are effective and they are compliant with legislation as well as contractual obligations. This includes subcontractor work procedures. Results of task observations must be recorded / attached to *SPF 16.3 HSEQ Inspection and Behaviour Observation Checklist*. Procedures selected for observation as well as intervals must be appropriate to the risk of activities being undertaken on site at the time as well as legislative requirements.

Health Surveillance and Monitoring

The Site Supervisor must notify the Quarry Manager of all health surveillance requirements for workers. The Quarry Manager will coordinate health surveillance through suitably qualified health care providers. Records that identify individuals and the status of their health will be received directly by the Quarry Manager and stored confidentially with personnel files. Where health monitoring is carried out, the Quarry Manager will ensure that results are communicated back to the individuals in a private and confidential manner.

Internal Audits

Additional inspections and task observations will be conducted as determined by the Site Senior Executive. Additional systems internal audits will also be conducted to meet contractual requirements.

External Audits

Third party audits are routinely carried out against TopRock quarry's safety, quality or environmental systems. The Quarry Manager must ensure the auditor is provided with all documents, access and assistance as necessary for to complete audits.

Non-conformance Corrective Action

All individuals working at the TopRock quarry site are responsible for notifying their supervisor of incidents, hazards, non-conformances, complaints and near misses as soon as practicably possible; in accordance with *SP 19 Incident Reporting & Investigation / Corrective and Preventive Action* procedure. In the case of emergencies, the procedures specified in the *Emergency Response Plan* will take priority and must be followed.

8 Water Management Plan

A site water management plan is incorporated into two Environmental Instructions: ENVI 04 - Erosion-Sediment Control and ENVI 09 - Water Quality.

As TopRock quarry is in the tropics, it is subject to tropical cyclones and has a significant chance of high rainfall events. Figure 12 shows the IFD Design Rainfall Depth for the grid cell coordinate of TopRock quarry. It shows that the 1 in 100 event or 1% AEP is slightly over 1000mm over a 7-day period.

TopRock quarry has two large catchment dams (Figure 2) to hold and supply water for dust suppression and to act as sediment control for large scale rain events. It is impossible to contain all water from the site from a 1 in 100-year event, however all practicable measures are made to eliminate the release of any contaminants. Wherever possible all surface runoff is sent to the holding dams to allow for sediment to be retained on site. Where this is not possible strict sediment controls are put in place, including sediment control fences and smaller rock sediment traps prior to water leaving site. No contaminated water leaves the site. Contamination of water by petrochemicals is treated by a water separator and the contaminants are disposed of in accordance with approved regulated waste management processes.

In schedule C – Water, of the Certificate of Registration No. RNRE00847608, condition of development approval, the licence states that the size of any sediment dam must be sufficient to contain run-off expected from a 24 hour storm with an average reoccurrence interval of 1 in 5 years (20% AEP). The 1:5-year event for 1 day is approximately 250mm.

From analysis using Google Earth, the catchment for the sediment dam in front of the weigh bridge is approximately 60,000m^2. The volume required to be contained is 15,000m^3. The weighbridge dam capacity is approximately 16,800m^3. The sediment dam situated next to the workshop has a catchment of approximately 63,000m^2. The capacity required is 15,750m^3. The dams calculated capacity is over 30,000m^3. Sediment dam capacity exceeds the minimum requirements of the licence. Dam capacity shall be monitored and maintained. Periodic sediment removal shall be implemented when required.

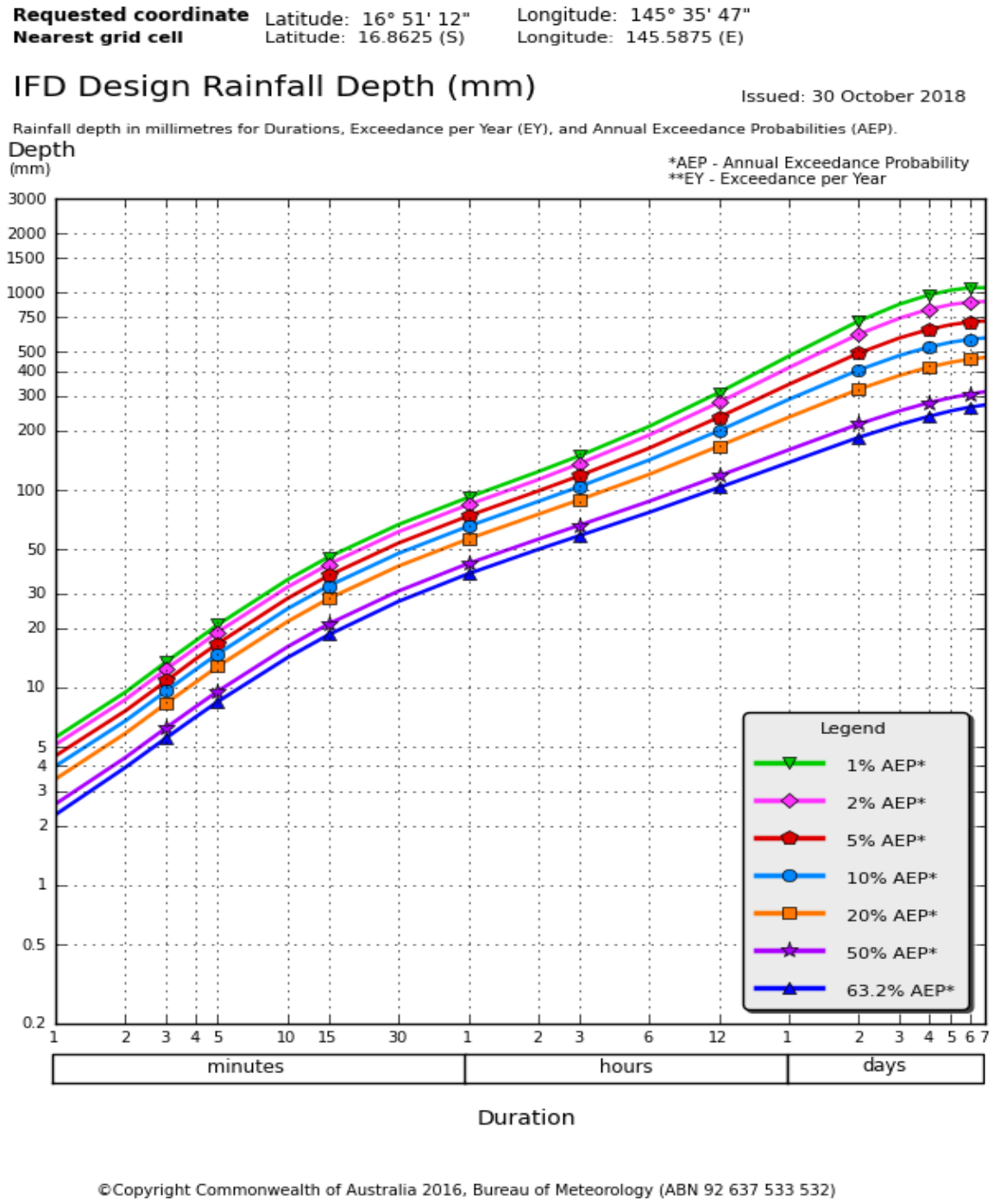


Figure 12: IFD Design Rainfall depth in mm

9 Incident Reporting

Incident reporting shall be conducted in accordance with *SP19 Incident Reporting & Investigations / Corrective and Preventive Action* procedure.

10 Closure Planning

Closure plans are in the process of development. It is envisaged that the site will have a long term secondary use such as subdivision. The final use will be taken into account when the quarry closure plan is developed. If the quarry is to be placed into care and maintenance, for a temporary period, then work will cease and the site made safe and monitored until a time when work shall recommence.

11 Appendices

Appendix A:
Deswik, Guidelines and Considerations for Open Pit Designers (March 2018), by Julian Poniewierski, Senior mining consultant

12 References

- Geochempet Services (September 2017) Petrographic report, on a source rock sample (1) from TopRock Quarry.
- Department of Transport & Main Roads (February 2015) QRS1: Quarry registration outline.
- Department of Transport & Main Roads (February 2015) QRS2: Preparing a quarry assessment report for a hard rock quarry.
- Department of Transport & Main Roads (February 2015) QRS4: Assigning quarry specific testing frequencies for source rock tests.
- Department of Environment and Resource Management (January 2010) Certificate of Registration No. ENRE00847608.
- Geoscience Australia, Australian Government: Australian stratigraphic units database.
- http://fgf.bom.gov.au/water/designRainfalls/revised-ifd/?design=very_frequent&sdday=true&nsd%5B%5D=&nsdunit%5B%5D=m&coordinate_type=dms&latdeg=16&latmin=51&latsec=12&londeg=145&lonmin=35&lonsec=47&user_label=TopRock+Quarry&values=depths&update=&year=2016
- Deswick, Guidelines and Considerations for Open Pit Designers (March 2018) by Julian Poniewierski, Senior mining consultant.
- fgf Developments TopRock quarry Integrated Site Management Plan (2018).
- Threatened Flora Survey Report for TopRock Quarry (September 2018) by Ecorex for Planning Plus Pty Ltd.

Appendix A

Location

Lot 46 Kennedy Highway

Kuranda, QLD 4881

Phone: 0427 576 989

ABN: 67 102 951 039

Safety, Quality & Environmental

Integrated Site Management Plan

Document Status	Controlled ☒	Uncontrolled ☐	
Revision	5		

Developed & Authorised for Release By:

Name	Murray F Moule	**Position**	Site Senior Executive
Signature		**Issue Date**	31/01/2022

Contents

Plan Control

The latest version of this Plan will be available in hardcopy in the Site Office / Weighbridge for all Quarry personnel. Distribution of the ISMP will be to those detailed on the distribution listing below.

Controlled Copy Distribution List

Name	Position	Company	No. of Copies
Murray F Moule	SSE / Quarry Manager	TopRock Quarry	1

Document Modification History

Revision	Sections Revised	Revision Description	Prepared by	Date	Authorised by	Date
1	All	Initial draft	Mark Jeynes	26/02/2018	Murray F Moule	15/03/2018
2	All	Review	Mark Jeynes	05/11/2018	Murray F Moule	05/11/2018
3	All	Review	Mark Jeynes	26/08/2020	Murray F Moule	26/08/2020
4	All	Review	Mark Jeynes	18/03/2021	Murray F Moule	18/03/2021
5	S 2	SP 26 Included	Mark Jeynes	31/01/2022	Murray F Moule	31/01/2022

1. Purpose

The following Integrated Site Management Plan (ISMP) sets the guidelines in relation to how TopRock Quarry will plan, control and deliver the highest possible standard. This ISMP will be used in conjunction with TopRock Quarry's integrated management system policies and procedures to deliver quarried product and services in accordance with our contractual, safety, quality and environmental responsibilities.

2. Integrated Management System (IMS)

TopRock Quarry maintains a Quality, Safety and Environmental Integrated Management System (IMS) that is compliant with the following standards:

- ISO 9001 Quality Management Systems
- ISO 14001 Environmental Management Systems
- ISO 45001 Occupational Health and Safety Management Systems

TopRock Quarry has adopted and approved for use fgf's IMS Procedures which support this ISMP and are listed below. These procedures will assist the Team in successfully achieving client requirements in a manner that is not only compliant but also practical, efficient and cost-effective.

Procedure Number	Procedure Name
SP 01	Management Review
SP 02	Tender and Contract Review
SP 03	Process Control / Service Delivery
SP 04	Consultation, Communication and Dispute Resolution
SP 05	Document and Data Control
SP 06	Performance Management
SP 07	Control of Non-conforming Product
SP 08	Procurement and Subcontractor Management
SP 09	Induction, Training and Competence
SP 10	Handling, Storage, Packing, Preservation and Delivery
SP 11	Calibrations, Servicing and Use of Measuring and Test Equipment
SP 12	Plant and Equipment Maintenance
SP 13	Emergency Preparedness and Response
SP 14	Product ID and Traceability
SP 15	Inspection Testing and Test Status
SP 16	Systems Audits, Site Inspections and Monitoring
SP 17	Risk Management
SP 18	Legal and Other Requirements
SP 19	Incident Reporting & Investigations / Corrective and Preventive Action
SP 20	IMS Records Management
SP 21	Workplace Rehabilitation
SP 22	Permit to Work Procedure
SP 23	Design Control
SP 24	Hazardous Chemicals
SP 25	Lockout / Tagout for Plant and Equipment
SP 26	Asset Management

3. Policies and Commitment

TopRock Quarry's policies are an integral part of our site operations and adherence to them is the prime responsibility of upper management as well all personnel involved with the delivery of Quarry activities. The following policies form part of this document as *Appendix A*:

- Quality, Safety, Health and Environmental Policy
- Fitness for Work Policy
- Equal Opportunity and Anti-Discrimination Policy
- Privacy Policy
- Rehabilitation Policy
- Drug and Alcohol Policy

These commitments will be communicated to all employees and contractors during the site-specific induction as well as via site notice boards.

4. Site Details

General

Site Address:	Lot 46 Kennedy Highway, Kuranda QLD 4881
Scope of Works on Site	
Extraction, crushing, dry screening, stockpiling and transport operations of quarry products.	

Key Contacts

Position	Name	Contact Number	Email
Quarry Manager/SSE	Murray F Moule	0418 772 125	murray@fgf.com.au
fgf Operations Manager	Brendan Rogina	0427 576 980	brendan@fgf.com.au
Site Supervisor	Peter Beck	0427 576 989	peter@fgf.com.au
Plant Operator			

Hours of Work

Week Day	Day Shift Hours	Night Shift Works	Comments
Monday - Friday	6am – 6pm	N/A	

Site Rules and Code of Conduct

Site Rules and TopRock Quarry's Code of Conduct are attached to this plan as *Appendix A* and must be communicated to the workforce through induction training as well as via site noticeboards. All personnel must comply with these rules at all times. Any workers who break these rules will be performance managed in accordance with *SP 06 Performance Management*.

5. Legal and Other Requirements

In accordance with *SP 18 Legal and Other Requirements*, all personnel and contractors working on this site must comply with the requirements of all federal, state and local legislation as well as any other specifications or guidelines applicable to the works undertaken.

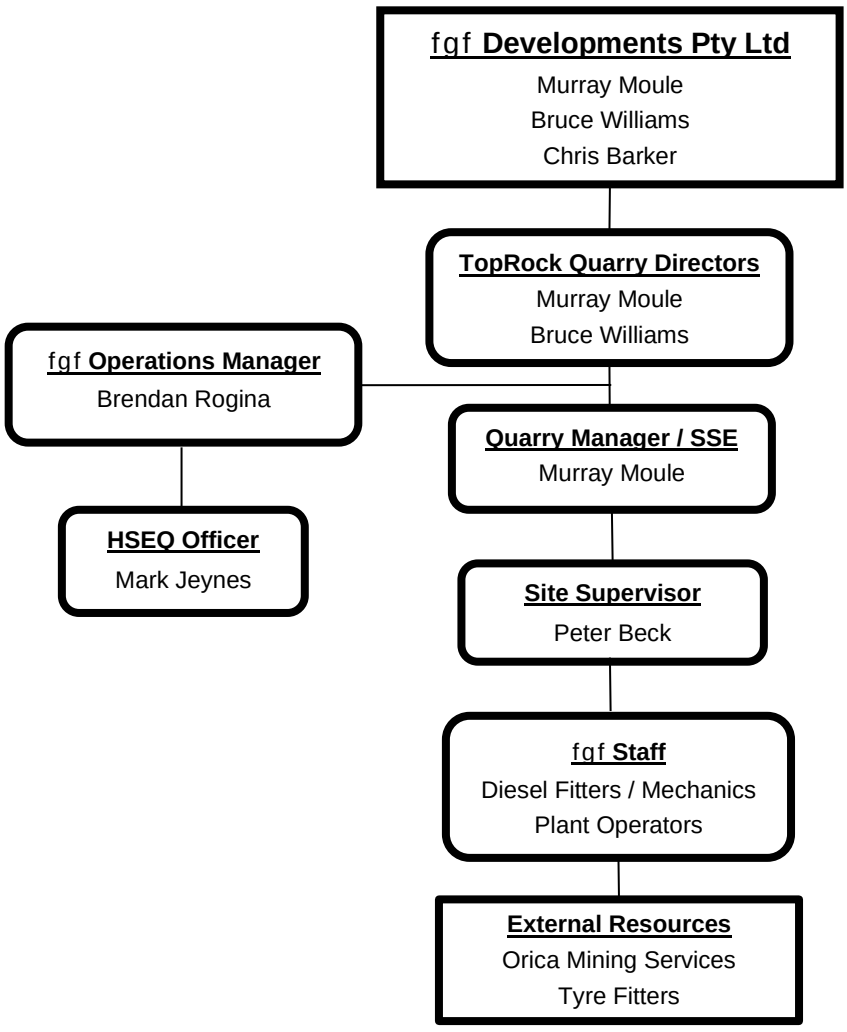
6. Objectives and Targets

TopRock Quarry is committed to setting measurable objectives and targets in relation to its safety, quality and environment performance. TopRock Quarry's *Objectives and Targets* have been determined by both fgf's requirements as well as TopRock Quarry's own strategic goals.

WORK HEALTH & SAFETY / ENVIRONMENTAL OBJECTIVES & TARGETS		
Objective	Target	Frequency
Reduce all injuries and events with potential.	Zero	Review monthly
To reduce the number and severity of workplace Incidents.	Workplace Safety / Environmental inspections carried out weekly	Review monthly
To reduce the number and severity of workplace injuries.	Carry out task observations of high-risk activity – SWMS / JSA's Weekly	Review monthly
Conform to all relevant legislation regulations and guidelines.	No events resulting in statutory complaints or notices being issued	Review 6 monthly

7. Roles, Responsibility and Authority

TopRock Quarry Team Organisation Chart (example below)



Responsibility and Authority

Responsibility and authority are communicated to all workers on induction, position descriptions as well as throughout TopRock Quarry's Management System Procedures. The responsibility and authority specific to this site is outlined throughout the site-specific management plans. A brief summary of responsibilities and authority is provided below.

Position	Responsibility	Authority
Site Senior Executive	Manage the Quarry within budget as well as within the constraints of all applicable laws, company procedures, specifications and contractual obligations.	The Site Senior Executive is authorised to discuss and resolve contractual and technical issues with the Client, Suppliers and Subcontractor. The Site Senior Executive is authorised to select, engage and control subcontractors and suppliers. The Site Senior Executive is authorised to reject any suppliers or subcontractors who do not meet TopRock Quarry's or our client's standards.
Quarry Manager	Ensure all work operations are conducted within the constraints of all applicable drawings and specifications and as directed by the Site Senior Executive. Execute the Integrated Quality, Safety and Environmental requirements in accordance with TopRock Quarry Management System Procedures and Contract Specifications. Inspect subcontractors and suppliers works to ensure compliance.	The Quarry Manager is TopRock Quarry Management Representative. Engage and monitor suppliers and subcontractors as directed by the Site Senior Executive. Authority to facilitate inspection and testing processes to ensure compliance with TopRock Quarry management system and clients Specifications and contract requirements. Authority to stop work if any activities are considered unsafe to undertake. Authority to consult appropriate specialist advice where required.
Site Supervisor	Supervise all work operations conducted. Supervise Operators and Quarry workers to ensure all work is constructed as safely and as per the contract.	Authority to stop work if any activities are considered unsafe to undertake. Engage suppliers and subcontractors as directed by the Site Senior Executive.
Operators & Quarry Workers	Each operator and labourer are responsible for the satisfactory performance of their assigned tasks.	As directed of the Site Senior Executive, Quarry Manager or Site Supervisor.

8. Quality Management

The Quarry processes are outlined in the Safe Work Method Statements (SWMS) and Safe Work Instructions (SWI). To ensure these processes meet all quality related obligations, operating instructions as well as identification and traceability procedures have been developed as outlined below. Specific procedures may be generated in addition to the operation instructions where the Site Senior Executive, deem it necessary based on the risk posed by that specific activity.

Inspection and Testing

Inspection and testing will be undertaken to examine quality compliance of material stockpiles to check whether current site controls and processes are functioning effectively or require improvement.

All Operational Work Instructions and / or checklists are to be prepared and approved by the Site Senior Executive prior to the commencement of works on site. All non-conformances identified during TopRock Quarry's inspection and testing process will be reported and rectified in accordance with *SP 19 Corrective and Preventive Action*.

External Testing

All testing laboratories must be NATA accredited. The Quarry Manager is responsible for ensuring all testing is supplied through an appropriate provider.

The nominated provider is:

Laboratory	Contact Name	Contact No.	Location	NATA Accreditation No.
Construction Sciences	Craig Wilson	0477 990 048	Cairns	1986

9. Resources and Infrastructure Management

The Site Senior Executive must consider all resourcing and infrastructure requirements for the Quarrying operation, this includes:

- Human resources
- Buildings, workspaces and associated utilities such: as office space, crib sheds and amenities
- Process equipment (both hardware and software)
- Essential services such as water and electricity
- Supporting services such as transport, communication or information systems

10. Time Management

Where required, the Site Senior Executive will be responsible for developing a Quarry production programme. This program should reflect Quarry targets that are subject to day-to-day variations in conditions, productivity and other influencing factors. Any proposed changes to this programme or potential delays must be immediately communicated to Clients in writing.

