

229 RANDAZZO ROAD, PADDYS GREEN

Town Planning Report for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots)



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16 June 2023

REPORT

Document status

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Approval for issue

Stacey Devaney



16 June 2023

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REPORT

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SUMMARY

Table 1: Summary

Details			
Site Address:	229 Randazzo Road, Paddys Green		
Real Property Description:	Lot 77 on HG470 and Lot 148 on HG569		
Site Area:	Lot 77 on HG470 – 3.077 hectares Lot 148 on HG569 – 58.06 hectares		
Regional Plan Land Use Designation:	Regional Landscape and Rural Production Area		
Zone:	Rural Zone		
Owner(s):	Lot 77 on HG470 – Robert Joseph Nastasi Lot 148 on HG569 – Ann Margaret Leighton		
Proposal			
Brief Description/ Purpose of Proposal	Development Application for Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots)		
Application Details			
Aspect of Development	Preliminary approval	Development permit	
Material change of use	<input type="checkbox"/>	<input type="checkbox"/>	
Building Work	<input type="checkbox"/>	<input type="checkbox"/>	
Operational Work	<input type="checkbox"/>	<input type="checkbox"/>	
Reconfiguration of a Lot	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Assessment Category	<input type="checkbox"/> Code	<input checked="" type="checkbox"/> Impact	
Public Notification	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes: 15 BD	
Superseded Planning Scheme Application	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Referral Agencies			
Agency	Concurrence	Advice	Pre-lodgement response
SARA (Department of Environment and Science)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Applicant contact person	Stacey Devaney Senior Planner D: +61 7 4276 1033 E: stacey.devaney@rpsgroup.com.au		

1 INTRODUCTION

RPS AAP Consulting has been engaged by Ann Leighton to seek a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots) on land located at 229 Randazzo Road, Paddys Green, and described as Lot 77 on HG470 and Lot 148 on HG569.

229 Randazzo Road, Paddys Green (Lot 77 on HG47) is an irregular shaped parcel of land with a site area of approximately 3.07 Ha and has a frontage to Randazzo Road of approximately 570 metres. The lot is understood to be improved with a single dwelling house located towards the Randazzo Road frontage, together with sheds and ancillary outbuildings, with the balance of the site being vacant vegetated land. Lot 148 on HG569 is an irregular shaped parcel with an area of 58ha and no formal road frontage. The site is vacant and the southeast boundary aligns with a waterway.

The area containing the site is characterised by a mix of rural development comprising horticultural cropping, and vacant vegetated land. To the north the site adjoins vacant rural land, to the south east the site is bound by Granite Creek, to the south west the site adjoins Randazzo Road and to the west the site adjoins the Sunwater property, Lot 228 on HG479.

The proposed development seeks to establish access from a gazetted road (Randazzo Road) to Lot 148 on HG569, which currently has no road frontage or lawful point of access. The proposed development comprises a boundary realignment for provision of lawful access to Lot 148 from Randazzo Road.

In accordance with the Mareeba Shire Council Planning Scheme 2016, the site is identified within the Rural Zone and is subject to the following overlays:

- Agricultural Land; in part;
- Airport Environs Overlay;
- Bushfire Hazard;
- Environmental Significance;
- Extractive Resources;
- Flood Hazard Overlay; and
- Hill & Slope.

In accordance with the *Planning Act 2016*, the application would be impact assessable and requires public notification. In determining the application, Council can have regard to the requirements of the Planning Scheme, applicable Assessment benchmarks and other relevant planning matters.

This report provides greater detail on the nature of the proposal and provides an assessment of the proposal against the intents and code requirements of relevant statutory planning documents.

Based on these assessments the proposal is recommended for approval subject to reasonable and relevant conditions.

2 SITE DETAILS

2.1 Site Particulars

The subject site is located at 229 Randazzo Road, Paddys Green, and is formally described as Lot 77 on HG470 and Lot 148 on HG569N157358. The site is comprised of Lot 77 on HG470, an irregular shaped parcel of land with a site area of approximately 3.07ha and frontage to Randazzo Road of approximately 570 metres. The lot is improved with a single dwelling house, shed and various outbuildings. The balance of Lot 77 is vacant vegetated land. Lot 148 on HG569 is an irregular shaped parcel with an area of 58.06 ha and no formal road frontage or point of access. The site is vacant and the southeast boundary aligns with Granite Creek.

The area containing the site is characterised by a mix of rural land holdings, predominately comprised of horticultural cropping and vacant rural land. To the north the site adjoins vacant rural land, to the south east the site is bound by Granite Creek, to the south west the site adjoins Randazzo Road and to the west the site adjoins the Sunwater property, Lot 228 on HG479.