11. Safety Management

Safety is the number one priority when it comes to TopRock Quarry's day-to-day operations. Hence, the Site Senior Executive has ensured this ISMP defines the process for meeting TopRock Quarry's workplace health and safety obligations as well as the organisations safety objectives and targets.

12. Environmental Management

One of TopRock Quarry's goals is to respect and protect the environment we work in. To achieve this goal, TopRock Quarry has developed environmental controls for the works we undertake. Refer: *Appendix C - Environmental Instructions (ENVI)*. These ENVI's outline how TopRock Quarry will manage the environmental aspects applicable to its activities on site.

Please note, in accordance with environmental legislation, employees and contractors must take all reasonable and practical measures to prevent or minimise environmental harm and environmental nuisance while working for TopRock Quarry. Additionally, every employee and subcontractor also have a 'duty to notify' under environmental legislation. Therefore, if any person becomes aware of an activity or incident that is causing or could cause environmental harm, they have a responsibility to notify the Site Supervisor.

Environmental Impacts

TopRock Quarry has adopted a process line model to facilitate continuous improvement of its business activities. The products, activities and services undertaken by personnel working for or on behalf of TopRock Quarry identified as having the potential for environmental impact have been summarised below:

Environmental Process Line Model

E	Earthworks / Extraction	(*incl. clearing, excavation and blasting)*
C	Crushing / Processing	(*incl. stockpiling and blending)*
T	Transport	(*incl. internal and external)*

In addition, TopRock Quarry's environmental aspects have been identified and cross referenced to the company's activities below:

Environmental Aspects Associated with TopRock Quarry Operations

Aspects	E	C	T
Air Quality	x	x	x
Cultural Heritage	x		
Soil Erosion and Stability	x	x	x
Flora and Fauna	x		
Hazardous Substances	x	x	x
Noise and Vibration	x	x	
Waste Generation	x		x
Water Quality	x	x	

Environmental Risk Assessment

Refer to TopRock Quarry's environmental risk register *Appendix B – Hazard and Risk Register – Safety / Environmental.* This has been conducted for aspects identified as applicable to the company's operations and activities.

Please Note: Risks determined to be extreme or high are considered to be significant environmental impacts. Where practicable all implemented control measures should reduce the residual risk to a moderate or low level.

Environmental Controls

Environmental Instructions have been developed for each environmental aspect applicable to TopRock Quarry's activities identified under the process line model as follows:

- Air Quality
- Cultural Heritage
- Soil Erosion and Stability
- Flora and Fauna
- Hazardous Substances
- Noise and Vibration
- Waste Generation
- Water Quality

Where additional environmental aspects are identified specific to TopRock Quarry, the Site Senior Executive is responsible for ensuring that the aspect is added to the risk register and that environmental controls are developed to effectively manage the potential impact.

13. Records Management

Records will be managed for TopRock Quarry in accordance with *SP 20 IMS Records Management*. Additionally, hardcopy records will be stored in a clean, dry environment that is free from excessive dust and pests, as well as in an area that is at the lowest risk of flooding, fire or theft.

14. Document Control

Documents will be secured and controlled in accordance with *SP 05 Document and Data Control*. The Quarry Manager is responsible for controlling the distribution of *SPF 5.1 Document Distribution Register* and notifying necessary personal. The primary documents that will be controlled on site and the people in charge of reviewing and approving them prior to use are as follows:

Document Type	Custodian
Management Plans	Director
Site Drawings / Instructions	Site Senior Executive / Quarry Manager
All TopRock Quarry Safety Documentation & Records	HSEQ Officer
Company Policies, Procedures and Forms.	HSEQ Officer

15. Training

Site Induction and Training Requirements

All inductions and training for the Quarry will be handled in accordance with *SP 09 Induction, Training & Competence*. The Quarry Manager and Site Supervisor are to ensure that all personnel, including subcontractors, are suitably competent to carry out their allocated tasks in a safe and responsible manner. No workers are to commence work unless they have been site inducted, deemed competent and are fit for purpose. The Quarry Manager is responsible for keeping this register up to date and maintaining a copy of all applicable training records.

16. Risk Management

Hazard Identification, Risk Assessment and Control

TopRock Quarry identify hazards and manage risk in accordance with *SP 17 Risk Management*. The hazards and risks related to this site have been assessed and are identified in the *Appendix B – Hazard and Risk Register – Safety / Environmental* along with the recommended measures to control those risks. The Site Senior Executive and Site Supervisor is responsible for ensuring these hazards and risks are communicated to all staff and that appropriate resources are allocated and trained to implement the control measures required. This includes ensuring adequate procedures, workers plant and equipment.

High Risk Activities

When activities or tasks have an initial risk rating of high or extreme, the Site Senior Executive is responsible for developing a documented procedure that describes the task, identifies the hazards and documents how the task is to be performed to adequately minimise the risks. Typically, this will be in the form of a *Safe Work Method Statement (SWMS/JSA)* for safety risks.

No worker is authorised to undertake the activity under any circumstances until the associated risks can be reduced to an acceptable level.

High risk activities have been identified and are in the Hazard and Risk Register with SWMS developed to control the identified risks. Staff are not authorised to undertake these activities without prior training in these procedures. For reference purposes, the current documented procedures and any additional procedures identified are available in hard copy in the Site Office / Weighbridge. Should any worker wish to contribute to these procedures please feel free to mention any recommendations to the Site Supervisor at any time.

SWMS must be formally reviewed and updated when:

- A significant change to a task or activity is identified
- Changes to Legislation
- An incident occurs relating to the task or activity
- A significant hazard is identified relating to the task or activity or
- Periodically – every 12 months.

Identifying / Reporting Hazards and Assessing Risks during Day to Day Activities

It is TopRock Quarry's policy that all workers remain alert and actively report any potential hazards and environmental impacts immediately to the Site Supervisor. Should any personnel feel uncomfortable about reporting a risk to the Site Supervisor, they are encouraged to report the issue to the Site Senior Executive / Quarry Manager. Supervisors and managers have an obligation to investigate all potential risks reported to them, ensuring they are addressed through consultation and by the appropriate personnel in accordance with *SP 17 Risk Management*. Any workers, supervisors or managers who fail to acknowledge and manage potential risks as far as reasonably practicable, will be investigated and disciplined where required.

Traffic Management

All vehicles entering TopRock Quarry crushing / screening area shall be required to complete the Traffic Management training prior to entering the site. As this information will form part of the living Quarry (various stages of progress) this training will need to be updated as the stages vary.

17. Fitness for Work

In accordance with *PO-006 Drug and Alcohol Policy and PO-002 Fitness for Work (Appendix A)* all personnel will be required to present themselves fit for duty for each shift in order to not put themselves or others at risk. TopRock Quarry believes it is important that all personnel are aware of the risks involved with drugs and alcohol, stress and fatigue, and the ways these risks may be managed.

Nobody wants themselves or their work mates to be injured at work, therefore it is important that all personnel actively participate in this process, and encourage fitness for work by:

- Ensuring employees check that those onsite each day are fit for work prior to and during each shift.
- Notifying the Site Supervisor immediately of anyone who may not be fit for work.

If any person has a fitness-for-work issue that needs to be addressed confidentially, TopRock Quarry can arrange access to organisations and professionals who can work with the individual to ensure they can return fit for work as soon as possible. However, personnel should be prepared to openly discuss with the Site Supervisor not only their own fitness for work, but also that of work mates. The Quarry Manager will be responsible for ensuring the site working hours and rosters are within all applicable guidelines.

18. Procurement Management

Procurement Process

All purchasing requirements must be determined and carried out in accordance with *SP 08 Procurement and Subcontractor Management*. As a result, the Quarry Manager is responsible for identifying the primary suppliers and subcontractors that will be utilised on the site. This plan will help minimise the safety, quality and environmental risks associated with the teams purchasing activities. In summary, when considering the purchasing requirements for this site the; Quarry Manager will:

- Give careful consideration to the safety, quality and environmental constraints identified and outlined in section 5 (legal and other requirements) of this document.
- Conduct risk assessments in accordance with *SP 17 Risk Management* and take all reasonable steps to eliminate or reduce the risk associated with the goods or services provided to TopRock Quarry where required.
- Ensure the goods or services anyone intends to provide can meet all specified requirements on delivery and throughout the Quarrying process.
- Ensure all safety, quality and environmental expectations are clearly documented and referenced in all quotation requests, purchase orders and subcontract agreements.
- Ensure satisfactory records are provided to verify that materials and services meet all specified requirements.
- The Quarry Manager shall ensure all subcontractors will be subject to supervision by an appropriately qualified and experienced TopRock Quarry representative and are monitored and reviewed throughout the operations life cycle.

Client Supplied Product

All client-supplied products are to be handled in accordance with *SP 10 Handling, Storage, Packing, Preservation and Delivery*. It is the Site Senior Executive's responsibility to ensure all client services and materials are supplied in accordance with the contract as well as TopRock Quarry's policies, procedures and expectations.

19. Plant and Equipment Management

The Site Supervisor is responsible for overseeing that all workers who are operating plant and equipment including common plant are provided with adequate instruction to ensure they are able to operate the plant and equipment safely. Also, the Site Supervisor must oversee that all operators of load shifting equipment have been deemed competent in accordance with *SP 09 Induction, Training and Competence* and that the plant and equipment being utilised on site is fit for purpose.

Additionally, all mobile powered plant must undergo a daily prestart inspection prior to use. All plant and equipment will be inspected, serviced and maintained in accordance with manufactures guidelines as well as relevant risk assessments, inspection results, standards and regulations. If any plant or equipment becomes damaged or is deemed unsafe then the item must not be operated and should be clearly identified as inoperable though the use of adequate signage. The Site Supervisor must then be notified to determine a suitable solution.

20. Emergency Preparedness and Response Management

An Emergency Response Plan covering safety and environmental incidents has been developed in accordance with *SP 13 Emergency Preparedness and Response*. As per legislative requirements, all Emergency Response Plans must be tested through drills or other means as deemed appropriate by the Quarry Manager. Additionally, the Quarry Manager must ensure that all team members, subcontractors and site visitors are trained in site-specific emergency response protocol upon site induction. The *Emergency Response Plan* (*Appendix D)* for TopRock Quarry forms part of this document and must be made readily available, easily identifiable and accessible.

21. Consultation and Communication

Consultation

All personnel associated with TopRock Quarry are entitled to provide feedback on all quarry-related procedures, hazards, risks and day to day issues at scheduled meetings, or immediately via the Site Supervisor at any time. All feedback must be reviewed and actioned accordingly. Remember, these meetings are meant to include input from everyone at the Quarry, if anyone has any ideas or queries the scheduled meetings below are the time to raise them. Safety is everyone's responsibility and the work methods talked over in these meetings will constitute how work will be conducted on site.

Communication

TopRock Quarry will communicate safety, quality and environmental issues to all personnel involved in this site in accordance with *SP 04 Consultation, Communication and Dispute Resolution*. The Site Supervisor will ensure all issues raised during these meetings are appropriately dealt with and communicated to upper management meetings as applicable.

Noticeboards will also be used to communicate Mine Entry Records (MRE), safety bulletins, incident alerts, memorandums and other site related information, and are located in the Site Office / Weighbridge and common use areas that the workforce frequents (i.e. crib areas). Additionally, appropriate signage will be used around the workplace to draw the attention of persons working or entering an area and communicate the hazards and / or controls required for that area. Signs must be relevant and clearly visible.

Client Communication

The Site Senior Executive and / or the Quarry Manager are responsible for all formal communications with the client and their representatives and ensuring they remain informed throughout their project.

Community Engagement and Complaints Management

Additionally, maintaining effective communication with the local community is also very important to TopRock Quarry. TopRock Quarry will provide sufficient information to ensure timely notification to the community of Quarry activities and likely impacts.

Any contact with a member of the public must always be treated with the utmost importance and respect. A record of all issues raised by the public will be recorded in accordance with *SP 19 Incident Reporting & Investigation / Corrective and Preventative Action*. The Site Office / Weighbridge will have emergency contact information displayed for the public to be able to contact TopRock Quarry in relation to any problems, queries or needs.

22. Non-Conformance, Complaints, Preventative and Corrective Action

All individuals working at TopRock Quarry are responsible for notifying the Site Supervisor of incidents, hazards, non-conformances, complaints and near misses as soon as practicably possible; in accordance with *SP 19 Incident Reporting & Investigation / Corrective and Preventive Action*. In the case of emergencies, the procedures specified in the *Emergency Response Plan* will take priority and must be followed.

The type and extent of any investigation will be determined by the Site Senior Executive. All incidents and accidents need to be discussed during daily pre-start / toolbox meetings. All injuries will be reported to the Quarry Manager as soon as possible to ensure that the workplace rehabilitation process can begin immediately. All safety injuries will be managed in accordance with *PO-005 Rehabilitation Policy (see Appendix A).* TopRock Quarry's Rehabilitation Co-ordinator will consult with the injured worker, medical staff and the Quarry Manager to ensure that suitable duties can be arranged, with the intention of enabling employees to return to work as soon as practical after any injury.

23. Handling, Storage, Packing, Preservation and Delivery

Materials

All goods must be handled in accordance with *SP 10 Handling, Storage, Packing, Preservation and Delivery*. This means the Site Supervisor must oversee that the risks associated with the storage, use and movement of goods and materials related to the Quarry are assessed and suitable controls are implemented.

Hazardous Substances and Dangerous Goods

All personnel at the Quarry are responsible for notifying the Site Supervisor of any hazardous substances or dangerous goods to be used, prior to it arriving on site. The Site Supervisor will ensure that appropriate controls are implemented. A register will be kept on site along with the Safety Data Sheets (SDS). These documents will be readily accessible to all personnel in areas where hazardous substances are in use or stored.

Waste Management

Additionally, to avoid the unnecessary creation of waste; all workers must reuse and recycle waste where ever possible. Where waste has been created, all personnel must ensure it has been appropriately assessed for risks and disposed of by an appropriately licenced service provider and that applicable records are maintained.

24. Essential Services, Site Amenities, Housekeeping and Public Safety

Essential Services will be provided on site for use by any person at the workplace and shall not be altered without the express permission of TopRock Quarry. TopRock Quarry shall provide instruction on the safe use of essential services supplied where required under WHS legislation.

This will include an adequate number of toilets located on site. The toilets are to be kept clean and provided with toilet paper and soap. TopRock Quarry will also provide a crib hut to ensure that there is a sheltered area for workers to eat meals and take breaks in. The crib hut will be provided with fresh drinking water as well as hand and face washing facilities. The toilet and crib are to be inspected weekly and all workers must ensure the crib area is always kept in a clean and tidy state.

Access to the work site will be restricted to only those personnel required to work on the site. The Site Supervisor will be responsible for ensuring that all access restrictions required for the site are implemented.

25. Audits, Inspections and Monitoring

This site will be monitored in accordance with *SP 16 Systems Audits, Site Inspections and Monitoring*. Hence, the following inspections and monitoring will apply to this project.

Daily Checks

Prior to commencing work, the Site Supervisor and workers are required to conduct safety and environmental checks of their work area to identify any workplace hazards and impacts. Where issues are identified, action must be taken to control the areas of concern. No workers are to undertake unsafe work practices or use faulty equipment under any circumstances.

Monthly Inspections

The Quarry Manager and / or the Site Supervisor must conduct a planned monthly inspection using the criteria outlined on *SPF 16.3 HSEQ Inspection and Behaviour Observation Checklist*.

Task Observations

The Quarry Manager and / or the Site Supervisor must ensure procedures are regularly monitored to ensure work practices are safe, control measures are effective and they are compliant with legislation. This includes subcontractors work procedures. Results of task observations must be recorded / attached on *SPF 16.3 HSEQ Inspection and Behaviour Observation Checklist*. Procedures selected for observation as well as intervals must be appropriate to the risk of activities being undertaken on site at the time as well as legislative requirements.

Health Surveillance and Monitoring

The Site Supervisor must notify the Quarry Manager of all health surveillance requirements for workers. The Quarry Manager will coordinate health surveillance through suitably qualified health care providers. Records that identify individuals and the status of their health will be received directly by the Quarry Manager and stored confidentially with personnel files. Where health monitoring is carried out, the Quarry Manager will ensure that results are communicated back to the individuals in a private and confidential manner.

NOTE: The national workplace exposure standard for respirable crystalline silica for an eight-hour time-weighted average airborne concentration is 0.05 milligrams per cubic metre (mg/m^3). It is recommended that lung testing be undertaken at least every 5 years.

Internal Audits

Additional inspections and task observations will be conducted as determined by the Site Senior Executive. Additional systems internal audits will also be conducted to meet contractual requirements.

External Audits

Should the Client wish to audit TopRock Quarry's Safety, Quality or Environmental Systems throughout the duration of their project, the Quarry Manager must ensure the auditor is provided with all documents, access and assistance necessary for the audits completion.

26. Appendices

A Policies / Code of Conduct / Site Rules / Site Specific Induction Record / Site Specific Induction Checklist / Plant Operator Competency Record
B Hazard and Risk Register – Safety / Environmental / SWMS / SWI / Plant Hazard Identification Checklist / Hazard and Risk Identification Worksheet / HSEQ Inspection & Behavioural Observation Checklist
C Environmental Instructions
D Emergency Response Plan
E Traffic Management Plan / TopRock Traffic Management Induction Register

Environmental Instruction – ENVI 02
Air Quality

OBJECTIVE:	To undertake operations so that adverse impacts of dust and other air pollutants e.g. odours, vehicle exhaust fumes, other toxic gases on the surrounding environment are minimised i.e.: • Health risk for nearby residents and site personnel • Nuisance for residents and users of the area • Build-up of dust on surrounding properties • Build-up of dust on roadways and other surfaces.
PLANNING & PREPARATION:	Inform affected residents about the project and potential impacts. Inform site personnel of the requirements to maintain schedules, perform pre-start checks and keep log books and daily diaries.
SITE OPERATION:	1. Check wind direction before commencement of activities likely to cause dust or other air emissions. 2. Keep stockpiled topsoil (retained to top dress the finished allotments at the end of works) damp by watering which will also assist with grass coverage. 3. Where possible minimise the amount of overburden and soil stockpiled on the site. 4. Keep plant and vehicle movements to a minimum and do not operate outside the approved work area. 5. Cover the loads of all vehicles leaving the site with overburden or soil, if required. 6. In dry and windy conditions, stockpiles of soil, and vehicle access routes are to be kept damp by watering. 7. Use temporary covers or screens, where necessary. 8. Check exhaust colour and condition regularly. 9. Shut down the motor if exhaust is not normal. 10. Regularly maintain exhaust and engine systems to reduce exhaust emission. 11. Shut down plant that is not required for use, do not leave idling for long periods. 12. No fires or burning off onsite. 13. Complete daily site inspections to verify the above strategies are effective.
PERFORMANCE INDICATOR:	A visible build-up of dust on surrounding ground, vegetation and building surfaces would indicate unacceptable dust and air emissions, and corrective action should be taken. In addition, more than one dust complaint in any one-week period could indicate unacceptable disturbance. If more than one complaint is received in this period, corrective action should be taken. Visible evidence and smell of exhaust fumes.
CORRECTIVE ACTION:	1. Review air pollution mitigation measures and modify accordingly. 2. Enforce exhaust checks and vehicle maintenance procedures.
RESPONSIBILITY:	Project Manager / Construction Supervisor/ Site Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Environmental Instruction – ENVI 07
Noise and Vibration

OBJECTIVE:	To undertake operations so that adverse impacts on residents from noise and vibration are minimised. • No complaints of dust from residents • No damage to buildings / structures due to vibration.
PLANNING & PREPARATION:	Noise and Vibration is generated during some construction activities and has the potential to impact on human perception, buildings and structures and sensitive equipment e.g. operating theatres, electron microscopes, photographic equipment, analytical balances etc. The impact of noise and vibration is dependent on factors such as: • type of soil; • condition of buildings / structures; • construction activity being undertaken and the type of equipment being used; and • equipment or facilities located in nearby buildings. **NOTE:** Vibration from any given source will vary with distance and ground conditions. In all cases an inspection and report including photos should be made of any structure at risk prior to works commencing. This report should be agreed by the owner and contractor and can be used to assess any damage. Where doubt exists, measure the vibration adjacent to the structure using a geophone. This will enable method selection and vibration management. Ensure that all affected residents have been informed about the project and are aware of the potential impacts. Establish site hours. Normal construction hours (*Note: check with the local council as work hours may vary in some instances e.g. hospital, nursing home, school etc.): Monday to Friday 7:00am - 5:30pm Saturday 7:00am – 1:30pm Construction personnel should not commence work outside approved working hours. Where out-of-hours' work is necessary e.g. due to traffic management constraints, nearby residents will be notified (e.g. letter drop). The local Council and where required the Department of Environment and Heritage Protection (DEHP) will be informed so that they are aware the activity is taking place and the reason it has been scheduled out of hours. Council and DEHP may in some situations be supplied with a 24-hour contact number for the Project Manager. 1. Use of alternative construction methods, forms of communication or machinery e.g. bored piles instead of driven piles. 2. Use of noise barriers - barriers should be 0.5m above the highest noise source. 3. Scheduling noisy or vibrating activities at times of least impact. 4. Locate noise generating activities in non-sensitive areas. 5. Selection of equipment based on machinery noise levels. 6. Rescheduling work activities.
SITE OPERATION:	1. Ensure all site personnel attend a site induction, so that they are informed of the above requirements. 2. Restrict the speed of heavy equipment and ensure trucks / vehicles use designated access roads rather than suburban streets where possible.

	3. Face reversing vehicles away from noise sensitive areas or introduce "White Noise Reverse Alarms". 4. Machinery and equipment generating excessive noise (e.g. due to poor maintenance) should not be used at the site. 5. Run motors and equipment only when required – DO NOT ALLOW EXCESSIVE IDLING. 6. Record unusually loud exhausts and motors on Machine Pre-start and in a Site Diary – they may need urgent servicing. 7. Minimise the use of vibration in compaction equipment or reduce the magnitude of vibration in sensitive areas. 8. Use smaller plant if possible. 9. Use alternative methods i.e. hydraulic hammer in lieu of explosives, bored piles rather than driven piles. 10. Select pile-driving equipment to minimise vibration.
PERFORMANCE INDICATOR:	More than one noise or vibration complaint in any one-week period could indicate unacceptable disturbance. No damage to surrounding buildings / structures. To avoid damage to structures the following limits are suggested:- • 2.0mm/second for very fragile structures i.e. Historical buildings, monuments and buildings of special significance etc. • 5.0mm/second for houses and low rise residential buildings, commercial buildings not included below. • 5.0mm/second for commercial and industrial buildings or structures of reinforced concrete or steel construction including bridges. The above is a guide only and individual situations should be assessed by competent personnel. The client should be aware of limits adopted. If more than one complaint is received in any one-week period, corrective action should be taken.
CORRECTIVE ACTION:	1. If possible, modify start and finish times. 2. Ensure plant and equipment is adequately maintained and log books kept and pre-start checks are carried out. 3. Engage specialist consultant to undertake geophone measurements and provide advice where required.
RESPONSIBILITY:	Project Manager / Construction Supervisor / Site Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

E.g. The removal of water from site, boring works, pit, excavation, dam etc.

Preliminary

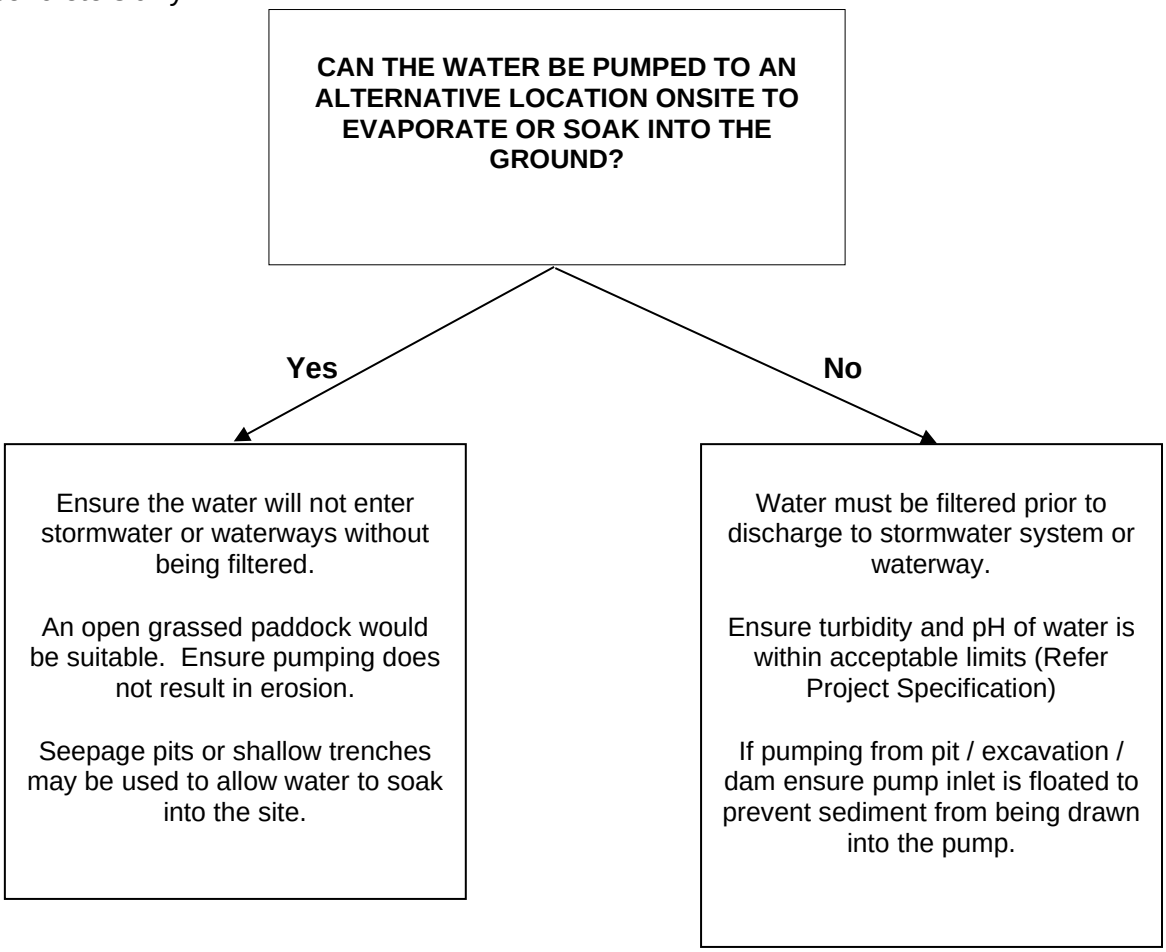
Always try to minimise the amount of water requiring treatment. This can be done by:

- Keeping the pressure to a minimum and turning the water off when it is not needed.
- Using cut off trenches, sheet piles, sand bags, hay bales etc. to hold the water in place.

If water does need to be removed the following steps should be undertaken:

SCENARIO 1 – No obvious contamination

- No foams or scum
- No sheen or oil on surface
- No unusual odours
- No unusual colours or opacity
- No mud or sediment in the water
- No concrete slurry



SCENARIO 2 – Water appears contaminated but the contamination is only due to combination of water and soil (muddy)

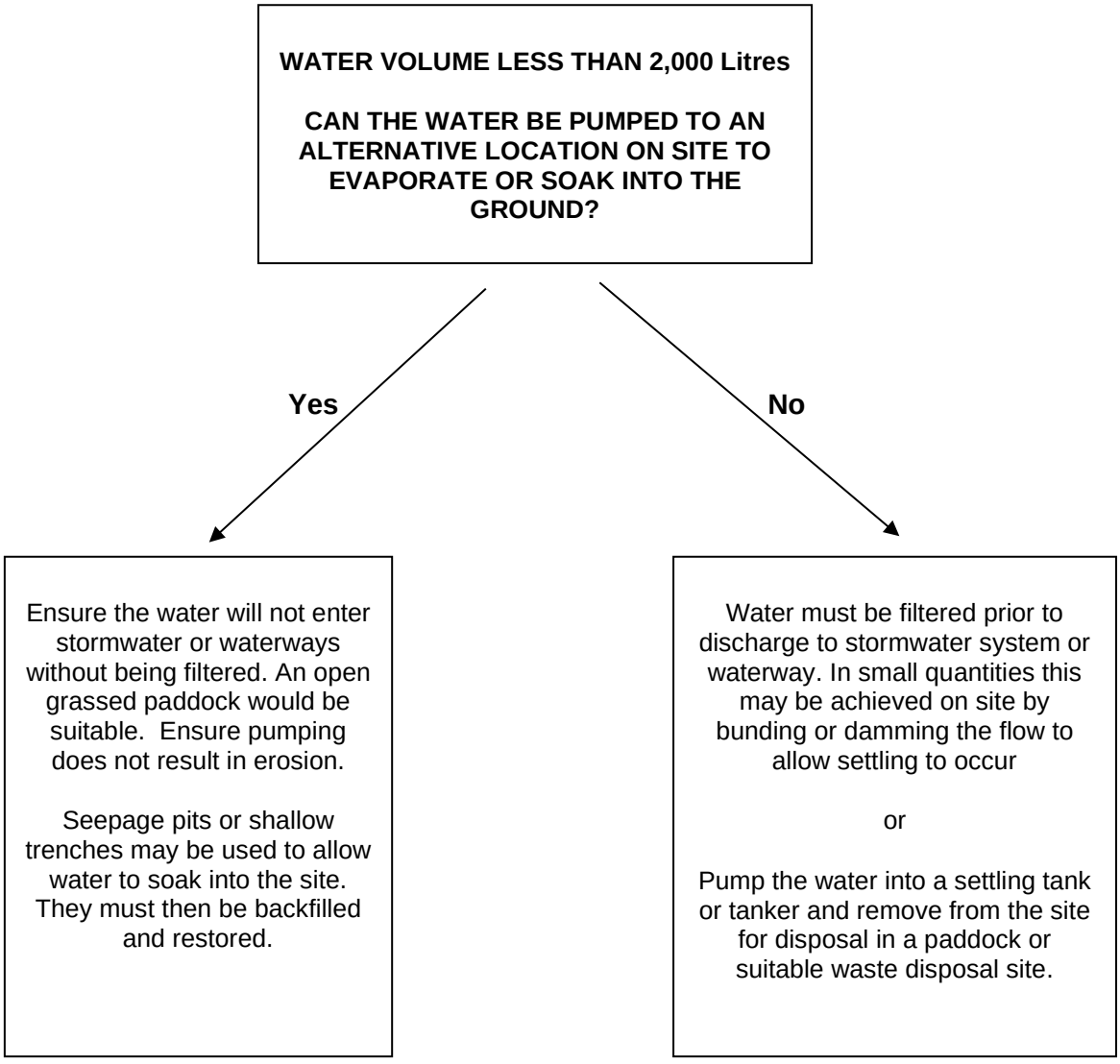
The **Construction Foreman** is experienced enough to judge that the contamination is only due to the mixing of existing soil with water e.g.

- Water containing mud or slurry from boring works.
- Water containing mud or slurry from directional drilling works.

Condition:

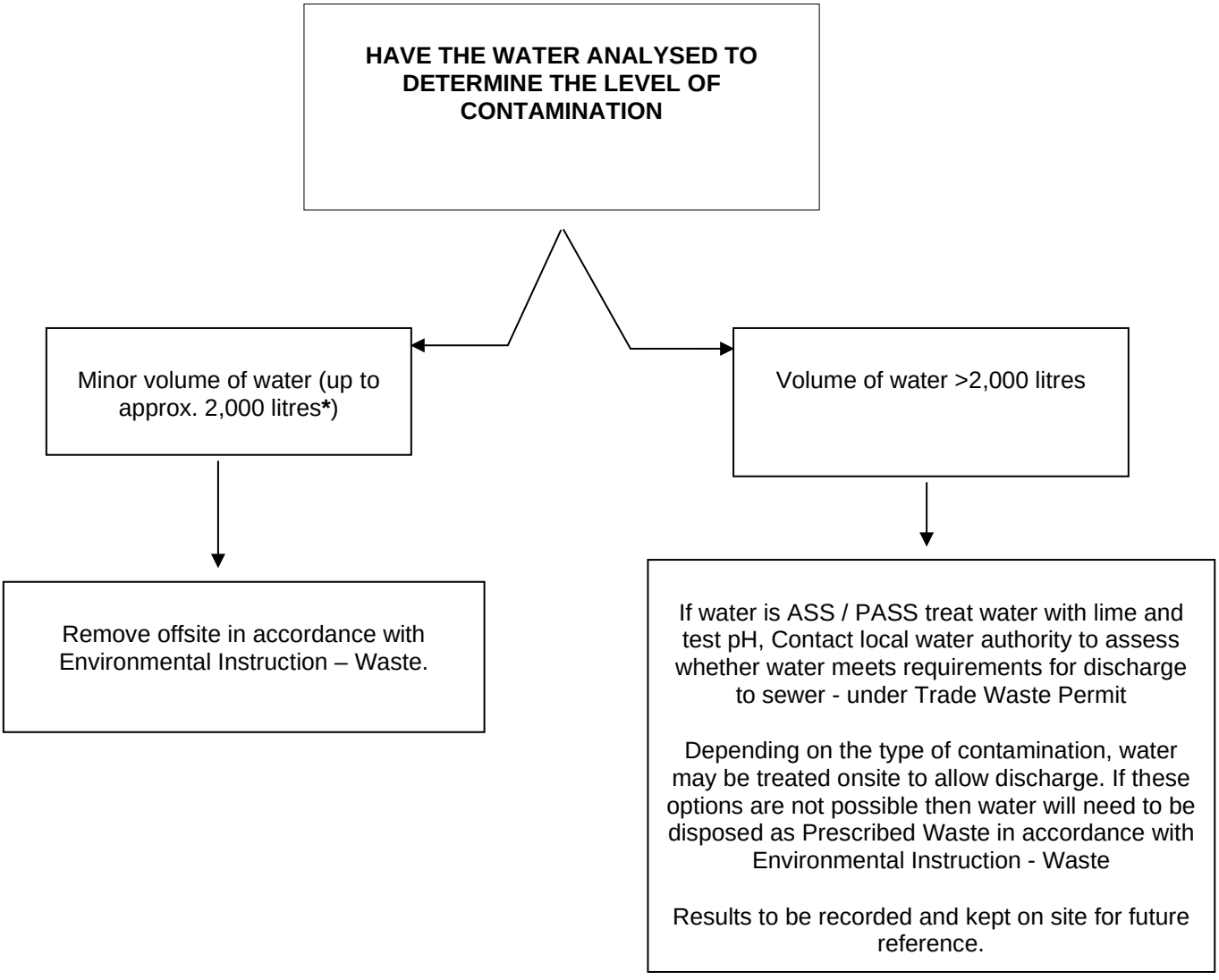
Volume of water is limited to less than 2,000 litres as described in **Scenario 3.**

If the volume of water is larger than 2,000 litres then **Scenario 3** must be applied and some extensive planning analysis and permission is required.



SCENARIO 3 – Water appears contaminated (other than clean soil / mud)

- May be odorous
- Unusual colour
- Foam or scum may be present
- Oil or sheen on surface
- May contain concrete slurry
- Contamination is known e.g. ASS / PASS



Note: Undertaking a cost benefit analysis will aid in determining the most cost effective disposal option. Usually if there is only a minor volume of water it is not worthwhile applying for a Trade Waste Agreement.

Environmental Instruction – ENVI 03
Cultural Heritage

OBJECTIVE:	To prevent damage to land or buildings of heritage value or cultural significance / sensitivity.
PLANNING AND PREPARATION:	1. Undertake a survey of the site to identify any areas of significance. This may be undertaken by the Client / Superintendent or specialist consultant or relevant State Authority. 2. Develop a project specific procedure or Cultural Heritage Management Plan (if required) based on the findings or recommendations of the preliminary survey which takes into account the nature and timing of construction. This procedure should address delineation of significant areas, preventing disturbance to protected areas, maintaining safe working distances from significant site(s), and how the construction work will be undertaken to minimise the impact i.e. scar trees may need to be protected or relocated which would require a permit. 3. Ensure that the appropriate permits or authorisations (if any) have been received prior to undertaking work in these areas. Ensure relevant representatives are advised of construction program in advance so that they can be onsite during construction if necessary. 4. Comply with any special requirements of the job specifications. 5. Explain all requirements clearly at site induction. 6. Cooperate with the relevant authority representative/s direction and instruction while in these areas. 7. Should any items be found fgf shall immediately stop work and then follow the directions of the Principal's Representative or specialist consultant if present until such time that any discovery has been appropriately managed.
SITE OPERATION:	The Project Manager will ensure that all personnel are aware of any requirements.
PERFORMANCE INDICATOR:	Evidence at weekly safety and environmental inspections that the above requirements are not being observed.
CORRECTIVE ACTION:	Project Manager to fill out an *Incident / NCR Report Form and record on the Fixit Diary* and rectify the situation immediately. Re-emphasise to site personnel to observe any requirements of the cultural / heritage compliance management procedures.
RESPONSIBILITY:	Project Manager / Construction Supervisor / Site Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Work Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Environmental Instruction – ENVI 05
Flora and Fauna

OBJECTIVE:	To protect existing trees and other vegetation within and adjacent to the construction site from unnecessary damage and minimise the impact of construction activities on local fauna. To undertake operations so that adverse impacts on the environment from the spread of noxious weeds is minimised.
PLANNING & PREPARATION:	• Prior to commencing work the Project Manager / Supervisor will assess the risk to the vegetation and record any steps to take in the IPMP. • Consider fauna / flora in natural habitats – check with the local Council and landowners before commencing clearing, in case protected habitats and endangered species are present. • Identify and mark trees / shrubs to be retained in agreement with the client and local Council, if appropriate. • Where natural Flora and Fauna exist or the specification nominates they must be protected, then use this instruction or prepare a specific action plan that takes into account the level of risk to them. • Train staff to identify the protected / endangered Flora and Fauna and understand the actions to allow minimum disturbance of them. • Encourage staff, to identify and report environmental incidents and consider alternatives that will minimise damage to the vegetation, within the area. **Weeds and Seeds** • Where a noxious weed or undesirable seed is identified or the specification nominates they exist, use this instruction or prepare a specific action plan that takes into account the risk of distribution. • Check requirements and restrictions of any relevant Permits. • Seek prior approval to compact or mulch in designated areas. • Ensure staff have access to plant, equipment, and resources applicable to the risk, and the washing and cleaning that will be required.
SITE OPERATION:	**Before starting work at each location:** • Hold toolbox meeting to discuss environmental issues and the need to protect the natural flora and fauna and minimise the disturbance to all vegetation and (where required) the requirement to wash plant and equipment before they leave an area of weed infestation. • Prior to work starting The Project Manager / Supervisor or Construction Foreman will inspect the site with the Client / Superintendent. • Identify the limit of clearing and grubbing by placing pegs or marking the area on the ground. Mark flora that has to be removed and transferred to another location as well as any noxious or undesirable weeds and seeds. • No tree / shrub to be removed without the agreement of the Principal / Superintendent / Client. • Retained vegetation is to be sufficiently barricaded to prevent damage. **Grubbing and clearing:** • Barricade sensitive areas with permanent or temporary fencing. • Protect trees as necessary with barricading for root systems, or timber shields to stop damage to the trunk and branches. • Use signs to prohibit entry and warn others of sensitive flora and fauna or heritage issues etc.

- The Project Manager / Supervisor or Construction Foreman shall show the operator and relevant site personnel the extent of clearing and the Flora or Fauna that must be protected or moved.
- Remove the flora and fauna carefully and shift to a location agreed to within the IPMP. **NOTE:** Fauna relocation if required, is to be undertaken by a suitably qualified person (i.e. licenced spotter / Catcher).
- Salvage topsoil and vegetation for replacement at the completion of work.

Recording the inspection and protection:

The Construction Foreman shall keep a record of the inspection and removal of Fauna and Flora in the site diary.

- Limit vehicle movement to the designated access routes, to minimise the spread of weeds and seeds and disturbance to trees and surrounding earth.
- Isolate notifiable or noxious plants, chipping or mulching to be carried out only with the permission of the Principal / Superintendent / Client.
- Burning is not permitted, or environmentally appropriate.
- Any felled trees must remain within the approved clearing area.
- Trench excavation will be confined to the smallest possible area.
- The construction site will be restored, as close as possible, to its pre-construction condition.
- No firearms or pets are allowed on the construction site.
- Fauna habitat will not be removed unnecessarily.
- All site personnel immediately to report sighting of dead, injured or trapped fauna to their Supervisor.

Rehabilitation:

- Re-grass areas where vegetation is removed as soon as possible.
- Re grade or scarify to minimise erosion and assist new growth.
- In sensitive areas comply with contract conditions regarding landscaping and planting.

Washing and cleaning process:

- Wash and clean all plant and equipment that has left the roadway and entered the area that is identified with the undesirable plants and seeds.
- Where temporary clean-down bays are used, they shall be:

  a) located in areas easily accessible for ongoing maintenance;

  b) located greater than 200 metres from a watercourse, drainage line or environmentally sensitive area;

  c) designed to contain weed seeds, sediments, oils and greases; and

  d) designed to prevent vehicle recontamination.
- Normal procedure will be to wash down with the high-pressure pump on water truck.
- Inspect underneath the plant and equipment thoroughly before releasing to travel offsite.
- Notify the Project Manager / Supervisor if an item of plant or equipment cannot be cleaned satisfactorily with the resources made available and alter the process to allow the item of equipment to be cleaned.
- Ensure the cleaning site is kept tidy, free of pools of water and is not a HSE hazard.