Key details of the subject site are as follows:

Table 2: Site Particulars

Site Particulars	
Site Address	229 Randazzo Road, Paddys Green
Real Property Description	Lot 77 on HG470 and Lot 148 on HG569
Site Area	Lot 77 on HG470 – 3.077 hectares Lot 148 on HG569 – 58.06 hectares
Landowner(s)	Lot 77 on HG470 – Robert Joseph Nastasi Lot 148 on HG569 – Ann Margaret Leighton

The site location and its extent are shown in Error! Reference source not found. below respectively.

Certificate of title confirming site ownership details are included at **Appendix B**.



Figure 1 Site Location

Source: Queensland Globe 2023

2.2 Planning Context

The planning context of the site includes the following:

Table 3: Planning Context

Instrument	Designation
State Planning Policy Mapping	
Economic Growth	<ul style="list-style-type: none"> • Agriculture <ul style="list-style-type: none"> ○ Important agricultural areas ○ Agricultural land classification – class A and B, in part. • Mining and Extractive Resources <ul style="list-style-type: none"> ○ Key resource area – resource / processing area, in part; and ○ Key resource area – separation area, in part.
Environment and Heritage	<ul style="list-style-type: none"> • Biodiversity <ul style="list-style-type: none"> ○ MSES – Wildlife habitat (endangered or vulnerable), in part;

Instrument	Designation
	<ul style="list-style-type: none"> ○ MSES – Regulated vegetation (special least concern animal), in part; ○ MSES – Regulated vegetation (category R), in part; and ○ MSES – Regulated vegetation (intersecting a watercourse).
Safety and Resilience to Hazards	<ul style="list-style-type: none"> ● Natural Hazard Risk and Resilience <ul style="list-style-type: none"> ○ Flood hazard – Level 1 – Queensland floodplain assessment overlay* ○ Flood hazard area – Local Government flood mapping area* ○ Bushfire prone area (High and Medium potential Bushfire intensity and potential impact buffer), in part.
Infrastructure	<ul style="list-style-type: none"> ● Strategic Airports and Aviation Facilities <ul style="list-style-type: none"> ○ Wildlife hazard buffer zone (8km), in part; and ○ Wildlife hazard buffer zone (13km), in part.
Development Assessment Mapping	
SARA DA Mapping	<ul style="list-style-type: none"> ● Fish habitat areas <ul style="list-style-type: none"> ○ Queensland waterways for waterway barrier works ● Water resources <ul style="list-style-type: none"> ○ Water resource planning area boundaries ● Native vegetation clearing <ul style="list-style-type: none"> ○ Regulated vegetation management map (Category A and B)
Far North Queensland Regional Plan 2009 - 2031	
Regional Plan designation	Regional Landscape and Rural Production Area
Mareeba Shire Council Planning Scheme 2016	
Zoning	Rural Zone
Overlays	<ul style="list-style-type: none"> ● Agricultural Land Overlay – Class A, in part; ● Airport Environs Overlay – 8km zone and 13km zone; ● Bushfire hazard Overlay – High and Medium Potential Bushfire intensity and Potential Impact Buffer, in part; ● Environmental Significance Overlay – MSES (Waterway) and (waterway 100m buffer), in part; ● Extractive Resources – (Key Resource Processing Area and Key Resource Separator area), in part; ● Flood and Hazard Overlay – Potential flood hazard area, in part; and ● Hill and Slope Overlay - Hill and Slope Area, in part.

Zoning of the subject site and surrounding lands is shown on **Figure 3**



Figure 2 Zoning

Source: Mareeba Shire Council Planning Scheme 2016

3 PRE-LODGEMENT HISTORY

3.1 Local Authority Pre-Lodgement Advice

Pre-lodgement advice was received from Mareeba Shire Council officers who advised that whilst the proposed boundary realignment would address existing access issues for the currently land-locked Lot 148 on HG569, the proposed development would be impact assessable due to the Temporary Local Planning Instrument (TLPI) No. 01 of 2019 (Subdivision in the Rural Zone). The TLPI prohibits the subdivision of land below the minimum lot size of 60ha in the Rural Zone.

Existing Lot 148 on HG569 at 58.06 hectares is already below the minimum lot size of 60ha with no frontage to any gazetted road reserve. Lot 77 on HG470 at 3.077 hectares is also well below the minimum lot size and is of insufficient size and dimension to operate as a viable rural holding.

3.2 State Assessment and Referral Agency Pre-lodgement Advice

Pre-lodgement advice received from the State Assessment and referral Agency (SARA) on 1 June 2023 confirms that the proposed development for Reconfiguring a Lot (Boundary Realignment) would result in the relocation of the existing common boundary from a largely Category X cleared area to within an area containing Category B remnant revegetation. As such the proposed development would require referral to SARA under the following provisions of the *Planning Regulation 2017*:

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

Whilst it is noted that the subject site is located within a Key Resource Area (KRA) and a separation area for this KRA, the Department of Resources have indicated that they have no concerns regarding the proposed development in relation to the KRA.