PERFORMANCE INDICATOR:	Visible signs of damage to protected trees or other vegetation. Unauthorised chipping or mulching onsite. Burning of cleared vegetation. A report of dead, injured or trapped fauna onsite. Evidence of fauna habitat removal. Noxious plants or seeds observed away from controlled areas. Neighbouring parties complaining disbursement of noxious plants and/or seeds.
CORRECTIVE ACTION:	Modify removal and disposal procedures, to prevent disbursement. Ensure washdown procedures are adequate. Refer to relevant Permits and EPAs. Review procedures for noxious weeds. Hold Toolbox Meeting / Safety Committee Meeting and re-emphasise to vehicle operators and other site personnel to observe the above measures. Rectify the situation immediately.
RESPONSIBILITY:	Project Manager / Construction Supervisor / Construction Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Environmental Instruction – ENVI 04
Erosion-Sediment Control

OBJECTIVE:	To minimise and eliminate wherever possible, sediment laden water (carrying mud, sand, earth or any other construction material) from entering the stormwater system and adjacent waterways. • Minimise erosion of disturbed areas. • Ensure that spoil stockpiles are not a source of water pollution.
PLANNING & PREPARATION:	• Assess the risks and prepare a site specific Erosion and Sediment Control Plan (ESCP). • Prior to commencing works on site the Project Manager / Supervisor shall plan the implementation of control measures according to the site Erosion and Sediment Control Plan (ESCP). In situations of significant risk the control measures shall also be assessed and detailed within the Project Management Plan and given to the Client/Superintendent for approval. • Type 2 and 3 sediment control techniques are commonly installed to physically stop the sediment material from entering the drain or stream. Usual methods include: - Sand Bags or specifically designed entrapment devices, - Geotextiles positioned on the ground or in the form of a retaining fence between the work and the stream or drainage area, - Industry specific drain or pipe plugs • Mark out the limit of clearing so that minimal ground disturbance is achieved for the shortest possible time. • Identify suitable stockpile locations - a minimum of 50m away from runoff areas and possible erosion sources.
SITE OPERATION:	• The Project Manager / Supervisor is responsible for having the necessary equipment available that is required to satisfactorily complete the works in a safe environment manner. • Site work and the removal of vegetation shall be limited to the smallest area possible. • As specified in the project ESCP the Construction Foreman is responsible for the erection or placement of the control measures, and the regular monitoring and maintenance of the equipment. • Construct silt traps to slow the flow, collect silt and sediment and minimise erosion. • Provide temporary cut-off drains to divert flow from areas without vegetation and where stockpiles are created, or where erosion is likely to occur. • Compact or stabilise stockpiles to minimise erosion and run-off. • Stockpiles are to be surrounded with a secure sediment fence. • Provide temporary sediment traps in all open drains or cut-off drains e.g. Straw bales, geo-textile barriers, litter booms, rock check dam. • Where rock check dams are installed, the rock shall be clean, dense and durable, be well graded with a median size of 150mm and no material greater than 300mm. • Rock to be placed so that the larger rocks are uniformly distributed throughout the protection work, and the smaller rocks fill the spaces between the large rocks without leaving any voids. The layers of rock shall be placed to include a defined spillway within the crest of the structure. • The placing operations shall minimise the chances of rock running loose and damaging adjacent area. • Work to be avoided where possible during periods of heavy rainfall.

	• Regular site inspections shall include the identification of any erosion or sedimentation issues and the efficiency of control measures in place. • Prevent deposition of sediment on the road due to truck /equipment movements to and from the site. Any deposited matter to be cleaned up immediately. • Where possible, conduct progressive restoration of disturbed areas. • Inspect site after the works are complete to ensure erosion control devices have been removed along with any sediment in drainage lines and caught by erosion control devices and re-vegetation has been implemented in disturbed areas. • Should a breach of the control measures occur or if no control measures are in place the Construction Foreman is responsible for: - If possible repairing the breach and stop further flows into the drain or watercourse. - Remove deposited silt and material and re-assess the ESC design and choice of sediment control technique. - Contact Client/Superintendent and/or Government Agency (DEHP). - Use a Non-Conformance to describe in detail the breach. **NOTE:** All personnel on site have a *'duty to notify'* under environmental legislation. If any person becomes aware of an activity or incident that is causing or could cause environmental harm, they have a responsibility to notify their supervisor.
PERFORMANCE INDICATOR:	The following would indicate poor performance and requirements for additional controls: - Significant erosion of soil stockpiles, erosion of banks / batters, silt laden water entering the stormwater system etc. - Visible signs of sediment movement into drainage channels. - Excessive build-up of dirt on public access roads. Would all indicate unacceptable management of water onsite, and corrective action should be taken.
CORRECTIVE ACTION:	1. Review the ESCP and modify accordingly. 2. If requires, provide additional erosion and sediment controls e.g. sedimentation basin. 3. It may be necessary to increase extent of sediment trapping (sediment fences, hay bales, etc.).
RESPONSIBILITY:	Project Manager / Construction Supervisor / Site Foreman / Site Personnel

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Environmental Instruction – ENVI 06
Hazardous Substances

OBJECTIVE:	To reduce the risk of fuel or chemical spills onsite. To prevent land and water contamination onsite and downstream.
PLANNING & PREPARATION:	Keep the amount of fuels and chemicals stored on site to a minimum this will assist in storage requirements (segregation) and reduce the potential of spills. Ensure a spill kit or alternative material (sand, spoil material) is available onsite or where fuel or chemicals are stored in the event that a spill occurs. Spill kits on site should be General Purpose spill kits which are suitable for fuel and oils. Ensure there are suitable containers available (metal tins with lids or heavy-duty plastic bags) to hold spilled or leaked material and waste cleaned up onsite. At the site induction all personnel should be made aware of the location of the spill kit/s or clean up materials.
SITE OPERATION:	• All refuelling to take place offsite if possible and at least 30m away from drains, waterways or creeks. • Refuelling to be supervised by a designated member of staff to reduce the risk of spills. • Any fuel or oil spills are to be cleaned up immediately and contaminated soils are to be removed offsite for suitable disposal. The contaminated site shall be remediated to the Principal's Representative's satisfaction. • If a hydraulic hose bursts, contain the oil in as small an area as possible, by building small bunds around the oil with dirt or sand. Stop the flow from the machine by releasing the pressure in the hydraulic tank (especially on excavators), tie hydraulic hoses high to avoid gravity flow from the tank and attempt to plug the end of the hose or break. • Check that fuel, oil and hazardous substance containers and tanks are sound (no leaks) and caps and lids are firmly fastened and seals are in good condition. • When transporting hazardous substances, ensure containers are stored securely, so that they cannot be punctured or ruptured. • Site personnel are to be informed of the procedure for clean-up of spills. • Regularly inspect and maintain hoses and fuel lines on plant and equipment for leaks or damage before they burst or fail. • Advise the Construction Foreman immediately if a spill occurs, record any spill in a Site Diary and on the Fixit Diary. • For disposal of spills, contact the local Council for the location of the nearest waste transfer station. • Where a spill results in or has the potential to cause offsite environmental impact / harm e.g. uncontrolled major spill to stormwater system, contact DEHP and 000 immediately.
PERFORMANCE INDICATOR:	Visible evidence of oil or hazardous substance / spills on the ground.
CORRECTIVE ACTION:	**1. CONTROL the spill** If a spill occurs identify the source and assess whether it can be controlled (stopped) in a safe manner. Protect stormwater drains and waterways by placing earth, sand or absorbent material around stormwater entrance points and alongside waterways to prevent pollution.

	2. CONTAIN the spill Stop the spill from spreading. Again, this can be done using absorbent material, booms, sand etc. This will minimise the area requiring clean up. **3. CLEAN UP the spill** Soak up the spill with absorbent material and ensure the surface is left clean. Material used to clean up the spill should be placed in a container or bag and removed from site as **prescribed waste** to a suitable disposal facility. Refer to Environmental Instruction – Waste. In some instances a **licensed tanker** (sucker truck approved to remove contaminated waste) may be required to vacuum up the liquid. ***Notes:*** Absorbent, particulate, sand and earth should not be used to absorb spills in water. Absorbent booms and pads can be obtained which are especially designed for water spills. The contents of the spill kit should be replaced as soon as possible to ensure materials are available in the event of another spill occurring. Report all spills to the Construction Foreman and record on the Fixit Diary.
RESPONSIBILITY:	Project Manager / Construction Supervisor / Site Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Environmental Instruction - ENVI 08
Waste Management

OBJECTIVE:	To manage contaminated material (if found during site works) and scheduled (trackable) waste in accordance with Environmental Protection Regulation 2008.
PLANNING & PREPARATION:	Contaminated material / Scheduled Wastes can include low level contaminated soil, contaminated soil and water or existing ground that has been filled previously with hazardous materials such as asbestos (all chemical forms), batteries, chemicals, industrial waste, containers and bags containing hazardous compounds, detergents, paint sludge and residues, pesticides, household garbage or been contaminated by a previous use such as: • Manufacturing industrial products such as asbestos or chemicals • Gas works, fuel depot, service station. • Horticulture • Landfill or mining works. Refer to Schedule 2E (Trackable Waste and Waste Codes) of Environmental Protection Regulation 2008. If not managed properly, these wastes may pose a threat to the life or health of living organisms due to their toxic properties. Other wastes in this category may pose a threat to the safety of humans or equipment due to explosive, reactive or corrosive properties.
SITE OPERATION:	While all new development sites are routinely assessed for contamination at the planning stage, the Project Manager / Supervisor and Construction Foreman will stop and assess the situation if doubt exists that the site is contaminated or if contaminated material is found. When a site is thought to be contaminated the following shall occur: • Stop work and notify the Director or Project Manager / Supervisor. • Contact the Client / Superintendent and determine whose responsibility it is to investigate further. • Respond as required when the Client / Superintendent gives advice as to the result of the investigation. • The Project Manager / Supervisor shall assess what wastes are regulated for the project (if any) and develop a process to manage the activity. • If the activity is not expected to be ongoing then consider utilising a specialist subcontractor. Control process if contaminated material is found: • Notify the Director or Project Manager / Supervisor. • Remove and isolate if the material is disturbed and small in quantity. • Stop work and barricade off if contaminated material is found in large quantities. • Notify the Client / Superintendent and determine who is responsible to remove or investigate further. • Where fgf is responsible for the removal and disposal of the Hazardous Material and Contaminated soil or ground, the Project Manager / Supervisor shall ensure that fgf complies with the Environmental Protection Regulation 2008. Note: some waste oils and organic solvents can be recycled or reclaimed. • If the activity is not expected to be ongoing then consider utilising a specialist subcontractor.

PERFORMANCE INDICATOR:	Trackable waste receipts missing / not available.
CORRECTIVE ACTION:	Review waste management process and modify accordingly.
RESPONSIBILITY:	Project Manager / Construction Supervisor / Site Foreman

Where obligations listed above are included in the client's scope under the contract, responsibility shall be appropriately transferred.

NOTE: This Environmental Instruction is not intended to be exhaustive or complete. Prior to commencement of work, task-specific hazards should be identified, risks assessed and risk control measures implemented.

Annexure 11: SDAP Code Assessment

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

Table 1.1 Development in general

Performance outcomes	Acceptable outcomes	Response
Buildings, structures, infrastructure, services and utilities		
PO1 The location of the development does not create a safety hazard for users of the **state-controlled road.**	**AO1.1** Development is not located in a **state-controlled road**. AND **AO1.2** Development can be maintained without requiring access to a **state-controlled road**.	Proposal complies.
PO2 The design and construction of the development does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal complies.
PO3 The location of the development does not obstruct **road transport infrastructure** or adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Proposal complies.
PO4 The location, placement, design and operation of advertising devices, visible from the **state-controlled road**, do not create a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Proposal complies.
PO5 The design and construction of buildings and **structures** does not create a safety hazard by distracting users of the **state-controlled road**.	**AO5.1** Facades of buildings and **structures** fronting the **state-controlled road** are made of non-reflective materials.	Proposal complies.

Performance outcomes	Acceptable outcomes	Response
	AND **AO5.2** Facades of buildings and **structures** do not direct or reflect point light sources into the face of oncoming traffic on the **state-controlled road**. AND **AO5.3** External lighting of buildings and **structures** is not directed into the face of oncoming traffic on the **state-controlled road**. AND **AO5.4** External lighting of buildings and **structures** does not involve flashing or laser lights.	
PO6 Road, pedestrian and bikeway bridges over a **state-controlled road** are designed and constructed to prevent projectiles from being thrown onto the **state-controlled road**.	**AO6.1** Road, pedestrian and bikeway bridges over the **state-controlled road** 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.	N/A
Landscaping		
PO7 The location of landscaping does not create a safety hazard for users of the **state-controlled road**.	**AO7.1** Landscaping is not located in a **state-controlled road**. AND **AO7.2** Landscaping can be maintained without requiring access to a **state-controlled road**. AND	Proposal complies.

Performance outcomes	Acceptable outcomes	Response
	AO7.3 Landscaping does not block or obscure the sight lines for vehicular access to a **state-controlled road**.	
Stormwater and overland flow		
PO8 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of the **state-controlled road**.	No acceptable outcome is prescribed.	Proposal complies.
PO9 Stormwater run-off or overland flow from the development site does not result in a material worsening of the operating performance of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal complies.
PO10 Stormwater run-off or overland flow from the development site does not adversely impact the **structural integrity** or physical condition of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal complies.
PO11 Development ensures that stormwater is lawfully discharged.	**AO11.1** Development does not create any new points of discharge to a **state-controlled road.** AND **AO11.2** Development does not concentrate flows to a **state-controlled road**. AND **AO11.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND	Proposal complies.

Performance outcomes	Acceptable outcomes	Response
	AO11.4 Development does not worsen the condition of an existing **lawful point of discharge** to the **state-controlled road**.	
Flooding		
PO12 Development does not result in a material worsening of flooding impacts within a **state-controlled road**.	**AO12.1** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (within +/- 10mm) to existing flood levels within a **state-controlled road**. AND **AO12.2** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing peak velocities within a **state-controlled road**. AND **AO12.3** For all flood events up to 1% **annual exceedance probability**, development results in negligible impacts (up to a 10% increase) to existing time of submergence of a **state-controlled road**.	Proposal complies.
Drainage Infrastructure		
PO13 Drainage infrastructure does not create a safety hazard for users in the **state-controlled road**.	**AO13.1** Drainage infrastructure is wholly contained within the development site, except at the **lawful point of discharge**. AND **AO13.2** Drainage infrastructure can be maintained without requiring access to a **state-controlled road**.	Proposal complies.

Performance outcomes	Acceptable outcomes	Response
PO14 Drainage infrastructure associated with, or within, a **state-controlled road** is constructed, and designed to ensure the **structural integrity** and physical condition of existing drainage infrastructure and the surrounding drainage network.	No acceptable outcome is prescribed.	N/A

Table 1.2 Vehicular access, road layout and local roads

Performance outcomes	Acceptable outcomes	Response
Vehicular access to a state-controlled road or within 100 metres of a state-controlled road intersection		
PO15 The location, design and operation of a **new or changed access** to a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.
PO16 The location, design and operation of a **new or changed access** does not adversely impact the **functional requirements** of the **state-controlled road**.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.
PO17 The location, design and operation of a **new or changed access** is consistent with the **future intent** of the **state-controlled road**.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.
PO18 New or changed access is consistent with the access for the relevant **limited access road policy**: 1. **LAR 1** where direct access is prohibited; or 2. **LAR 2** where access may be permitted, subject to assessment.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.
PO19 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not compromise the safety of users of the **state-controlled road**.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.
PO20 New or changed access to a **local road** within 100 metres of an intersection with a **state-controlled road** does not adversely impact on the operating performance of the intersection.	No acceptable outcome is prescribed.	No changes are proposed to access arrangements or traffic volumes.

Performance outcomes	Acceptable outcomes	Response
Public passenger transport and active transport		
PO21 Development does not compromise the safety of users of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal does not impact any public passenger transport facilities.
PO22 Development maintains the ability for people to access **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal does not impact any public passenger transport facilities.
PO23 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal does not impact any public passenger transport facilities.
PO24 Development does not adversely impact the **structural integrity** or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal does not impact any public passenger transport facilities.

Table 1.3 Network impacts

Performance outcomes	Acceptable outcomes	Response
PO25 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.
PO26 Development ensures **no net worsening** of the operating performance of the **state-controlled road** network.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.
PO27 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.
PO28 Development involving haulage exceeding 10,000 tonnes per year does not adversely impact the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.
PO29 Development does not impede delivery of **planned upgrades** of **state-controlled roads**.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.

Performance outcomes	Acceptable outcomes	Response
PO30 Development does not impede delivery of **corridor improvements** located entirely within the **state-controlled road corridor**.	No acceptable outcome is prescribed.	Proposal does not have any additional impact on the state-controlled road network.

Table 1.4 Filling, excavation, building foundations and retaining structures

Performance outcomes	Acceptable outcomes	Response
PO31 Development does not create a safety hazard for users of the **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.
PO32 Development does not adversely impact the operating performance of the **state-controlled road**.	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.
PO33 Development does not undermine, damage or cause subsidence of a **state-controlled road**.	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.
PO34 Development does not cause ground water disturbance in a **state-controlled road**.	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.
PO35 Excavation, boring, piling, blasting and fill compaction do not adversely impact the physical condition or **structural integrity** of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.
PO36 Filling and excavation associated with the construction of **new or changed access** do not compromise the operation or capacity of existing drainage infrastructure for a **state-controlled road.**	No acceptable outcome is prescribed.	Proposal has no physical impact on the state-controlled road.

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
Reconfiguring a lot		
Involving the creation of 5 or fewer new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		

Performance outcomes	Acceptable outcomes	Response
PO37 Development minimises free field noise intrusion from a **state-controlled road.**	**AO37.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: 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; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO37.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound. OR **AO37.3** Development provides a **solid gap-free fence** or other **solid gap-free structure** along the full extent of the boundary closest to the **state-controlled road**.	Proposal does not require noise mitigation.
Involving the creation of 6 or more new residential lots adjacent to a state-controlled road or type 1 multi-modal corridor		
PO38 Reconfiguring a lot minimises free field noise intrusion from a **state-controlled road.**	**AO38.1** Development provides noise barrier or earth mound which is designed, sited and constructed:	N/A

Performance outcomes	Acceptable outcomes	Response
	1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.1); 2. in accordance with: 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; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO38.2** Development achieves the maximum free field acoustic levels in reference table 2 (item 2.1) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
Material change of use (accommodation activity)		
Ground floor level requirements adjacent to a state-controlled road or type 1 multi-modal corridor		
PO39 Development minimises noise intrusion from a **state-controlled road** in **private open space**.	**AO39.1** Development provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum free field acoustic levels in reference table 2 (item 2.2) for **private open space** at the ground floor level; 2. in accordance with: a. Chapter 7 integrated noise barrier design of the Transport Noise Management Code of Practice: Volume 1 (Road Traffic	N/A

Performance outcomes	Acceptable outcomes	Response
	Noise), Department of Transport and Main Roads, 2013; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020. OR **AO39.2** Development achieves the maximum free field acoustic level in reference table 2 (item 2.2) for **private open space** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO40 Development (excluding a **relevant residential building** or **relocated building)** minimises noise intrusion from a **state-controlled road** in **habitable rooms** at the facade.	**AO40.1** Development (excluding a **relevant residential building** or **relocated building**) provides a noise barrier or earth mound which is designed, sited and constructed: 1. to achieve the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms**; 2. in accordance with: 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; b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020.	N/A

Performance outcomes	Acceptable outcomes	Response
	OR **AO40.2** Development (excluding a **relevant residential building** or **relocated building**) achieves the maximum building façade acoustic level in reference table 1 (item 1.1) for **habitable rooms** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.	
PO41 Habitable rooms (excluding a **relevant residential building** or **relocated building**) 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.	N/A
Above ground floor level requirements (accommodation activity) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO42 Balconies, podiums, and roof decks include: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies, podiums, and roof decks.	No acceptable outcome is provided.	N/A
PO43 Habitable rooms (excluding a **relevant residential building** or **relocated building**) 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.	N/A
Material change of use (other uses)		
Ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO44 Development: 1. provides a noise barrier or earth mound that is designed, sited and constructed: a. to achieve the maximum free field acoustic level in reference table 2 (item	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
2.3) for all **outdoor education areas** and **outdoor play areas**; b. in accordance with: i. 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; ii. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; iii. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 2. achieves the maximum free field acoustic level in reference table 2 (item 2.3) for all **outdoor education areas** and **outdoor play areas** by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO45 Development involving a **childcare centre** or **educational establishment**: 1. provides a noise barrier or earth mound that is designed, sited and constructed: 2. to achieve the maximum building facade acoustic level in reference table 1 (item 1.2); 3. in accordance with: 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;	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
b. Technical Specification-MRTS15 Noise Fences, Transport and Main Roads, 2019; c. Technical Specification-MRTS04 General Earthworks, Transport and Main Roads, 2020; or 4. achieves the maximum building facade acoustic level in reference table 1 (item 1.2) by **alternative noise attenuation measures** where it is not practical to provide a noise barrier or earth mound.		
PO46 Development involving: 1. **indoor education areas** and **indoor play areas**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** achieves the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	N/A
Above ground floor level requirements (childcare centre, educational establishment, hospital) adjacent to a state-controlled road or type 1 multi-modal corridor		
PO47 Development involving a **childcare centre** or **educational establishment** which have balconies, podiums or elevated **outdoor play areas** predicted to exceed the maximum free field acoustic level in reference table 2 (item 2.3) due to noise from a **state-controlled road** are provided with: 1. a continuous **solid gap-free structure** or balustrade (excluding gaps required for drainage purposes to comply with the Building Code of Australia); 2. highly acoustically absorbent material treatment for the total area of the soffit above balconies or elevated **outdoor play areas**.	No acceptable outcome is provided.	N/A

Performance outcomes	Acceptable outcomes	Response
PO48 Development including: 1. **indoor education areas** and **indoor play areas** in a **childcare centre** or **educational establishment**; or 2. sleeping rooms in a **childcare centre**; or 3. **patient care areas** in a **hospital** located above ground level, is designed and constructed to achieve the maximum internal acoustic level in reference table 3 (items 3.2-3.4).	No acceptable outcome is provided.	N/A
Air, light and vibration		
PO49 Private open space, **outdoor education areas** and **outdoor play areas** are protected from air quality impacts from a **state-controlled road**.	**AO49.1** Each dwelling or unit has access to a **private open space** which is shielded from a **state-controlled road** by a building, **solid gap-free fence**, or other **solid gap-free structure**. OR **AO49.2** Each **outdoor education area** and **outdoor play area** is shielded from a **state-controlled road** by a building, **solid gap-free fence,** or other **solid gap-free structure**.	N/A
PO50 Patient care areas within **hospitals** are protected from vibration impacts from a **state-controlled road** or **type 1 multi-modal corridor**.	**AO50.1 Hospitals** are designed and constructed to ensure vibration in the patient treatment area does not exceed a vibration dose value of $0.1m/s^{1.75}$. AND **AO50.2 Hospitals** are designed and constructed to ensure vibration in the ward of a **patient care area** does not exceed a vibration dose value of $0.4m/s^{1.75}$.	N/A

Performance outcomes	Acceptable outcomes	Response
PO51 Development is designed and sited to ensure light from infrastructure within, and from users of, a **state-controlled road** or **type 1 multi-modal corridor**, does not: 1. intrude into buildings during night hours (10pm to 6am); 2. create unreasonable disturbance during evening hours (6pm to 10pm).	No acceptable outcomes are prescribed.	N/A

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

Performance outcomes	Acceptable outcomes	Response
PO52 Development does not impede delivery of a **future state-controlled road**.	**AO52.1** Development is not located in a **future state-controlled road**. OR ALL OF THE FOLLOWING APPLY: **AO52.2** Development does not involve filling and excavation of, or material changes to, a **future state-controlled road**. AND **AO52.3** The intensification of lots does not occur within a **future state-controlled road**. AND **AO52.4** Development does not result in the landlocking of parcels once a **future state-controlled road** is delivered.	Proposal does not impact any future state-controlled road.
PO53 The location and design of **new or changed access** does not create a safety hazard for users of a **future state-controlled road**.	**AO53.1** Development does not include **new or changed access** to a **future state-controlled road**.	Proposal does not impact any future state-controlled road.

Performance outcomes	Acceptable outcomes	Response
PO54 Filling, excavation, building foundations and **retaining structures** do not undermine, damage or cause subsidence of a **future state-controlled road**.	No acceptable outcome is prescribed.	Proposal does not impact any future state-controlled road.
PO55 Development does not result in a material worsening of stormwater, flooding, overland flow or drainage impacts in a **future state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal does not impact any future state-controlled road.
PO56 Development ensures that stormwater is lawfully discharged.	**AO56.1** Development does not create any new points of discharge to a **future state-controlled road**. AND **AO56.2** Development does not concentrate flows to a **future state-controlled road**. AND **AO56.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO56.4** Development does not worsen the condition of an existing **lawful point of discharge** to the **future state-controlled road**.	Proposal does not impact any future state-controlled road.

State code 6: Protection of state transport networks

Table 6.2 Development in general

Performance outcomes	Acceptable outcomes	Response
Network impacts		
PO1 Development does not compromise the safety of users of the **state-controlled road** network.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO2 Development does not adversely impact the structural integrity or physical condition of a **state-controlled road** or **road transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO3 Development ensures **no net worsening** of the operating performance the **state-controlled road** network.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO4 Traffic movements are not directed onto a **state-controlled road** where they can be accommodated on the **local road** network.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO5 Development involving haulage exceeding 10,000 tonnes per year does not damage the pavement of a **state-controlled road**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO6 Development does not require a new **railway** level crossing.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO7 Development does not adversely impact the operating performance of an existing **railway crossing**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO8 Development does not adversely impact on the safety of an existing **railway crossing**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO9 Development is designed and constructed to allow for on-site circulation to ensure vehicles do not queue in a **railway crossing**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO10 Development does not create a safety hazard within the **railway corridor**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO11 Development does not adversely impact the operating performance of the **railway corridor**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO12 Development does not interfere with or obstruct the **railway transport infrastructure** or **other rail infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.

Performance outcomes	Acceptable outcomes	Response
PO13 Development does not adversely impact the structural integrity or physical condition of a **railway corridor** or **rail transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
Stormwater and overland flow		
PO14 Stormwater run-off or overland flow from the development site does not create or exacerbate a safety hazard for users of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO15 Stormwater run-off or overland flow from the development site does not result in a material worsening of operating performance of a **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO16 Stormwater run-off or overland flow from the development site does not interfere with the structural integrity or physical condition of the **state transport corridor** or **state transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
PO17 Development associated with a **state-controlled road** or **road transport infrastructure** ensures that stormwater is lawfully discharged.	**AO17.1** Development does not create any new points of discharge to a **state transport corridor** or **state transport infrastructure**. AND **AO17.2** Development does not concentrate flows to a **state transport corridor**. AND **AO17.3** Stormwater run-off is discharged to a **lawful point of discharge**. AND **AO17.4** Development does not worsen the condition of an existing **lawful point of discharge** to a **state transport corridor** or **state transport infrastructure**.	Proposal will not have any additional impacts on the state-controlled road or railway network.

Performance outcomes	Acceptable outcomes	Response
Flooding		
PO18 Development does not result in a material worsening of flooding impacts within a **state transport corridor** or **state transport infrastructure**	*For a **state-controlled road** or **road transport infrastructure**, all of the following apply:* **AO18.1** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (within +/- 10mm) to existing flood levels within a **state transport corridor**. AND **AO18.2** For all flood events up to 1% **annual exceedance probability**, development ensures there are negligible impacts (up to a 10% increase) to existing peak velocities within a **state transport corridor**. AND **AO18.3** For all flood events up to 1% annual exceedance probability, development ensures there are negligible impacts (up to a 10% increase) to existing time of submergence of a **state transport corridor**. *No acceptable outcome is prescribed for a **railway corridor** or **rail transport infrastructure**.*	Proposal will not have any additional impacts on the state-controlled road or railway network.
Drainage infrastructure		
PO19 Drainage infrastructure does not create a safety hazard in a **state transport corridor**.	*For a **state-controlled road** environment, both of the following apply:* **AO19.1** Drainage infrastructure associated with, or in a **state-controlled road** is wholly contained within the development site, except at the **lawful point of discharge**. AND	Proposal will not have any additional impacts on the state-controlled road or railway network.

Performance outcomes	Acceptable outcomes	Response
	AO19.2 Drainage infrastructure can be maintained without requiring access to a **state transport corridor**. *For a **railway** environment both of the following apply:* **AO19.3** Drainage infrastructure associated with a **railway corridor** or **rail transport infrastructure** is wholly contained within the development site. AND **AO19.4** Drainage infrastructure can be maintained without requiring access to a **state transport corridor**.	
PO20 Drainage infrastructure associated with, or in a **state-controlled road** or **road transport infrastructure** is constructed and designed to ensure the structural integrity and physical condition of existing drainage infrastructure and the surrounding drainage network is maintained.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.
Planned upgrades		
PO21 Development does not impede delivery of **planned upgrades** of **state transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not have any additional impacts on the state-controlled road or railway network.

Table 6.3 Public passenger transport infrastructure and active transport

Performance outcomes	Acceptable outcomes	Response
PO22 Development does not damage or interfere with **public passenger transport infrastructure**, **active transport infrastructure** or **public passenger services**.	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
PO23 Development does not compromise the safety of **public passenger transport infrastructure**, **public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not impact any public passenger transport infrastructure or active transport infrastructure.
PO24 Development does not adversely impact the operating performance of **public passenger transport infrastructure, public passenger services** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not impact any public passenger transport infrastructure or active transport infrastructure.
PO25 Development does not adversely impact the structural integrity or physical condition of **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	Proposal will not impact any public passenger transport infrastructure or active transport infrastructure.
PO26 Upgraded or new **public passenger transport infrastructure** and **active transport infrastructure** is provided to accommodate the demand for **public passenger transport** and **active transport** generated by the development.	No acceptable outcome is prescribed.	N/A
PO27 Development is designed to ensure the location of **public passenger transport infrastructure** prioritises and enables efficient **public passenger services**.	No acceptable outcome is prescribed.	N/A
PO28 Development enables the provision or extension of **public passenger services**, **public passenger transport infrastructure** and **active transport infrastructure** to the development and avoids creating indirect or inefficient routes for **public passenger services**.	No acceptable outcome is prescribed.	N/A
PO29 New or modified road networks are designed to enable development to be serviced by **public passenger services**.	**AO29.1** Roads catering for buses are arterial or **sub-arterial roads**, collector or their equivalent. AND **AO29.2** Roads intended to accommodate buses are designed and constructed in accordance with: 1. Road Planning and Design Manual, 2nd Edition, Volume 3 – Guide to Road Design; Department of Transport and Main Roads;	N/A

Performance outcomes	Acceptable outcomes	Response
	2. Supplement to Austroads Guide to Road Design (Parts 3, 4-4C and 6), Department of Transport and Main Roads; 3. Austroads Guide to Road Design (Parts 3, 4-4C and 6); 4. Austroads Design Vehicles and Turning Path Templates; 5. Queensland Manual of Uniform Traffic Control Devices, Part 13: Local Area Traffic Management and AS 1742.13-2009 Manual of Uniform Traffic Control Devices – Local Area Traffic Management; AND **AO29.3** Traffic calming devices are not installed on roads used for buses in accordance with section 2.3.2 Bus Route Infrastructure, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	
PO30 Development provides safe, direct and convenient access to existing and future **public passenger transport infrastructure** and **active transport infrastructure**.	No acceptable outcome is prescribed.	N/A
PO31 On-site vehicular circulation ensures the safety of both **public passenger transport services** and pedestrians.	No acceptable outcome is prescribed.	N/A
PO32 Taxi facilities are provided to accommodate the demand generated by the development.	No acceptable outcome is prescribed.	N/A
PO33 Facilities are provided to accommodate the demand generated by the development for community transport services, courtesy transport services, and **booked hire services** other than taxis.	No acceptable outcome is prescribed.	N/A

Performance outcomes	Acceptable outcomes	Response
PO34 Taxi facilities are located and designed to provide convenient, safe and equitable access for passengers.	**AO34.1** A **taxi facility** is provided parallel to the kerb and adjacent to the main entrance. AND **AO34.2 Taxi facilities** are designed in accordance with: 1. AS2890.5–1993 Parking facilities – on-street parking and AS1428.1–2009 Design for access and mobility – general requirements for access – new building work; 2. AS1742.11–1999 Parking controls – manual of uniform traffic control devices 3. AS/NZS 2890.6–2009 Parking facilities –off street parking for people with disabilities; 4. Disability standards for accessible public 5. transport 2002 made under section 31(1) of the Disability Discrimination Act 1992; 6. AS/NZS 1158.3.1 – Lighting for roads and public spaces, Part 3.1: Pedestrian area (category P) lighting – Performance and design requirements; 7. Chapter 7 Taxi Facilities, Public Transport Infrastructure Manual, Department of Transport and Main Roads, 2015.	N/A
PO35 Educational establishments are designed to ensure the safe and efficient operation of **public passenger services**, pedestrian and cyclist access and **active transport infrastructure**.	**AO35.1** Educational establishments are designed in accordance with the provisions of the Planning for Safe Transport Infrastructure at Schools, Department of Transport and Main Roads, 2011.	N/A

State code 16: Native vegetation clearing

For guidance on how to address this code, please refer to the State Development Assessment Provisions Guidance material: State code 16: Native vegetation clearing.

Please note: It is only necessary to provide a response to the performance outcomes relevant to the clearing purpose(s). Table 16.1 below specifies which tables of performance outcomes are relevant for each clearing purpose. Tables that are not relevant to your clearing purpose can be left blank or deleted.

As an example, only Table 16.2 and Table 16.15 are relevant for a development application for operational works that involves managing thickened vegetation. The remaining tables may be deleted.

Table 16.1: Relevant code provisions for each type of development

Clearing purpose	Relevant provisions
Material change of use and / or reconfiguring a lot and / or operational work	
Public safety, **relevant infrastructure activities** and / or **consequential development of IPA approval**	Table 16.2 and Table 16.3
Extractive industry	Table 16.2 and Table 16.4
Coordinated project (agriculture)	Table 16.2 and Table 16.5
Coordinated project (**extractive industry**)	Table 16.2 and Table 16.6
Coordinated project (all other purposes)	Table 16.2 and Table 16.7
Material change of use and / or reconfiguring a lot for all other purposes	Table 16.2 and Table 16.8
Material change of use and / or reconfiguring a lot for which there will be no **clearing as a result of the material change of use** or **reconfiguring a lot**	Table 16.9
Material change of use and / or reconfiguring a lot for which **clearing** is limited to **clearing** that could be done as **exempt clearing work** for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved	Table 16.2 and Table 16.10
Operational work	
Necessary environmental clearing	Table 16.2 and Table 16.11
Control non-native plants or **declared pests**	Table 16.2 and Table 16.12
Encroachment	Table 16.2 and Table 16.13
Fodder harvesting	Table 16.2 and Table 16.14
Managing thickened vegetation	Table 16.2 and Table 16.15

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
PO1 Clearing of **vegetation** is consistent with any **notice requiring compliance** on the land subject to the development application, unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	N/A
PO2 Clearing of **vegetation** is consistent with **vegetation management requirements** for **particular regulated areas** unless a **better environmental outcome** can be achieved.	No acceptable outcome is prescribed.	N/A
PO3 Clearing of **vegetation** in a **legally secured offset area**: 1. is consistent with the **offset** delivery plan; or 2. is consistent with an **agreement** for the **offset area** on the land subject to the development application; or 3. only occurs if an additional **offset** is provided.	No acceptable outcome is prescribed.	N/A

Table 16.3: Public safety, relevant infrastructure activities and / or consequential development of IPA approval

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO4 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO5 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion;	**AO5.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO5.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**:	

Performance outcomes	Acceptable outcomes	Response
2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in reference table 1 in this code.	
PO6 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features		
PO7 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO7.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO7.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO8 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Connectivity		

Performance outcomes	Acceptable outcomes	Response
PO9 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO9.1 Clearing** occurs in accordance with reference table 3 in this code.	
Soil erosion if the local government is not the assessment manager for the development application		
PO10 Clearing of **vegetation** does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO10.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent increased **soil erosion and instability** resulting from the **clearing**.	
Salinity		
PO11 Clearing of **vegetation** within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO11.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		
PO12 Clearing of **vegetation** for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of **least concern regional ecosystems**.	**AO12.1 Clearing** for temporary use areas to construct necessary infrastructure does not occur in a **least concern regional ecosystem**. OR **AO12.2** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO12.3** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed areas prescribed in table reference table 1 of this code.	

Performance outcomes	Acceptable outcomes	Response
PO13 Where **clearing** of **vegetation** in a **regional ecosystem** for temporary use areas to construct necessary infrastructure does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the **cleared** area is **rehabilitated**.	No acceptable outcome is prescribed.	
Conserving endangered and of concern regional ecosystems		
PO14 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO14.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO14.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO14.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in table reference table 1 of this code.	
PO15 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		

Performance outcomes	Acceptable outcomes	Response
PO16 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO16.1 Clearing** does not occur in **essential habitat**. OR **AO16.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO16.3 Clearing** in **essential habitat** does not exceed the areas prescribed in table reference table 1 of this code.	
PO17 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO18 Clearing of **vegetation** does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO18.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO18.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	

Table 16.4: Extractive industry

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO19 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Clearing of vegetation is limited to the area which is considered necessary for future operations to extract a necessary resource for the local construction industry. Watercourses have been avoided and setbacks maintained to minimise adverse impacts.
Clearing associated with wetlands		
PO20 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO20.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO20.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in table reference table 1 in this code.	N/A
PO21 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	N/A
Clearing associated with watercourses and drainage features		
PO22 Clearing of **vegetation** within a **watercourse** and /or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants;	**AO22.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR	Proposal complies – watercourses are avoided and setbacks are maintained in accordance with table 2.

Performance outcomes	Acceptable outcomes	Response
3. aquatic habitat; 4. terrestrial habitat.	**AO22.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO23 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	N/A
Connectivity		
PO24 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to maintain: 1. **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO24.1 Clearing** occurs in accordance with reference table 3 in this code.	Proposal is understood to comply with table 3. The proposed clearing does not compromise the broader connectivity of regional ecosystems across the site and surrounding land.
Soil erosion if the local government is not the assessment manager for the development application		
PO25 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO25.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	Current operations are subject to documented erosion and sediment control practices.
Salinity		
PO26 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO26.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	N/A
Conserving endangered and of concern regional ecosystems		

Performance outcomes	Acceptable outcomes	Response
PO27 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO27.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO27.2** Total **clearing** of **endangered regional** ecosystems and **of concern regional ecosystems** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO27.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in table reference table 1 of this code.	Proposed clearing exceeds the requirements of table 1. Refer to PO28.
PO28 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	Cleared land will be progressively rehabilitated as the extraction activity moves to different areas within the proposed extraction area and any significant residual impact will be offset as required by financial or land-based means.
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO29 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO29.1 Clearing** does not occur in **essential habitat**. OR **AO29.2 Clearing** in **essential habitat** does not exceed the widths prescribed in table reference table 1 of this code.	Proposed clearing exceeds the requirements of table 1. Refer to PO30.

Performance outcomes	Acceptable outcomes	Response
	OR **AO29.3 Clearing** in **essential habitat** does not exceed the areas prescribed in table reference table 1 of this code.	
PO30 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	Cleared land will be progressively rehabilitated as the extraction activity moves to different areas within the proposed extraction area and any significant residual impact will be offset as required by financial or land-based means.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO31 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides 2. mobilisation of acid or metals.	**AO31.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO31.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	N/A
Staged clearing		
PO32 Clearing of **vegetation**: 1. is staged in line with operational needs that restrict **clearing** to the current operational area; and 2. only occurs in the area from which material will be extracted, and any reasonably associated **built infrastructure**, within the term of the development approval; and 3. does not occur without required permits.	No acceptable outcome is prescribed.	Proposal complies.

Table 16.5: Coordinated project (agriculture)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO33 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO34 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO34.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO34.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in table reference table 1 in this code.	
PO35 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features		
PO36 Clearing of **vegetation** within a **watercourse** and /or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the	**AO36.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and	

Performance outcomes	Acceptable outcomes	Response
regional ecosystem associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO36.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO37 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Connectivity		
PO38 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO38.1 Clearing** occurs in accordance reference table 3 of this code.	
PO39 Where: 1. **clearing** of **vegetation** in a **regional ecosystem** does not maintain **ecological processes**; and 2. the **regional ecosystem** does not remain in the landscape despite **threatening processes**; and 3. the **clearing** cannot be avoided; and 4. the **clearing** has been mitigated	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
an **offset** is provided for any acceptable **significant residual impact**.		
Soil erosion if the local government is not the assessment manager for the development application		
PO40 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO40.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	
Salinity		
PO41 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO41.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Conserving endangered and of concern regional ecosystems		
PO42 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO42.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO42.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO42.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in table reference table 1 of this code.	
PO43 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional**	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
ecosystem, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.		
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO44 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO44.1 Clearing** does not occur in **essential habitat**. OR **AO44.2 Clearing** in **essential habitat** does not exceed the widths prescribed in table reference table 1 of this code. OR **AO44.3 Clearing** in **essential habitat** does not exceed the areas prescribed in table reference table 1 of this code.	
PO45 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO46 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO46.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO46.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where:	

Performance outcomes	Acceptable outcomes	Response
	1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Clearing for agriculture		
PO47 Clearing of **vegetation** only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.	No acceptable outcome is prescribed.	
PO48 For applications for irrigated crops, the owner of the land has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the **clearing** of **vegetation** relates.	No acceptable outcome is prescribed.	