A copy of the SARA pre-lodgement advice is provided for reference as **Appendix D**.

4 PROPOSAL

4.1 Overview

The application seeks development approval for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots) over land located at 229 Randazzo Road, Paddys Green described as Lot 77 on HG470 and Lot 148 on HG569. The intent of the proposed development is to facilitate lawful access from a gazetted road to Lot 148 on HG569, which is currently land-locked with no formal road frontage.

Historically, the parent parcel of Lot 148 on HG569 was subject of a compulsory acquisition by the State government for the purposes of the establishing the existing Mareeba Dimbulah Irrigation Scheme, currently managed by Sunwater. At the time of the acquisition, Sunwater’s predecessor did not establish an access easement burdening Lot 228 on HG479 for the benefit of Lot 148 on HG569. As a consequence, no formal access arrangements were established from a gazetted road to Lot 148 on HG569.

Adjoining Lot 228 on HG479 is owned and operated by Sunwater as part of the irrigation scheme and the applicant had previously been granted informal access through Lot 228 on HG479 to Lot 148 on HG569 from Randazzo Road. Formal legal advice has recently been received from Sunwater advising that the existing informal access arrangements are to be rescinded and the applicant would no longer have access through Lot 228 on HG479 to Lot 148 from Randazzo Road.

The applicant has investigated all other potential options for provision of access from a gazetted road to Lot 148 on HG569. The south west corner of the site is constrained by an existing gully and is persistently wet, therefore does not provide a suitable location for access. Extensive discussions have been held with the adjoining landowner of Lot 77 on HG470 regarding the provision of either:

- Access easement through Lot 77 on HG470 for the benefit of Lot 148 on HG569; or
- Potential land swap, requiring the provision of a reconfiguration of a lot to realign the boundaries to provide access to Lot 148 on HG569 from Randazzo Road.

No agreement could be reached in relation to provision of an access easement, therefore, the applicant seeks development approval for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots) over land located at 229 Randazzo Road, Paddys Green described as Lot 77 on HG470 and Lot 148 on HG569. Whilst it is noted that the subject site is zoned Rural and is subject to the Temporary Local Planning Instrument, restricting reconfiguring a lot applications for lots below 60ha, the intent of the proposal is solely to facilitate access to an existing land-locked parcel of land. The proposal will not alter existing land use activities currently conducted on the site, nor facilitate the fragmentation of agricultural land. Both existing Lot 77 on HG470 and Lot 148 on HG569 are below the minimum lot size of 60ha.

The proposed lots would have frontage to a gazetted road and the proposed lots are summarised in Table 4 below:

Table 4: Proposed Lot Details

Proposed Lot	Area	Frontage
Proposed Lot 1	3.416 hectares	Approx. 548 metres to Randazzo Road
Proposed Lot 2	55.675 hectares	Approx. 36 metres to Randazzo Road

Figure 4 below identifies the existing dwelling house located on the subject site and the proposed reconfigured common boundary.