Table 16.6: Coordinated project (extractive industry)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO49 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO50 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat;	**AO50.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO50.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and	

Performance outcomes	Acceptable outcomes	Response
4. terrestrial habitat.	2. does not exceed widths in reference table 1 in this code.	
PO51 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features		
PO52 Clearing of **vegetation** within a **watercourse** and /or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO52.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO52.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO53 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact.**	No acceptable outcome is prescribed.	
Connectivity		

Performance outcomes	Acceptable outcomes	Response
PO54 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO54.1 Clearing** occurs in accordance with reference table 3 of this code.	
PO55 Where: 1. **clearing** of **vegetation** in a **regional ecosystem** does not maintain **ecological processes;** and 2. the **regional ecosystem**; and 3. the **clearing** cannot be avoided; and 4. the **clearing** has been mitigated an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Soil erosion if the local government is not the assessment manager for the development application		
PO56 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO56.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	
Salinity		
PO57 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO57.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Conserving endangered and of concern regional ecosystems		

Performance outcomes	Acceptable outcomes	Response
PO58 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO58.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO58.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in reference table 1 of this code. OR **AO58.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in reference table 1 of this code.	
PO59 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO60 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO60.1 Clearing** does not occur in **essential habitat**. OR **AO60.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR	

Performance outcomes	Acceptable outcomes	Response
	AO60.3 Clearing in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	
PO61 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO62 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO62.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO62.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Staged clearing		
PO63 Clearing: 1. is staged in line with operational needs that restrict **clearing** to the current operational area; and 2. only occurs in the area from which material will be extracted, and any reasonably associated **built infrastructure**, within the term of the development approval; and 3. does not occur without required permits.	No acceptable outcome is prescribed.	

Table 16.7: Coordinated project (all other purposes)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO64 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO65 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO65.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**. OR **AO65.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in table reference table 1 in this code.	
PO66 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features		
PO67 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following:	**AO67.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR	

Performance outcomes	Acceptable outcomes	Response
1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO67.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO68 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Connectivity		
PO69 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO69.1 Clearing** occurs in accordance with reference table 3 of this code.	
PO70 Where: 1. **clearing** of **vegetation** in a **regional ecosystem** does not maintain **ecological processes;** and 2. the **regional ecosystem**; and 3. the **clearing** cannot be avoided; and 4. the **clearing** has been mitigated an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Soil erosion if the local government is not the assessment manager for the development application		
PO71 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO71.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	

Performance outcomes	Acceptable outcomes	Response
Salinity		
PO72 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO72.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		
PO73 Clearing of **vegetation** for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of **least concern regional ecosystems**.	**AO73.1 Clearing** for temporary use areas to construct necessary infrastructure does not occur in a **least concern regional ecosystem**. OR **AO73.2** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO73.3** Total **clearing** for temporary use areas to construct necessary infrastructure in any **regional ecosystem** combined does not exceed areas prescribed in table reference table 1 of this code.	
PO74 Where **clearing** of **vegetation** in a **regional ecosystem** for temporary use areas to construct necessary infrastructure does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the **cleared** area is **rehabilitated**.	No acceptable outcome is prescribed.	
Conserving endangered and of concern regional ecosystems		
PO75 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO75.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR	

Performance outcomes	Acceptable outcomes	Response
	AO75.2 Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in table reference table 1 of this code. OR **AO75.3** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in reference table 1 of this code.	
PO76 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO77 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO77.1 Clearing** does not occur in **essential habitat**. OR **AO77.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO77.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	

Performance outcomes	Acceptable outcomes	Response
PO78 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO79 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides 2. mobilisation of acid or metals.	**AO79.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO79.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	

Table 16.8: Material change of use and / or reconfiguring a lot for all other purposes

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO80 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO81 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the	**AO81.1 Clearing** does not occur in a natural **wetland** or within 100 metres of the **defining bank** of any natural **wetland**.	

Performance outcomes	Acceptable outcomes	Response
composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	OR **AO81.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland**: 1. does not occur within 10 metres of the **defining bank** of any natural **wetland**; and 2. does not exceed widths in reference table 1 in this code.	
PO82 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features		
PO83 Clearing of **vegetation** within a **watercourse** and /or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature,** maintains the composition, structure and function of the **regional ecosystem** associated with the **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO83.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO83.2 Clearing** within any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the **defining bank**, unless **clearing** is required into or across the **watercourse** or **drainage feature**.	
PO84 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact**.		
Connectivity		
PO85 Regional ecosystems on the subject land and any adjacent land, retain sufficient **vegetation** to maintain: 1. **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO85.1 Clearing** occurs in accordance with reference table 3 in this code**.**	
Soil erosion if the local government is not the assessment manager for the development application		
PO86 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO86.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	
Salinity		
PO87 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO87.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Conserving endangered and of concern regional ecosystems		
PO88 Clearing of **vegetation** maintains the composition, structure and function of **endangered regional ecosystems** and/or **of concern regional ecosystems**.	**AO88.1 Clearing** does not occur in an **endangered regional ecosystem** or an **of concern regional ecosystem**. OR **AO88.2** Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed the widths prescribed in reference table 1 of this code. OR	

Performance outcomes	Acceptable outcomes	Response
	AO88.3 Total **clearing** of **endangered regional ecosystems** and **of concern regional ecosystems** combined does not exceed areas prescribed in reference table 1 of this code.	
PO89 Where **clearing** of **vegetation** in an **endangered regional ecosystem** or an **of concern regional ecosystems** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the cleared area cannot be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO90 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO90.1 Clearing** does not occur in **essential habitat**. OR **AO90.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO90.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	
PO91 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO92 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO92.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO92.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the Queensland Acid Sulfate Soil Technical Manual.	

Table 16.9: Material change of use and / or reconfiguring a lot for which there will be no clearing as a result of the material change of use or reconfiguring a lot

Performance outcomes	Acceptable outcomes	Response
PO93 Clearing as a result of a material change of use or **clearing as a result of reconfiguring a lot** does not occur.	No acceptable outcome is prescribed.	

Table 16.10: Material change of use and / or reconfiguring a lot for which clearing is limited to clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO94 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
Clearing that could already be done under an exemption		
PO95 Clearing of **vegetation** does not occur unless it is **clearing** that could be done as **exempt clearing work** for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	

Table 16.11: Necessary environmental clearing

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO96 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands (Land Restoration and Natural Disaster Preparation)		
PO97 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO97.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any natural **wetland**; and 2. within 100 metres of the **defining bank** of any natural **wetland**. OR **AO97.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland** only occurs where: 1. **clearing** does not exceed 0.5 hectares; and 2. **clearing** retains all **mature trees** and **habitat trees**; and 3. **clearing** that is for **flood preparation** complies with all of the following: a. **clearing** is undertaken by **felling** only; and: b. **clearing** does not exceed 100 square metres; and	

Performance outcomes	Acceptable outcomes	Response
	c. **clearing** does not occur outside the **defining banks** of a natural **wetland**.. OR **AO97.3 Clearing** to provide necessary access to undertake **necessary environmental clearing** only occurs where **clearing**: 1. does not exceed 10 metres in width; and 2. retains all **mature trees** and **habitat trees**; and 3. the access track: a. runs parallel to a natural **wetland** and **clearing** is not within 10 metres of the **defining bank** of a natural **wetland**; or b. is required to provide access across the **wetland**.	
PO98 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area is **rehabilitated**.	No acceptable outcome is prescribed.	
Clearing associated with wetlands (natural channel diversion and contaminants removal)		
PO99 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with any natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO99.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any natural **wetland**; and 2. within 100 metres of the **defining bank** of any natural **wetland**. OR **AO99.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland** only occurs where: 1. **clearing** does not exceed 0.5 hectares; and 2. **clearing** retains all **mature trees** and **habitat trees**.	

Performance outcomes	Acceptable outcomes	Response
	OR **AO99.3 Clearing** to provide necessary access to undertake **necessary environmental clearing** only occurs where **clearing**: 1. does not exceed 10 metres in width; and 2. retains all **mature trees** and **habitat trees**; and 3. the access track: a. runs parallel to a natural **wetland** and **clearing** is not within 10 metres of the **defining bank** of a natural **wetland**; or b. is required to provide access across the **wetland**.	
PO100 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a natural **wetland** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features (Land Restoration and Natural Disaster Preparation)		
PO101 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature** maintains the composition, structure and function of any **regional ecosystem** associated with any **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO101.1 Clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and 2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO101.2 Clearing** in any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code only occurs where:	

Performance outcomes	Acceptable outcomes	Response
	1. **clearing** does not exceed 0.5 hectares; and 2. **clearing** retains all **mature trees** and **habitat trees**; and 3. **clearing** that is for **flood preparation** complies with all of the following: a. **clearing** is undertaken by **felling** only; and b. **clearing** does not exceed 100 square metres; and c. **clearing** does not occur outside of the **defining bank** of any **watercourse** or **drainage feature**. OR **AO101.3 Clearing** to provide necessary access to undertake **necessary environmental clearing** only occurs where **clearing**: 1. does not exceed 10 metres in width; and 2. retains all **mature trees** and **habitat trees**; and 3. the access track: a. runs parallel to a **watercourse** or **drainage feature** and **clearing** is not within 10 metres of the **defining bank** of a **watercourse** or **drainage feature**; or b. is required to provide access across the **watercourse** or **drainage feature**.	
PO102 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the **cleared** area is **rehabilitated**.	No acceptable outcome is prescribed.	
Clearing associated with watercourses and drainage features (natural channel diversion and contaminants removal)		
PO103 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature maintains** the composition, structure and function of any	**AO103.1 Clearing** does not occur within any of the following areas: 1. inside the **defining bank** of a **watercourse** or **drainage feature**; and	

Performance outcomes	Acceptable outcomes	Response
regional ecosystem associated with any **watercourse** or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	2. within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code. OR **AO103.2 Clearing** in any **watercourse** or **drainage feature**, or within the relevant distance of the **defining bank** of any **watercourse** or **drainage feature** in reference table 2 of this code only occurs where: 1. **clearing** does not exceed 0.5 hectares; and 2. **clearing** retains all **mature trees** and **habitat trees**. OR **AO103.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where:** 1. **clearing** does not exceed 10 metres in width; and 2. **clearing** retains all **mature trees** and **habitat trees**; and 3. the access track: a. runs parallel to a **watercourse** or **drainage feature** and **clearing** is not within 10 metres of the **defining bank** of a **watercourse** or **drainage feature**; or b. is required to provide access across the **watercourse** or **drainage feature**.	
PO104 Where **clearing** of **vegetation** in a **regional ecosystem** associated with a **watercourse** and/or **drainage feature** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.		
Connectivity (land restoration and natural disaster preparation)		
PO105 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO105.1 Clearing** occurs in accordance with reference table 3 of this code.	
PO106 Where: 1. **clearing** of **vegetation** in a **regional ecosystem** does not maintain **ecological processes;** and 2. the **regional ecosystem** does not remain in the landscape despite **threatening processes;** and 3. the **clearing** cannot be avoided; and 4. the **clearing** has been mitigated; the **cleared** area is **rehabilitated**.	No acceptable outcome is prescribed.	
Connectivity (natural channel diversion and contaminants removal)		
PO107 Regional ecosystems on the subject land and any adjacent land retain sufficient **vegetation** to: 1. maintain **ecological processes**; and 2. ensure the **regional ecosystem** remains in the landscape despite **threatening processes**.	**AO107.1 Clearing** occurs in accordance with reference table 3 of this code.	
PO108 Where: 1. **clearing** of **vegetation** in a **regional ecosystem** does not maintain **ecological processes**; and 2. the **regional ecosystem** does not remain in the landscape despite **threatening processes;** and 3. the **clearing** cannot be avoided; and 4. the **clearing** has been mitigated; the **cleared** area: a. is **rehabilitated**; or	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
b. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.		
Soil erosion if the local government is not the assessment manager for the development application		
PO109 Clearing does not result in **accelerated soil erosion** within or outside the land the subject of the development application.	**AO109.1 Clearing** only occurs if an **erosion and sediment control plan** is developed and implemented to prevent **soil erosion and instability** resulting from the **clearing**.	
Salinity		
PO110 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO110.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Essential habitat (land restoration and natural disaster preparation) excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO111 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO111.1 Clearing** does not occur in **essential habitat**. OR **AO111.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO111.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	
PO112 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually, and cannot	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
be avoided and has been mitigated, the **cleared** area is **rehabilitated**.		
Essential habitat (natural channel diversion and contaminants removal) excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO113 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO113.1 Clearing** does not occur in **essential habitat**. OR **AO113.2 Clearing** in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO113.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	
PO114 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually, and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact** for each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO115 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO115.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO115.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where:	

Performance outcomes	Acceptable outcomes	Response
	1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Maintaining the composition, structure and function of the regional ecosystem (land restoration and natural disaster preparation)		
PO116 Clearing of **vegetation** maintains the composition, structure and function of the **regional ecosystem**.	**AO116.1 Clearing** retains all of the following: 1. **habitat trees**; 2. **mature trees**; and 3. the natural floristic composition and **range of sizes** across the **application area**. OR **AO116.2 Clearing** is for the purpose of **natural disaster preparation** and does not exceed the widths prescribed in reference table 1 of this code. OR **AO116.3 Clearing** is for the purpose of **natural disaster preparation** and does not exceed the areas prescribed in reference table 1 of this code.	
PO117 Where **clearing** of **vegetation** in a **regional ecosystem** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, the cleared area is **rehabilitated**.	No acceptable outcome is prescribed.	
Maintaining the composition, structure and function of the regional ecosystem (natural channel diversion and contaminants removal)		
PO118 Clearing of **vegetation** maintains the composition, structure and function of the **regional ecosystem**.	**AO118.1 Clearing** retains all of the following: 1. **habitat trees**; 2. **mature trees**; and 3. the natural floristic composition and **range of sizes** across the **application area**.	
PO119 Where **clearing** of **vegetation** in a **regional ecosystem** does not maintain the composition, structure and function of the **regional ecosystem**,	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
and cannot be avoided and has been mitigated, the cleared area: 1. is **rehabilitated**; or 2. where the **cleared** area cannot reasonably be **rehabilitated**, an **offset** is provided for any acceptable **significant residual impact**.		
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems (Land Restoration, Natural Disaster Preparation and Contaminates Removal)		
PO120 Clearing occurs only during a period that: 1. will not contribute to **land degradation**; and 2. ensures the ongoing maintenance of **ecological processes** and **biodiversity**; and 3. maintains the **regional ecosystem**.	No acceptable outcome is prescribed.	

Table 16.12: Control non-native plants or declared pests

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO121 Clearing of **vegetation** and **adverse impacts of clearing vegetation** do not occur unless the application has demonstrated that the **clearing** and the **adverse impacts of clearing** have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	
Clearing associated with wetlands		
PO122 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with a natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO122.1 Mechanical clearing** does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or **declared pests**: 1. inside the **defining bank** of any natural **wetland**; and 2. within 20 metres of the **defining bank** of any natural **wetland**. AND	

Performance outcomes	Acceptable outcomes	Response
	AO122.2 Clearing to provide necessary access to control non-native plants or **declared pests** only occurs where: 1. **clearing** does not exceed five metres in width; and 2. **clearing** retains all **mature trees** and **habitat trees**; and 3. the access track: a. runs parallel to a natural **wetland** and **clearing** is not within 10 metres of the **defining bank** of a natural **wetland**; or b. is required to provide access across the **wetland**. AND **AO122.3** Chemical **clearing** retains: 1. all **mature trees**; and 2. all **habitat trees**; and 3. at least 50 per cent of **immature trees** in each 50 metre by 50 metre area. AND **AO122.4** Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the **defining bank** of a natural **wetland**: 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND	

Performance outcomes	Acceptable outcomes	Response
	AO122.5 Aerial application of a **foliar herbicide** does not occur within whichever is the greater distance from the **defining bank** of a natural **wetland**; 1. 50 metres; or 2. the distance specified for **wetlands** on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Clearing associated with watercourses or drainage features		
PO123 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature** maintains the composition, structure and function of any **regional ecosystem** associated with any **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO123.1 Mechanical clearing** does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or **declared pests**: 1. inside the **defining bank** of any **watercourse** or **drainage feature**; and 2. within 10 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 1 or 2 **watercourse** or **drainage feature**; and 3. within 15 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 3 or 4 **watercourse** or **drainage feature**; and 4. within 20 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 5 or more **watercourse** or **drainage feature**. AND **AO123.2 Clearing** to provide necessary access to control non-native plants or **declared pests** only occurs where: 1. **clearing** does not exceed five metres in width; and 2. **clearing** retains all **habitat trees** and **mature trees**; and	

Performance outcomes	Acceptable outcomes	Response
	3. the access track: a. runs parallel to the **watercourse** or **drainage feature** and is not within 10 metres of the **defining bank** of the **watercourse** or **drainage feature**; or b. is required to provide access across the **watercourse** or **drainage feature**. AND **AO123.3** Chemica**l clearing** retains all of the following: 1. **mature trees;** and 2. **habitat trees**; and 3. at least 50 per cent of **immature trees** in any 50 metre by 50 metre area. AND **AO123.4 Root absorbed broad spectrum herbicides** are not applied within whichever is the greater distance from the **defining bank** of a **watercourse or drainage feature**: 1. 100 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND **AO123.5 Aerial application** of a **foliar herbicide** does not occur within whichever is the greater distance from the **defining bank** of a **watercourse or drainage feature**: 1. 50 metres; or 2. any distance specified on the approved product label; or	

Performance outcomes	Acceptable outcomes	Response
	3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Soil erosion		
PO124 Clearing of **vegetation** does not result in **accelerated soil erosion** within or outside the land subject of the development application.	**AO124.1 Clearing** only occurs where **recognised best practice methods** are employed to: 1. prevent **soil erosion and instability** resulting from the **clearing**; and 2. stabilise **soil erosion and instability** which would result from **clearing**; and 3. prevent increased sediment run-off entering a **wetland**, **watercourse** or **drainage feature** as a result of the **clearing**. AND **AO124.2 Mechanical clearing:** 1. does not occur on a **slope** greater than 15 percent; and 2. in each 50 by 50 metre area (0.25 hectares), retains 50 per cent of the **ground cover** and does not disturb more than 50 per cent of the **ground cover**. AND **AO124.3** New access tracks required to provide necessary access to control a non-native plant or **declared pests** do not exceed five metres in width or de-stabilise the banks of any **watercourse** or **drainage feature** as a result of crossing, construction or use.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO125 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO125.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR	

Performance outcomes	Acceptable outcomes	Response
	AO125.2 Clearing in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Conserving remnant vegetation that is a regional ecosystem		
PO126 Clearing activities: 1. maintain the natural floristic composition and **range of sizes** of each species of the **regional ecosystem** evenly spaced across the **application area**; and 2. retain all **habitat trees** and **mature trees**.	**AO126.1 Mechanical clearing**: 1. only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the **clearing** is required to provide necessary access to control a non-native plant or **declared pest**; and 2. does not occur using two machines linked by chain or cable; and 3. retains all **habitat trees** and **mature trees**. AND **AO126.2 Clearing** to provide necessary access to control non-native plants or **declared pests** does not exceed five metres in width. AND **AO126.3** Any **regional ecosystem burn** is undertaken in accordance with the fire guideline for the **regional ecosystem**, as outlined in the Regional Ecosystem Description Database (REDD). AND **AO126.4** Chemical **clearing** retains all of the following: 1. **mature trees**; and	

Performance outcomes	Acceptable outcomes	Response
	2. **habitat trees**; and 3. at least 50 per cent of **immature trees** in each 50 metre by 50 metre area. AND **AO126.5 Aerial application** of a **root-absorbed broad spectrum herbicides** does not occur. AND **AO126.6 Root-absorbed broad spectrum herbicides** are not applied within whichever distance is the greater from a **mature tree** or a **habitat tree**; 1. 30 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO127 Clearing occurs only during a period that: 1. will not contribute to **land degradation**; and 2. ensures the ongoing maintenance **of ecological processes** and **biodiversity**; and 3. maintains the **regional ecosystem**.	No acceptable outcome is prescribed.	

Table 16.13: Encroachment

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO128 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with a natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion;	**AO128.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any natural **wetland**; and 2. within 20 metres of the **defining bank** of any natural **wetland**.	

Performance outcomes	Acceptable outcomes	Response
2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AND **AO128.2 Root absorbed broad spectrum herbicides** are not applied within whichever is the greater distance from the **defining bank** of a natural **wetland**: 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Clearing associated with watercourses or drainage features		
PO129 Clearing of **encroachment** maintains: 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat.	**AO129.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any **watercourse** or **drainage feature**; and 2. within 10 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 1 or 2 **watercourse** or **drainage feature**; and 3. within 15 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 3 or 4 **watercourse** or **drainage feature**; and 4. within 20 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 5 or more **watercourse** or **drainage feature**. AND **AO129.2 Root-absorbed broad spectrum herbicides** are not applied within whichever is the greater distance from the **defining bank** of a **watercourse** or **drainage feature**: 1. 100 metres; or 2. any distance specified on the approved product label; or	

Performance outcomes	Acceptable outcomes	Response
	3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Soil erosion		
PO130 Clearing does not result in **accelerated soil erosion** within or outside the land subject of the development application.	**AO130.1 Clearing** only occurs where **recognised best practice methods** are employed to: 1. prevent **soil erosion and instability** resulting from the **clearing**; and 2. stabilise **soil erosion and instability** which would result from **clearing**; and 3. prevent increased sediment run-off entering a **wetland**, **watercourse** or **drainage feature** as a result of the **clearing**. AND **AO130.2 Mechanical clearing** does not occur in any of the following areas: 1. within 50 metres of an area of **soil erosion and instability**; and 2. **slopes** greater than five per cent.	
Salinity		
PO131 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO131.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO132 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.	**AO132.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR **AO132.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where:	

Performance outcomes	Acceptable outcomes	Response
	1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Clearing limited to specific regional ecosystems		
PO133 Clearing of **encroachment** does not occur, other than in the **regional ecosystems** listed in reference table 5 of this code.	No acceptable outcome is prescribed.	
Conserving vegetation		
PO134 Clearing activities: 1. result in the restoration of the **regional ecosystem**; and 2. retain all **habitat trees**; and 3. retain all **groves**; and 4. retain species which make up the natural floristic composition of the **regional ecosystem**, distributed in a natural pattern.	**AO134.1 Clearing** retains all of the following: 1. all **mature trees**; and 2. all **habitat trees**; and 3. all woody **vegetation** within a **grove,** unless it is undertaken by a **regional ecosystem burn**. AND **AO134.2** Any **regional ecosystem burn** is undertaken in accordance with the fire guideline for the **regional ecosystem**, as outlined in the Regional Ecosystem Description Database (REDD). AND **AO134.3 Clearing** does not result in debris being stacked or pushed against a **mature tree** or a **habitat tree**. AND **AO134.4 Mechanical clearing** does not occur within 10 metres of a **mature tree** or a **habitat tree**. AND	

Performance outcomes	Acceptable outcomes	Response
	AO134.5 Aerial application of a herbicide does not occur. AND **AO134.6** Chemical **clearing** does not occur within five metres of a **mature tree** or a **habitat tree**. AND **AO134.7 Root-absorbed broad spectrum herbicides** are not applied in any of the following areas: 1. **regional ecosystems** 11.4.11 and 11.8.11; and 2. within whichever is the greater distance from a **mature tree** or a **habitat tree**: a. 10 metres; or b. the distance specified by the approved product label; or c. the distance specified in the safety and use conditions prescribed by the Australian Pesticides and Veterinary Medicines Authority; and 3. within whichever is the greater distance from a **grove**: a. 30 metres; or b. the distance specified by the approved product label; or c. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO135 Clearing occurs only during a period that: 1. will not contribute to **land degradation**; and	No acceptable outcome is prescribed.	

Performance outcomes	Acceptable outcomes	Response
2. ensures the ongoing maintenance of **ecological processes** and **biodiversity**; and 3. maintains the **regional ecosystem**.		

Table 16.14: Fodder harvesting

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO136 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with a natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO136.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any natural **wetland**; and 2. within 20 metres of the **defining bank** of any natural **wetland**. AND **AO136.2 Mechanical clearing** that is strip harvesting or block harvesting does not occur in any of the following areas: 1. inside the **defining bank** of any natural **wetland**; and 2. within 100 metres of the **defining bank** of any natural **wetland**.	
Clearing associated with watercourses or drainage features		
PO137 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature** maintains the composition, structure and function of any **regional ecosystem** associated with any **watercourse** and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO137.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any **watercourse** or **drainage feature**; and 2. within 20 metres of the **defining bank** of any **watercourse** or **drainage feature**. AND **AO137.2 Mechanical clearing** that is **strip harvesting** or **block harvesting** does not occur in any of the following areas: 1. inside the **defining bank** of any **watercourse** or **drainage feature**; and	

Performance outcomes	Acceptable outcomes	Response
	2. within 100 metres of the **defining bank** of any **watercourse** or **drainage feature**.	
Soil erosion		
PO138 Clearing does not result in **accelerated soil erosion** within or outside the land subject of the development application.	**AO138.1 Clearing** only occurs where **recognised best practice methods** are employed to: 1. prevent **soil erosion and instability** resulting from the **clearing**; and 2. stabilise **soil erosion and instability** which would result from **clearing**; and 3. prevent increased sediment run-off entering a **wetland**, **watercourse** or **drainage feature** as a result of the **clearing**. AND **AO138.2 Mechanical clearing** does not occur on a **slope** greater than five percent. OR **AO138.3 Mechanical clearing** does not occur within 50 metres of an area of **soil erosion and instability**.	
Salinity		
PO139 Clearing within 100 metres of a **salinity expression area** does not contribute to or accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO139.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	
Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO140 Clearing of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** maintains the composition, structure and function of the **regional ecosystem** for each **protected wildlife** species individually.	**AO140.1 Clearing** does not occur in **essential habitat**. OR	

Performance outcomes	Acceptable outcomes	Response
	AO140.2 Clearing in **essential habitat** does not exceed the widths prescribed in reference table 1 of this code. OR **AO140.3 Clearing** in **essential habitat** does not exceed the areas prescribed in reference table 1 of this code.	
PO141 Where **clearing** of **vegetation** in a **regional ecosystem** that is an area of **essential habitat** does not maintain the composition, structure and function of the **regional ecosystem**, and cannot be avoided and has been mitigated, an **offset** is provided for any acceptable **significant residual impact for** each **protected wildlife** species individually.	No acceptable outcome is prescribed.	
Limits to clearing for fodder harvesting		
PO142 Clearing is limited to: 1. the extent necessary to provide fodder for stock; and 2. areas where the stock is located, and the stock have sufficient water.	No acceptable outcome is prescribed.	
PO143 Clearing must only occur: 1. in **regional ecosystems** listed in reference table 6 or reference table 7 of this code; and 2. in accordance with the harvesting method limitations for the **regional ecosystem** listed in reference table 6 or reference table 7 of this code.	No acceptable outcome is prescribed.	
PO144 Clearing consists predominantly of **fodder species**.	No acceptable outcome is prescribed.	
Conserving vegetation		
PO145 Clearing is carried out in a way that conserves: 1. **remnant vegetation** in perpetuity; and 2. the **regional ecosystem** in which the **vegetation** is situated.	**AO145.1 Clearing** does not result in the removal of non-**fodder species** with a height of four metres or more. AND **AO145.2 Selective harvesting**:	

Performance outcomes	Acceptable outcomes	Response
	1. retains all non-**fodder species** except where the damage is an unavoidable consequence of **clearing** the selected fodder tree; and 2. when using a chainsaw in **regional ecosystems** listed in reference table 6 of this code, retains at least one fodder tree for every fodder tree **cleared**; and 3. in **least concern regional ecosystems** listed in reference table 7 of this code, retains at least one fodder tree for each fodder tree **cleared**; and 4. in **of concern regional ecosystems** listed in reference table 7 of this code, retains at least two fodder trees for each fodder tree **cleared**. AND **AO145.3 Strip harvesting** and **block harvesting**: 1. where **fodder harvesting** has previously occurred in an area of a lot, only occurs if all of the following apply: a. the **vegetation** has not been cleared in the last 10 years; and b. the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of **fodder species** in the **regional ecosystem**; and c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and 2. aligns **clearing** along the contour where practical; and 3. does not occur in patches of **regional ecosystems** that are less than 10 hectares in area or less than 500 metres wide. AND **AO145.4 Strip harvesting**:	

Performance outcomes	Acceptable outcomes	Response
	1. does not result in any **strip harvesting area** exceeding 50 metres in width; and 2. results in all **strip retention areas**: a. being preserved along the length of **strip harvest areas** to a width of at least 1.5 times that of the adjacent **strip harvest area**; and b. containing **fodder species** with an average height of at least four metres; and 3. does not result in **clearing** for machinery access between **strip harvest areas** exceeding 15 metres in width. AND **AO145.5 Block harvesting**: 1. does not result in any **block harvest area** exceeding one hectare; and 2. results in **block retention areas**: a. being preserved between **block harvest areas** in accordance with the widths specified in reference table 8 of this code; and b. containing **fodder species** with an average height of at least four metres; and 3. does not result in **clearing** for machinery access between **block harvest areas** exceeding 10 metres in width.	
Cleared vegetation		
PO146 Fodder harvesting is carried out in a way that results in the woody biomass of the **cleared vegetation** remaining where it is **cleared**.	No acceptable outcome is prescribed.	
Conserving the fodder resource		
PO147 Fodder harvesting is carried out in a way that will conserve the fodder resource.	**AO147.1 Clearing** does not occur: 1. in an area that has been **cleared** in the previous 10-year period; and 2. more than once in the same area of a lot; and	

Performance outcomes	Acceptable outcomes	Response
	3. in more than 50 per cent of the area of the **regional ecosystem** listed in reference table 6 and reference table 7 of this code on the lot; and 4. in areas required to be retained under this code, a development approval or any **accepted development vegetation clearing code**.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO148 Clearing occurs only during a period that: 1. will not contribute to **land degradation**; and 2. ensures the ongoing maintenance of **ecological processes** and **biodiversity**; and 3. maintains the **regional ecosystem**.	No acceptable outcome is prescribed.	

Table 16.15: Managing thickened vegetation

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO149 Clearing of **vegetation** within a natural **wetland** and/or within 100 metres of the **defining bank** of a natural **wetland** maintains the composition, structure and function of any **regional ecosystem** associated with a natural **wetland** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO149.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of a natural **wetland**; and 2. within 20 metres of the **defining bank** of a natural **wetland**.	
Clearing associated with watercourses or drainage features		
PO150 Clearing of **vegetation** within a **watercourse** and/or **drainage feature** and/or within the relevant distance (listed in reference table 2) of a **watercourse** and/or **drainage feature** maintains the composition, structure and function of any **regional ecosystem** associated with any **watercourse**	**AO150.1 Mechanical clearing** does not occur in any of the following areas: 1. inside the **defining bank** of any **watercourse drainage feature**; 2. within 10 metres of the **defining bank** of a **watercourse** or **drainage** feature that is a	

Performance outcomes	Acceptable outcomes	Response
and/or **drainage feature** to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**stream order** 1 or 2 **watercourse** or **drainage feature**; 3. within 15 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 3 or 4 **watercourse** or **drainage feature**; 4. within 20 metres of the **defining bank** of a **watercourse** or **drainage feature** that is a **stream order** 5 or more **watercourse** or **drainage feature**.	
Soil erosion		
PO151 Clearing does not result in **accelerated soil erosion** within or outside the land subject of the development application.	**AO151.1 Clearing** only occurs where **recognised best practice methods** are employed to: 1. prevent **soil erosion and instability** resulting from the **clearing**; and 2. stabilise **soil erosion and instability** which would result from **clearing**; and 3. prevent increased sediment run-off entering a **wetland**, **watercourse** or **drainage feature** as a result of the **clearing**. AND **AO151.2 Mechanical clearing** does not: 1. occur in a **regional ecosystem** in reference table 4 of this code that states '**mechanical clearing** not permitted'; 2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent **ground cover**; 3. occur on a **slope** greater than five per cent; and 4. occur within 50 metres of an area of **soil erosion and instability**.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO152 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:	**AO152.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR	

Performance outcomes	Acceptable outcomes	Response
1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	**AO152.2 Clearing** in **land zone 1**, **land zone 2** or **land zone 3** in areas below the five metre Australian Height Datum only occurs where: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Restoring the regional ecosystem		
PO153 Clearing activities: 1. restore the natural floristic composition and **range of sizes** of each species of the **regional ecosystem** evenly spaced across the **application area**; and 2. retain **mature trees**, **habitat trees** and **tall immature trees** and **thickets**.	**AO153.1 Clearing** does not occur in **thickets**. AND **AO153.2 Clearing** retains: 1. all **mature trees** and **habitat trees**; 2. a full **range of sizes** and species typical of the **regional ecosystem** in the area; and 3. where the number of **mature trees** plus **habitat trees** is less than 20 per hectare, **tall immature trees** to total 20 **mature trees**, **habitat trees** and **tall immature trees** per hectare. AND **AO153.3 Clearing** does not result in debris stacked or pushed against a **mature tree**, **habitat tree** or **tall immature tree**. AND **AO153.4** If **clearing immature trees**, retain **immature trees** in each 50 metre by 50 metre area to at least the density specified reference table 4 of this code. AND	

Performance outcomes	Acceptable outcomes	Response
	AO153.5 If **clearing low shrubs**: 1. in **regional ecosystems** where **clearing** is restricted to **low shrubs** as specified in reference table 4 of this code – **clearing** retains all **immature trees**; 2. in **regional ecosystems** where **clearing** is not restricted to **low shrubs** as specified in reference table 4 of this code – **clearing** retains at least the number of **immature trees** specified in reference table 4 of this code; and 3. **clearing** retains at least 10 per cent of the predominate species that have thickened. AND **AO153.6 Mechanical clearing** does not occur within 5 metres of the trunk of a **mature tree**, **habitat tree** or **tall immature tree**. AND **AO153.7 Clearing** is not undertaken by: 1. **aerial application** of any herbicide; and/or 2. application of a **root-absorbed broad spectrum herbicide**. AND **AO153.8** Chemical **clearing** does not occur within five metres of the trunk of a **mature tree**, **habitat tree** or **tall immature tree**. AND **AO153.9** Any **regional ecosystem burn** is undertaken in accordance with the fire guideline for the **regional ecosystem**, as outlined in the Regional Ecosystem Description Database (REDD).	
Clearing limited to specific regional ecosystems and specific clearing methods		

Performance outcomes	Acceptable outcomes	Response
PO154 Clearing must be for the purpose of restoring the remnant **regional ecosystem** and only occur if all of the following apply: 1. **clearing** is in **regional ecosystems** prescribed in reference table 4 of this code; and 2. **clearing** is in accordance with the **clearing** restrictions for the **regional ecosystem** prescribed in reference table 4 of this code.	No acceptable outcome is prescribed.	
PO155 Clearing occurs only during a period that: 1. will not contribute to **land degradation**; and 2. ensures the ongoing maintenance of **ecological processes** and **biodiversity**; and 3. maintains the **regional ecosystem**.	No acceptable outcome is prescribed.	

State code 22: Environmentally relevant activities

Guideline – SDAP State code 22: Environmentally Relevant Activities provides direction on how to address this code.

Table 22.1: All development

Performance outcomes	Acceptable outcomes	Response
All ERAs		
PO1 Development is suitably located and designed to avoid or mitigate **environmental harm** to the acoustic **environment**.	**AO1.1** Development meets the acoustic quality objectives for sensitive receptors identified in the Environmental Protection (Noise) Policy 2019.	Existing operation is subject to management documents included as **Annexure 10** to this report.
PO2 Development is suitably located and designed to avoid or mitigate **environmental harm** to the air **environment**.	**AO2.1** Development meets the air quality objectives of the Environmental Protection (Air) Policy 2019.	Existing operation is subject to management documents included as **Annexure 10** to this report.
PO3 Development (other than **intensive animal industry** for **poultry farming**), is suitably located and designed to avoid or mitigate **environmental harm** on adjacent **sensitive land uses** caused by odour.	No acceptable outcome is prescribed.	Proposal complies.
PO4 Development is suitably located and designed to avoid or mitigate **environmental harm** to the receiving waters **environment**.	**AO4.1** Development meets the management intent, water quality guidelines and objectives of the Environmental Protection (Water and Wetland Biodiversity) Policy 2019.	Existing operation is subject to management documents included as **Annexure 10** to this report.
PO5 Development is designed to include elements which: 1. prevent or minimise the production of **hazardous contaminants** and **waste** as by-products; or 2. contain and treat **hazardous contaminants** on-site rather than releasing them into the **environment**; and 3. provide secondary containment to prevent the accidental release of **hazardous contaminants** to the **environment** from spillage or leaks.	No acceptable outcome is prescribed.	Existing operation is subject to management documents included as **Annexure 10** to this report.
PO6 Environmentally hazardous materials located on-site are stored to avoid or minimise their release into the **environment** due to inundation during flood events.	No acceptable outcome is prescribed.	Existing operation is subject to management documents included as **Annexure 10** to this report.
All development – matters of state environmental significance		

Performance outcomes	Acceptable outcomes	Response
PO7 Development is designed and sited to: 1. avoid impacts on **matters of state environmental significance**; or 2. minimise and mitigate impacts on **matters of state environmental significance** after demonstrating avoidance is not reasonably possible; and 3. provide an **offset** if, after demonstrating all reasonable avoidance, minimisation and mitigation measures are undertaken, the development results in an acceptable **significant residual impact** on a **matter of state environmental significance**. Statutory note: For Brisbane core port land, an offset may only be applied to development on land identified as E1 Conservation/Buffer, E2 Open Space or Buffer/Investigation in the Brisbane Port LUP precinct plan.	No acceptable outcome is prescribed.	Vegetation clearing is limited to that which is necessary to access the resource and an offset will be provided as required in relation to any significant residual impact.
Intensive animal industry – poultry farming (ERA 4(2))		
PO8 Poultry farming development (where farming more than 200,000 birds) is suitably located and designed to avoid or mitigate **environmental harm** on adjacent **sensitive land uses**, caused by odour.	**AO8.1** For poultry farming involving 300,000 birds or less, development meets the separation distances as determined using the S-factor methodology to: 1. a **sensitive land use** in a rural zone; and 2. boundary of a non-rural zone. OR **AO8.2** Development meets the separation distances as determined by odour modelling using the following criteria: 1. 2.5 **odour units**, 99.5 percent, 1 hour average for a **sensitive land use** in a rural zone; or 2. 1.0 **odour units**, 99.5 percent, 1 hour average for the boundary of a non-rural zone.	N/A

Annexure 12: Planning Scheme Code Assessment

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.

6.2.9.3 Criteria for assessment

Table 6.2.9.3—Rural zone code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	**AO1.1** Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	✔ / ✘	
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	✔ / ✘	
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 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.	**AO2.1** 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.	**N/A**	
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	**N/A**	
	AO2.3 Buildings and structures, expect where a Roadside 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;	**N/A**	
Accommodation density			
PO3 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.	**AO3.1** Residential density does not exceed one dwelling house per lot.	**N/A**	
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m^2; or (c) Rural worker's accommodation.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	**AO4** No acceptable outcome is provided.	**N/A**	
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	**AO5** No acceptable outcome is provided.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity			
PO6 Development must not detract from the amenity of the local area, 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.	**AO6** No acceptable outcome is provided.	✔	**Proposal relates to the expansion of an existing operation which will not impact the amenity of the surrounding area as it will remain visually screened and does not increase traffic as extraction volumes remain unchanged.**
PO7 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.	**AO7** No acceptable outcome is provided.	✔	**As above, the proposed expansion of existing operations is not considered to exacerbate any impacts listed under PO7.**

9.3.5 Industrial activities code

9.3.5.1 Application

(1) This code applies to assessing development where:
  (a) involving Industrial activities; 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.

9.3.5.2 Purpose

(1) The purpose of the Industrial activities code is to ensure Industrial activities are:
  (a) appropriately located within designated industrial areas;
  (b) established and operated in an efficient manner with minimal impact on the character, scale, amenity and environmental values of the surrounding area; and
  (c) managed to allow for progressive rehabilitation where involving Extractive industry.

(2) The purpose of the code will be achieved through the following overall outcomes:
  (a) Industrial activities are appropriately located having regard to topography, surrounding land uses, natural environment, accessibility, local character and potential social and community impacts;
  (b) Industrial activities meet the needs of the local community and the local economy through well located, safe and convenient points of service;
  (c) Industrial activities are designed to have minimal impact on the character, amenity and environment of the surrounding area;
  (d) Industrial activities provide a safe working environment;
  (e) Industrial activities are designed to promote sustainability and energy efficiency;
  (f) Industrial activities are co-located with complimentary and compatible uses;
  (g) External impacts associated with Extractive industry operations do not impact on the character and amenity of the surrounding area and the safety and wellbeing of the community;
  (h) Extractive industry operations are adequately separated from potentially incompatible land uses; and
  (i) Extractive industry sites are progressively rehabilitated.