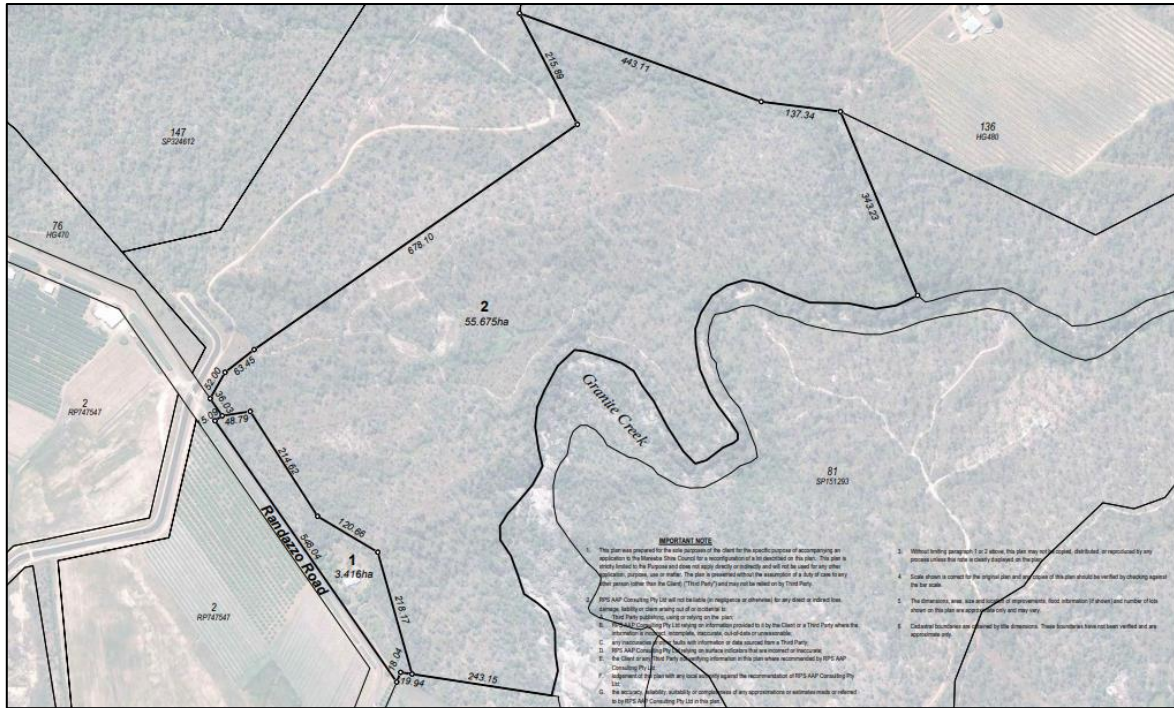


Figure 3: Proposed Boundary Realignment

Source: RPS Drawing No. AU009937-1

5 LEGISLATIVE REQUIREMENTS

5.1 Assessment Manager

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

5.2 Categories of Assessment

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

Table 5: Categories of Assessment

Aspect of development	Categorising instrument	Category of assessment
Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots)	Mareeba Shire Council Planning Scheme 2016, Table 5.6.1 Temporary Local Planning Instrument No. 01 of 2019 (subdivision in the Rural Zone)	Impact Assessable

5.3 Referrals

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

Table 6: Schedule 10 Referral Matters

Schedule 10	Referral topic and reason	Referral Agency
10.3.4.2	Reconfiguring a lot where clearing native vegetation	SARA, DSDILGP

5.4 Public Notification

This application requires public notification as it is subject to Impact Statutory planning assessment.

6 STATUTORY PLANNING ASSESSMENT

6.1 Overview

This section assesses the application against relevant assessment benchmarks.

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

6.2 State and Regional Assessment Benchmarks

6.2.1 State Planning Policy

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

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

6.2.2 Regional Plan

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

It is understood that the minister has determined that the Mareeba Shire Council Planning Scheme 2016, specifically the Strategic Framework, appropriately advances the Regional Plan and, on that basis, no further assessment is required in this instance.

6.2.3 Development Assessment under Schedule 10 (SDAP)

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

The State Development Assessment Provisions (SDAP) nominate applicable State Codes based on the referral triggers. The State Codes applicable to the proposal are identified in the table below.

Table 7 Relevant SDAP State Codes

Schedule 10	Referral Topic	State Code
10.3.4.2	Clearing native vegetation Reconfiguring a lot that is assessable development under s 21	State code 16 – Native vegetation clearing

A response to the State Codes is included in **Appendix F**.

6.3 Local Authority Assessment Benchmarks

This application is to be assessed against Mareeba Shire Council Planning Scheme 2016 (Major Amendment No. 1). The assessment benchmarks applicable under the Planning Scheme are identified below.

6.3.1 Planning Scheme Codes

The planning scheme codes applicable to the proposal, and the location of the relevant appended code response are identified below:

Table 8: Planning Scheme Code Responses

Planning Scheme Codes	Applicability	Comment
Zone code		
Rural Zone Code	Applies	Complies with the applicable assessment benchmarks.
Overlay Codes		
Agricultural Land Overlay	Applies	Complies with the applicable assessment benchmarks.
Airport Environs Overlay	Applies	The proposed development is for Reconfiguring a Lot only. No buildings or structures are proposed and the proposal would not contribute to hazards associated with bird strikes.
Bushfire Hazard Overlay Code	Applies	Complies with the applicable assessment benchmarks.
Environmental Significance Overlay	Applies	Complies with the applicable assessment benchmarks.
Extractive Resources Overlay	Applies	Complies with the applicable assessment benchmarks.
Flood Hazard Overlay	Applies	Complies with the applicable assessment benchmarks.
Hill and Slope Overlay Code	Applies	Complies with applicable Acceptable Outcomes.
Development Codes		
Landscaping Code	Not applicable	The subject site is located within the Rural Zone.
Parking and Access Code	Applies	Complies with the applicable assessment benchmarks.
Works, Services and infrastructure Code	Applies	Complies with the applicable assessment benchmarks.
Reconfiguring a Lot Code	Applies	Complies with the applicable assessment benchmarks.

7 CONCLUSION

RPS AAP Consulting has been engaged by Ann Leighton to seek a Development Permit for Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots) on land located at 229 Randazzo Road, Paddys Green, and described as Lot 77 on HG470 and Lot 148 on HG569.

229 Randazzo Road, Paddys Green is an irregular shaped parcel of land with a site area of approximately 3.07 Ha and has a frontage to Randazzo Road of approximately 570 metres. The lot is understood to be improved with a single dwelling house located towards the Randazzo Road frontage, together with sheds and ancillary outbuildings, with the balance of the site being vacant vegetated land. Lot 148 on HG569 is an irregular shaped parcel with an area of 58 ha with no formal road frontage. The site is vacant and the southeast boundary aligns with a waterway.

The area containing the site is characterised by a mix of rural development comprising horticultural cropping, and vacant vegetated land. To the north the site adjoins vacant rural land, to the south east the site is bound by Granite Creek, to the south west the site adjoins Randazzo Road and to the west the site adjoins the Sunwater property, Lot 228 on HG479.

The proposed development seeks to establish lawful access from a gazetted road (Randazzo Road) to Lot 148 on HG569, which currently has no road frontage or lawful point of access. The proposed development comprises a boundary realignment for provision of road frontage for Lot 148 to Randazzo Road

The application is subject to impact assessment and requires public notification. In determining the application, Council can have regard to the requirements of the Planning Scheme, applicable Assessment benchmarks and other relevant planning matters. This report has undertaken an assessment of the proposal against the relevant Assessment Benchmarks and is considered to be consistent in terms of the scale and intensity to other forms of development within the locality.

The application is submitted for approval subject to reasonable and relevant conditions.

Appendix A

DA Form 1

DA Form 1 – Development application details

Approved form (version 1.3 effective 28 September 2020) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Ann Leighton c/- RPS AAP Consulting Pty Ltd
Contact name <i>(only applicable for companies)</i>	Stacey Devaney - RPS
Postal address <i>(P.O. Box or street address)</i>	PO Box 1949
Suburb	Cairns
State	Queensland
Postcode	4870
Country	Australia
Contact number	(07) 4276 1033
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	AU009937

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
		229	Randazzo Road	Paddys Green
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	Lot 77	HG470	Mareeba Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
				Paddys Green
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	148	HG569	Mareeba Shire Council

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

- 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:

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Reconfiguring a Lot (Boundary Realignment – 2 Lots into 2 Lots)

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

- Not required

Section 2 – Further development details

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

Division 1 – Material change of use

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

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

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

Division 2 – Reconfiguring a lot

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

9.1) What is the total number of existing lots making up the premises?	
2	

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

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

10.2) Will the subdivision be staged?	
<input type="checkbox"/> Yes – provide additional details below	
<input type="checkbox"/> No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?

Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment

12.1) What are the current and proposed areas for each lot comprising the premises?

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
Lot 77 on HG470	30,770	Lot 1	34,160
Lot 148 on HG569	580,600	Lot 2	556,750

12.2) What is the reason for the boundary realignment?

To create lawful access from a gazetted road for Lot 148 on HG569, which is currently landlocked.

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?

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

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

<input type="checkbox"/> Yes – specify number of new lots:	
<input type="checkbox"/> No	

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

\$	
----	--

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

<input type="checkbox"/> Yes – a copy of the decision notice is attached to this development application
<input type="checkbox"/> The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
<input checked="" type="checkbox"/> No

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

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

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

Matters requiring referral to the **Chief Executive of the Planning Act 2016:**

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

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

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

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

18) Has any referral agency provided a referral response for this development application?		
<input checked="" type="checkbox"/> Yes – referral response(s) received and listed below are attached to this development application		
<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
10.3.4.2 – reconfiguring a lot that is assessable development under s21 (native vegetation clearing)	SARA	1 June 2023
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (<i>if applicable</i>).		
Nil		

PART 6 – INFORMATION REQUEST

19) Information request under Part 3 of the DA Rules
<input checked="" type="checkbox"/> I agree to receive an information request if determined necessary for this development application
<input type="checkbox"/> I do not agree to accept an information request for this development application
Note: <i>By not agreeing to accept an information request I, the applicant, acknowledge:</i>
<ul style="list-style-type: none"> • <i>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</i> • <i>Part 3 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules.</i>
<i>Further advice about information requests is contained in the DA Forms Guide.</i>

PART 7 – FURTHER DETAILS

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

21) Has the portable long service leave levy been paid? (only applicable to development applications involving building work or operational work)		
<input type="checkbox"/> Yes – a copy of the receipted QLeave form is attached to this development application <input type="checkbox"/> No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid <input checked="" type="checkbox"/> Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)		
Amount paid	Date paid (dd/mm/yy)	QLeave levy number (A, B or E)
\$		