9.3.5.3 Criteria for assessment

Table 9.3.5.3—Industrial activities code– For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Separation			
PO1 Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to: (a) noise; (b) odour; (c) light; and (d) emissions. Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.	**AO1** Development is separated from sensitive uses as follows: (a) medium impact industry–250 metres; or (b) high impact industry–500 metres; or (c) special industry– 1.5 kilometres.	✔	**Proposal complies.**
For assessable development			
Amenity			
PO2 Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of: (a) air conditioning; (b) refrigeration plant; (c) mechanical plant; and (d) refuse bin storage areas.	**AO2** No acceptable outcome is provided.	**N/A**	
PO3 Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.	**AO3** No acceptable outcome is provided.	**N/A**	
If for Extractive industry			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 The site has sufficient area and dimensions to safely accommodate: (a) the extractive use; (b) vehicular access and on site vehicular movements; (c) buildings including staff facilities; (d) parking areas for visitors and employees; (e) storage areas and stockpiles; (f) any environmentally significant land; and (g) landscaping and buffer areas. Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	**AO4** No acceptable outcome is provided.	✔	**Proposal complies – refer to proposed site plan.**
PO5 Extractive industry is established and operated in a way that does not impact on public safety.	**AO5** Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.	**Complies with PO**	**Entrance to site is gated. It is not practical or necessary to fence the entire site perimeter.**
PO6 Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.	**AO6** All aspects of the Extractive industry are setback from all boundaries: (a) 200 metres where not involving blasting or crushing; and (b) 1,000 metres for where involving blasting or crushing. Note—Refer to Planning Scheme Policy 3 - Extractive Industry.	**Complies with PO**	**Proposal does not achieve prescribed setbacks but will not impact sensitive uses.**
PO7 The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to: (a) water quality;	**AO7.1** The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.	✔	**Existing operation is subject to management documents included as Annexure 10 to this report which address water quality.**

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) existing vegetation; and (c) declared plants.	**AO7.2** Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.	✔	**Vegetation is retained adjacent to the Kennedy Highway and surrounding sensitive uses are well separated from the site.**
	AO7.3 No declared plants are transported from the site.	✔	**Proposal complies.**
PO8 Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of: (a) locally prevalent plant species; (b) plant spacing; (c) local climatic conditions; (d) locations of waterways and wetlands; (e) ongoing maintenance; (f) potential habitat opportunities; (g) erosion and sediment control; and (h) fencing. Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.	**AO8** No acceptable outcome is provided.	✔	**Proposal complies. Council may condition a rehabilitation plan.**

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.

8.2.3.3 Criteria for assessment

Table 8.2.3.3—Bushfire hazard overlay code — For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO1.1** 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	N/A	
	AO1.2 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	✔	**The site includes 2 x dams with significant storage capacity.**

Performance outcomes	Acceptable outcomes	Complies	Comments
	(b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) 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.		
For assessable development			
Land use			
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO2** All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.	N/A	
Lot design			
PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that: (a) is responsive to the nature and extent of bushfire risk; and (b) allows efficient emergency access to	**Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)** **AO3.1** No new lots are created. OR **AO3.2** All lots include a building envelope that achieves a radiant heat flux level of 29kW/m^2 at the	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
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.	permitter of the building envelope. Note—Where a radiant heat flux of 29kW/m^2 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.		
Firebreaks and access			
PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, vehicular access is designed to mitigate against bushfire hazard by: (a) ensuring adequate access for fire-fighting and other emergency vehicles; (b) ensuring adequate access for the evacuation of residents and emergency personnel in an 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: i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; *vi.* passing bays and turning areas are provided for fire-	**AO4.1** In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, roads are designed and constructed: (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.	N/A	
	AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**, firebreaks are provided: (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.	N/A	

Performance outcomes	Acceptable outcomes	Complies	Comments
fighting appliances located on public land. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.			
Hazardous materials			
PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO5** The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)**.	✔	**Site operations are subject to emergency response procedures.**
Landscaping			
PO6 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: (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO6** No acceptable outcome is provided.	N/A	
Infrastructure			
PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on	**AO7** The following infrastructure services are located below ground: (a) water supply; (b) sewer;	✔	**Proposal complies.**

Performance outcomes	Acceptable outcomes	Complies	Comments
the **Bushfire hazard overlay maps (OM-003a-o)** are protected from damage or destruction in the event of a bushfire. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	(c) electricity; (d) gas; and (e) telecommunications		
Private driveways			
PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the **Bushfire hazard overlay maps (OM-003a-o)** are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	**AO8** Private driveways: (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings.	✔	**Site access is suitable for emergency services.**

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; and
   (g) riparian vegetation and vegetation associated with high ecological significance wetlands is protected and enhanced to improve water quality and natural ecosystem function.

8.2.4.3 Criteria for assessment

Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation			
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** 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.	**AO1.1** No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.	**Performance outcome**	**The proposed clearing of regulated vegetation is unavoidable to access this resource which is critical for the local construction industry. Clearing is limited to that which is necessary for the operation, does not impact broader habitat connectivity and will be offset in accordance with State requirements.**
PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology,	**AO2** Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.			
Regulated vegetation intersecting a watercourse			
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO3.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)**.	✔	**10m setback from watercourse top of bank is maintained.**
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) **AO3.2** No clearing of native vegetation is undertaken within the minimum setback identified at **AO3.1**.	✔	**10m setback from watercourse top of bank is maintained.**
Waterways and wetlands			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 'High ecological significance wetlands' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** and 'Waterways' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** and are protected by: (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 Assessment Reports.	**Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)** **AO4.1** A minimum setback in accordance with **Table 8.2.4.3B** is provided between development and the top of the high bank of a 'Waterway' identified on the **Environmental Significance - Waterway Overlay Maps (OM-004p-z)**.	✔	**10m setback from watercourse top of bank is maintained.**
	Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.2** A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**.	**N/A**	
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.3** No stormwater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Maps (OM-004a-o)**. Note— An alternative outcome is required to demonstrate that the	✔	**Stormwater will be managed so as to not enter the waterways.**

Performance outcomes	Acceptable outcomes	Complies	Comments
	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).		
	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) **AO4.4** No wastewater is discharged to a 'Waterway' on **Environmental Significance - Waterway Overlay Maps (OM-004p-z)** or 'High ecological significance wetland' identified on the **Environmental Significance Overlay Map (OM-004a-z)**. 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).	✔	**Proposal complies.**
For assessable development			
Wildlife Habitat			
PO5 Development within a 'Wildlife habitat' area identified on the **Environmental Significance Overlay Maps (OM-004a-o)**: (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes	**AO5** No acceptable outcome is provided	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
within or adjacent to the development site; (c) maintains or enhances wildlife interconnectivity at a local and regional scale; and (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). 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. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.			
Legally secured offset areas			
PO6 Development within a 'Legally secured offset area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO6** No acceptable outcome is provided.	**N/A**	
Protected areas			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Development within a 'Protected area' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** is consistent with the values of the Protected Area and: (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.	**AO7** No acceptable outcome is provided	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
Ecological corridors and Habitat linkages			
PO8 Development located: (a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and (b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the **Environmental Significance Overlay Maps (OM-004a-o)** does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to: (a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage'; (b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage'; (c) the extent of any modification proposed to the natural environment including (but not limited to) vegetation and topography; (d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and (e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.	**AO8** No acceptable outcome is provided	✔	**Proposal does not result in any significant impact on habitat connectivity. Site is subject to existing disturbance and adjoins significant areas of habitat which continue to provide connectivity, including a Protected Area to the west.**

Performance outcomes	Acceptable outcomes	Complies	Comments
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.			

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 steam order of a 'waterway' is to be determined on a case by case basis.

9.4.2 Landscaping code

9.4.2.1 Application

This code applies where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.2.2 Purpose

(1) The purpose of the Landscaping code is to ensure all development is landscaped to a standard that:
- (a) complements the scale and appearance of the development;
- (b) protects and enhances the amenity and environmental values of the site;
- (c) complements and enhances the streetscape and local landscape character; and
- (d) ensures effective buffering of incompatible land uses to protect local amenity.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Landscaping is a functional part of development design and is commensurate with the intended use;
- (b) Landscaping accommodates the retention of existing significant on site vegetation where appropriate and practical;
- (c) Landscaping treatments complement the scale, appearance and function of the development;
- (d) Landscaping contributes to an attractive streetscape;
- (e) Landscaping enhances the amenity and character of the local area;
- (f) Landscaping enhances natural environmental values of the site and the locality;
- (g) Landscaping provides effective screening both on site, if required, and between incompatible land uses;
- (h) Landscaping provides shade in appropriate circumstances;
- (i) Landscape design enhances personal safety and reduces the potential for crime and vandalism; and
- (j) Intensive land uses incorporate vegetated buffers to provide effective screening of buildings, structures and machinery associated with the use.

9.4.2.3 Criteria for assessment

Table 9.4.2.3A—Landscaping code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest.	**AO1** Development, other than in the Rural zone, provides: (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting.	**AO2** Development, other than in the Rural zone, includes a landscape strip along any site frontage: (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip	**N/A**	
PO3 Development includes landscaping and fencing along side and rear boundaries that: (a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	**AO3.1** Development provides landscape treatments along side and rear boundaries in accordance with **Table 9.4.2.3B**.	**N/A**	
	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	**N/A**	
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility.	**AO4.1** Landscaping is provided in car parking areas which provides: (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m^2: (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.	**N/A**	
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	**N/A**	
PO5 Landscaping areas include a range and variety of planting that:	**AO5.1** Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	**AO5.2** A minimum of 25% of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	**N/A**	
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	**AO6.1** Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	**N/A**	
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	**N/A**	
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	**N/A**	
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	**AO7** No acceptable outcome is provided.	**N/A**	

Table 9.4.2.3B—Side and rear boundary landscape treatments

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

9.4.3 Parking and access code

9.4.3.1 Application

This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.3.2 Purpose

(1) The purpose of the Parking and access code is to ensure:
- (a) parking areas are appropriately designed, constructed and maintained;
- (b) the efficient functioning of the development and the local road network; and
- (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
- (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
- (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
- (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
- (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community.	**AO1** The number of car parking spaces provided for the use is in accordance with **Table 9.4.3.3B**. Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✔	**Existing parking provision is sufficient as extraction volumes and general operations are not proposed to change.**
Vehicle crossovers			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Vehicle crossovers are provided to:: (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict.	**AO2.1** Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	**N/A**	**Existing access is via state controlled road.**
	AO2.2 Development on a site with two or more road frontages provides vehicular access from: (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances.	**N/A**	
	AO2.3 Vehicular access for particular uses is provided in accordance with **Table 9.4.3.3E**.	✔	**Existing access complies.**
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality.	**AO3** Access, manoeuvring and car parking areas include pavements that are constructed in accordance with **Table 9.4.3.3C**.	✔	**Existing use is considered to comply.**
For assessable development			
Parking area location and design			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are located and designed to: (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality.	**AO4.1** Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✔	**Existing use is considered to comply.**
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	**N/A**	
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	**N/A**	
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	**N/A**	
Site access and manoeuvring			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Access to, and manoeuvring within, the site is designed and located to: (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site.	**AO5.1** Access and manoeuvrability is in accordance with : (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.	✔	**Existing use is considered to comply.**
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✔	**Existing use is considered to comply.**
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✔	**Existing use complies.**
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	**N/A**	
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation;	**AO6.1** Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of: (i) hours of operation; (ii) noise (iii) light; and (iv) odour; (c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use; (d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and (e) in the Rural zone, avoids environmental degradation.	**AO6.2** For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having: (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres.	**N/A**	
	AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.	**N/A**	
	AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.	**N/A**	
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	**N/A**	
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	**N/A**	
Servicing			
PO7 Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.	**AO7.1** All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.	✔	**Existing operation complies.**
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	✔	**Existing operation complies.**
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in **Table 9.4.3.3B**.	✔	**Existing operation complies.**

Performance outcomes	Acceptable outcomes	Complies	Comments
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	**AO8.1** Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✔	**Existing operation complies.**
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	✔	**Existing operation complies.**
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	**AO9.1** The number of bicycle parking spaces provided for the use is in accordance with **Table 9.4.3.3D**.	**N/A**	
	AO9.2 End of trip facilities are provided in accordance with **Table 9.4.3.3D**.	**N/A**	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO10** A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.	**N/A**	
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	**AO11** A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.	**N/A**	

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 20m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2.	One SRV space.
Agricultural supplies store	Inside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 30m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Queuing for 3 vehicles should be supplied where a GFA is greater than 600m^2.	One HRV space.
Air services	If accepted development subject to requirements development: One space per 90m^2 or part thereof of net lettable area; or If Assessable development: As determined by Council.	If accepted development subject to requirements: One space per 200m^2 or part thereof of net lettable area. If assessable development: As determined by Council.
Animal husbandry	If accepted development subject to requirements : One space. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Animal keeping	Minimum of three spaces or one space per 200m^2 of use area, whichever is greater.	One SRV space.
Aquaculture	If accepted development subject to requirements: • In the rural or rural residential zones - two spaces; or • Enclosed within a building - one space per 90m^2 of net lettable area. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m^2 of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m^2.
Community care centre	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m^2 or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m^2 GFA.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Crematorium	One space per 30m^2 GFA or part thereof.	As determined by Council.
Cropping	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	For all establishments: 1 space per every10 students plus 1 space per employee, and Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.	For accepted development subject to requirements: One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas. For assessable development: As determined by Council.
Emergency services	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Food and drink outlet	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries. One service vehicle space per use or one service vehicle space per 1,000m^2 GFA, whichever is greater.	One HRV space.
Function facility	One space per 30m^2 or part thereof of GFA.	One SRV space.
Funeral parlour	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.
Garden centre	A minimum of 5 spaces for customer parking or one space per 150m^2 or part thereof of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2 use area, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hardware and trade supplies	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 40m^2 or part thereof of net lettable area. <u>Outside the Centre zone:</u> One space per 20m^2 of or part thereof of net lettable area.	One SRV space per 500m^2 GFA.
High impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Home based business	<u>Bed and breakfasts:</u> One space per guest room. <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m^2 of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m^2 or part thereof of GFA per bar, beer garden and other public area. One space per 50m^2 or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Indoor sport and recreation	If accepted development subject to requirements: One space per 25m^2 of net lettable area. If assessable development: As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	One SRV space.
Intensive horticulture	If accepted development subject to requirements: Two spaces. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Marine industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	One covered space per dwelling. One dedicated vehicle wash-down bay for premises containing 5 or more dwellings. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m^2 GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 20m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sales	A minimum of 5 spaces for customer parking or one space per 150m^2 of use area, whichever is greater. One service vehicle space per use or one service vehicle space per 800m^2, whichever is greater.	One AV if the site has an area of greater than 2,000m^2, otherwise One HRV space.
Outdoor sport and recreation	Coursing, horse racing, pacing or trotting: • One space per five seated spectators; plus • One space per 5m^2 of other spectator areas. Football: • 50 spaces per field. Lawn bowls: • 30 spaces per green. Swimming pool: • 15 spaces; plus • One space per 100m^2 of useable site area. Tennis or other Court: • Four spaces per court. Golf Course: • Four spaces per tee on the course; plus • One space per 50m^2 of net lettable area. <u>Any other use:</u> As determined by council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Place of worship	Minimum of 5 spaces per use or one space per 25m^2 or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m^2 GFA or part thereof.	One HRV space if the site has an area greater than 1,000m^2, otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	Inside the Centre zone: One space per 15 beds. Outside the Centre zone: One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m^2 GFA or part thereof.	One AV space.
Rural workers' accommodation	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.	If accepted development subject to requirements: Nil If Assessable development: As determined by Council.
Sales office	One space per 25m^2 GFA or part thereof.	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One HRV space if the site is greater than 2,000m^2, otherwise One SRV space.
Shopping centre	<u>Inside the Centre zone:</u> One space per 50m^2 or part thereof of GFA up to 400m^2 GFA and one space per 25m^2 or part thereof of GFA above 400m^2. <u>Outside the Centre zone:</u> One space per 25m^2 or part thereof of GFA up to 400m^2 GFA and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space per 1,000m^2; and One SRV space per 500m^2; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Showroom	Accepted in an existing building within the Centre zone. Inside the Centre zone: One space per 25m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 10m^2 or part thereof of GFA above 400m^2. Outside the Centre zone: One space per 50m^2 or part thereof of GFA up to 400m^2 GFA, and one space per 15m^2 or part thereof of GFA above 400m^2.	One AV space and One SRV space if the site is greater than 2,000m^2; or One HRV space; and One SRV Space.
Special industry	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Substation	If assessable development: As determined by Council.	As determined by Council.
Telecommunications facility	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.	If accepted development subject to requirements: Nil. If assessable development: As determined by Council.
Theatre	One space per 15m^2 or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Transport depot	One space per 125m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Utility installation	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Veterinary services	Accepted in an existing building within the Centre zone. <u>Inside Centre zone:</u> One space per 40m^2 or part thereof of net lettable area. <u>Outside Centre zone:</u> One space per 20m^2 or part thereof of net lettable area.	One HRV space if greater than 500m^2 GFA; and One SRV space per 500m^2 GFA.
Warehouse	One space per 90m^2 GFA or part thereof.	One AV space if the site has an area greater than 2,000m^2, otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	New or redeveloped commercial activities buildings (other than a shopping centre), provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one bicycle rack space per 750m^2 NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building.	New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m^2 GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Educational establishment	New or redeveloped education facilities, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: - minimum of 8%of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area.	New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m^2 GFA.	As determined by Council.
Function facility	One space per 300m^2 GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Health care services	New or redeveloped healthcare facilities, provide the following facilities: • For employees - secure bicycle storage for 5% of building staff (based on one person per 75m^2 GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For visitors: - facilities with in-patient accommodation provide one space per each 30 beds; - facilities without in-patient accommodation provide one space per each 4 practitioners; - aged care facilities provide one space per each 60 beds; - In every instance above, provide a minimum of 5 bicycle parking spaces; and - bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building.	New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m^2 GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m^2 GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	New or redeveloped shopping centres, provide: • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m^2 Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: - one space per 500m^2 GLA or part thereof for centres under 30,000m^2; or - one space per 750m^2 GLA or part thereof for centres between 30,000m^2 and 50,000m^2; and - bicycle parking is signposted and within 10m of a major public entrance to the building.	New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees: • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m^2 GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m^2 GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash Service station	Site access involves: (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	(a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

(1) This code applies to assessing development where it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

9.4.5.2 Purpose

(1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.

(2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
- (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
- (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
- (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
- (e) Development provides electricity and telecommunications services that meet its desired requirements;
- (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
- (g) Development does not affect the efficient functioning of public utility mains, services or installations;
- (h) Infrastructure dedicated to Council is cost effective over its life cycle;
- (i) Work associated with development does not cause adverse impacts on the surrounding area; and
- (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO1.1** Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	**N/A**	
	AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with: (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: (i) with a minimum capacity of 90,000L; (ii) fitted with a 50mm ball valve with a camlock fitting; and (iii) which are installed and connected prior to the occupation or use of the development.	✔	**Existing use complies.**
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	**AO2.1** Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	**N/A**	
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area.	✔	**Existing use is considered to comply.**
Stormwater infrastructure			
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	**AO3.1** Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✔	**Existing use is considered to comply.**
Electricity supply			
PO4 Each lot is provided with an adequate supply of electricity	**AO4** The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✔	**Existing use complies.**
Telecommunications infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	**AO5** Development is provided with a connection to the national broadband network or telecommunication services.	✔	**Existing use complies.**
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	**AO6** Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✔	**Proposal complies.**
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or (f) privacy of adjoining premises.	**AO7.1** Excavation or filling does not occur within 1.5 metres of any site boundary.	**Complies with PO**	**AO is not practicable for extractive activities. Proposal complies with PO7.**
	AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	**Complies with PO**	**AO is not practicable for extractive activities. Proposal complies with PO7.**
	AO7.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	**Complies with PO**	**AO is not practicable for extractive activities. Proposal complies with PO7.**

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✔	
	AO7.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	
	AO7.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	
	AO7.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	**N/A**	
For assessable development			
Transport network			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	**AO8.1** Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✔	**Existing use is considered to comply.**
	AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	**N/A**	
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	**AO9** Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	**N/A**	
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 Development has a non-worsening effect on the site and surrounding land and is designed to: (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety.	**AO10.1** The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals: (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address these matters.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO10.2 For development on land greater than 2,500m^2 or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development: (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address stormwater quality.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	**AO11** No acceptable outcome is provided.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address stormwater detention.
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	**AO12.1** Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	✔	**Existing use complies.**
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	✔	**No changes to existing hours of operation are proposed.**

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	**AO13.1** Dust emissions do not extend beyond the boundary of the site.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address dust.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address air pollutants.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	**AO14** Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✔	Existing use complies.

Performance outcomes	Acceptable outcomes	Complies	Comments
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	**AO15** No acceptable outcome is provided.	✔	Existing operation is subject to management documents included as **Annexure 10** to this report which address weeds.
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	**AO16** Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✔	**Proposal complies.**
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	**AO17.1** Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	**N/A**	
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	**N/A**	