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

23) Further legislative requirements			
<u>Environmentally relevant activities</u>			
23.1) Is this development application also taken to be an application for an environmental authority for an Environmentally Relevant Activity (ERA) under section 115 of the <i>Environmental Protection Act 1994</i> ?			
<input type="checkbox"/> Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below <input checked="" type="checkbox"/> No <i>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.</i>			
Proposed ERA number:		Proposed ERA threshold:	
Proposed ERA name:			
<input type="checkbox"/> Multiple ERAs are applicable to this development application and the details have been attached in a schedule to this development application.			
<u>Hazardous chemical facilities</u>			
23.2) Is this development application for a hazardous chemical facility ?			
<input type="checkbox"/> Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application <input checked="" type="checkbox"/> No <i>Note: See www.business.qld.gov.au for further information about hazardous chemical notifications.</i>			

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 Form 1 Template 2
- Taking overland flow water: complete DA Form 1 Template 3.

Waterway barrier works

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

- Yes – the relevant template is completed and attached to this development application
- No

DA templates are available from <https://planning.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

Yes

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

PART 9 – FOR COMPLETION OF THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference number(s):

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

QLeave notification and payment			
<i>Note: For completion by assessment manager if applicable</i>			
Description of the work			
QLeave project number			
Amount paid (\$)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

Appendix B

Certificate(s) of Title and Owners Consent

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 20964165	Search Date: 22/05/2023 16:07
Date Title Created: 12/09/1974	Request No: 44491351
Previous Title: 20945031, 20945032	

ESTATE AND LAND

Estate in Fee Simple

LOT 77 CROWN PLAN HG470
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 709526317 19/04/2006

ROBERT JOSEPH NASTASI

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20945031 (POR 77)
Deed of Grant No. 20945032 (POR 77)
2. MORTGAGE No 715418079 11/11/2013 at 11:18
SUNCORP-METWAY LTD A.B.N. 66 010 831 722

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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

I, Robert Joseph Nastasi [insert full name.]

as owner of the premises identified as follows:

Lot 77 on HG470

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

Ann Leighton

on the premises described above for:

Reconfiguring a Lot (Boundary Realignment - 2 Lots into 2 Lots) over Lot 77 on HG470 and Lot 148 on HG569

R.J. Nastasi 13/06/2023 [signature of owner and date signed]

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51240636	Search Date: 22/05/2023 16:09
Date Title Created: 16/12/2020	Request No: 44491396
Previous Title: 50816002	

ESTATE AND LAND

Estate in Fee Simple

LOT 148 CROWN PLAN HG569
Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 721020335 17/08/2021

ANN MARGARET LEIGHTON

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 21315212 (Lot 148 on CP HG569)

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

** End of Current Title Search **

Appendix C

Search Results

State Planning Policy - Lot Plan Search

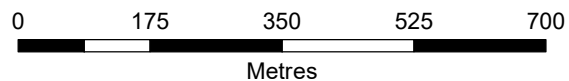
Making or amending a local planning instrument
and designating land for community infrastructure

Date: 22/05/2023



Queensland Government

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State Planning Policy mapping layers - consolidated list for all selected Lot Plans

(Note: Please refer to following pages for State Interests listed for each selected Lot Plan)

AGRICULTURE

- Important agricultural areas
- Agricultural land classification - class A and B

MINING AND EXTRACTIVE RESOURCES

- Key resource area - resource / processing area
- Key resource area - separation area

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)
- MSES - Wildlife habitat (special least concern animal)
- MSES - Regulated vegetation (category R)
- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Level 1 - Queensland floodplain assessment overlay*
- Flood hazard area - Local Government flood mapping area*
- Bushfire prone area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone



Queensland Government

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

Date: 22/05/2023

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State Planning Policy mapping layers for each selected Lot Plan

Lot Plan: 77HG470 (Area: 30770 m²)

AGRICULTURE

- Important agricultural areas

- Agricultural land classification - class A and B

MINING AND EXTRACTIVE RESOURCES

- Key resource area - resource / processing area

- Key resource area - separation area

BIODIVERSITY

- MSES - Wildlife habitat (special least concern animal)

- MSES - Regulated vegetation (category R)

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

- Flood hazard area - Local Government flood mapping area*

- Bushfire prone area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone

Lot Plan: 148HG569 (Area: 580600 m²)

AGRICULTURE

- Important agricultural areas

- Agricultural land classification - class A and B

MINING AND EXTRACTIVE RESOURCES

- Key resource area - resource / processing area

- Key resource area - separation area

BIODIVERSITY

- MSES - Wildlife habitat (endangered or vulnerable)

- MSES - Wildlife habitat (special least concern animal)

- MSES - Regulated vegetation (category R)

- MSES - Regulated vegetation (intersecting a watercourse)

NATURAL HAZARDS RISK AND RESILIENCE

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

- Flood hazard area - Local Government flood mapping area*

- Bushfire prone area

STRATEGIC AIRPORTS AND AVIATION FACILITIES

- Wildlife hazard buffer zone



Queensland Government

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State Planning Policy

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

Date: 22/05/2023

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State Assessment and Referral Agency

Date: 22/05/2023

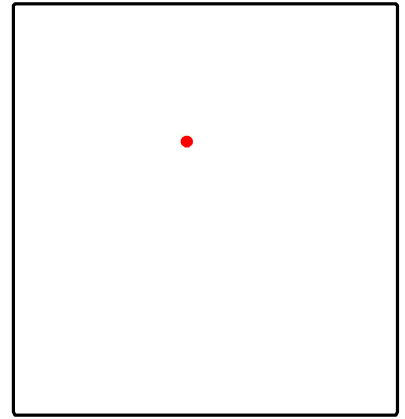


Queensland Government

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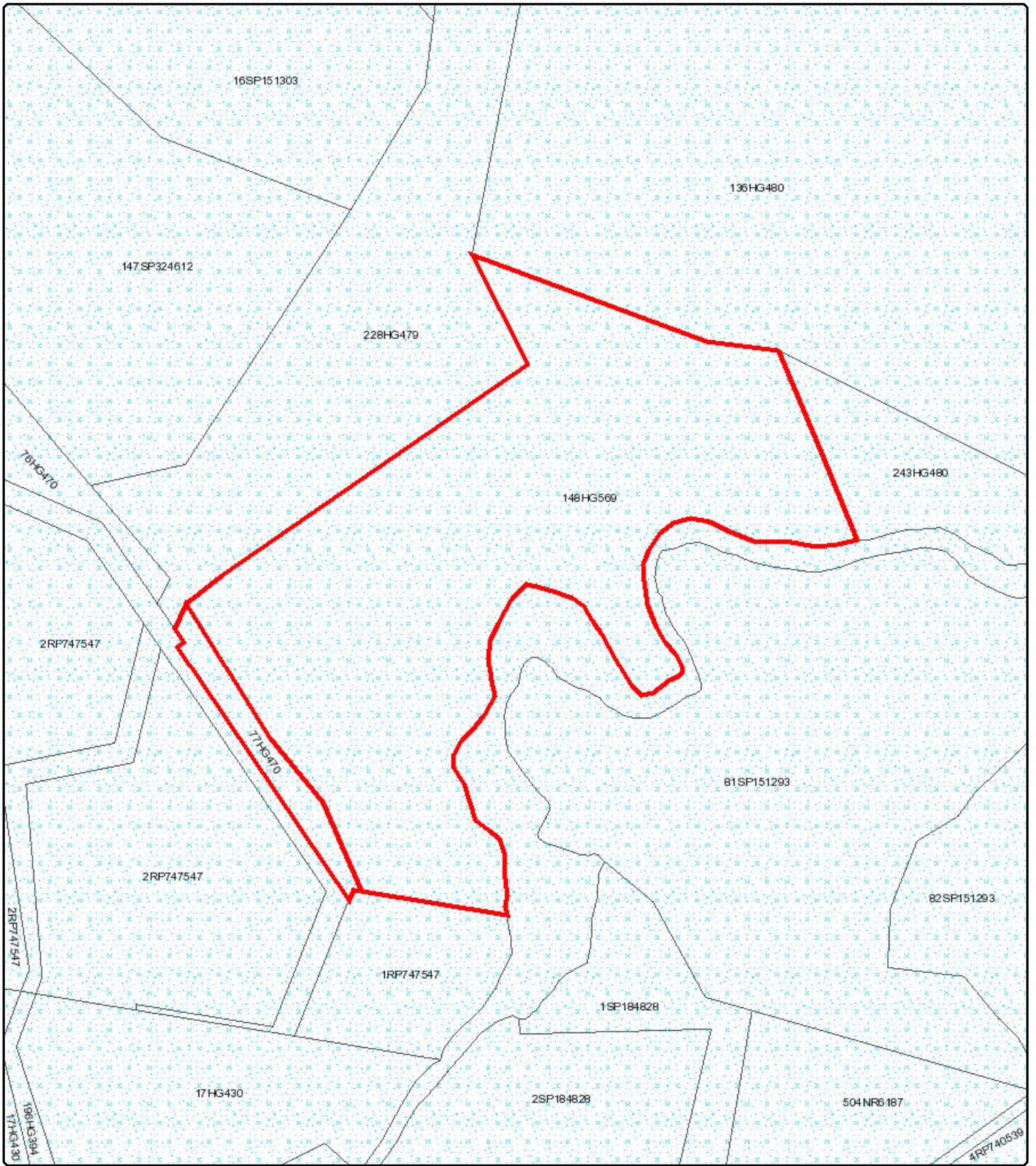
Matters of Interest for all selected Lot Plans

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

Matters of Interest by Lot Plan

Lot Plan: 148HG569 (Area: 580600 m²)
Queensland waterways for waterway barrier works
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)

Lot Plan: 77HG470 (Area: 30770 m²)
Water resource planning area boundaries
Regulated vegetation management map (Category A and B extract)



State Assessment and Referral Agency

Date: 22/05/2023




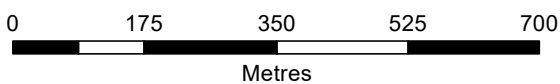
Queensland Government

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Legend

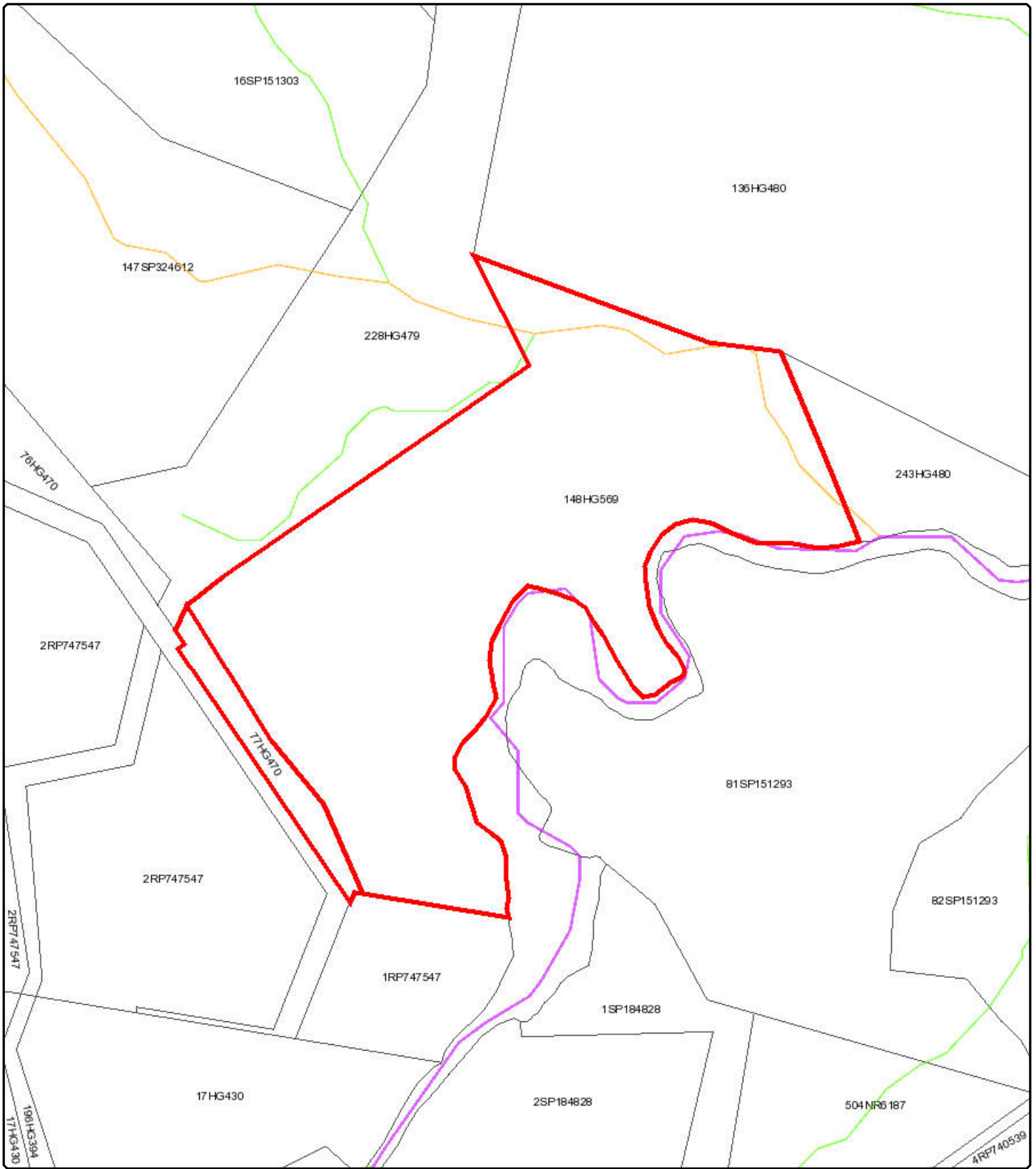
Water resource planning area boundaries

 Water resource planning area boundaries



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State Assessment and Referral Agency

Date: 22/05/2023



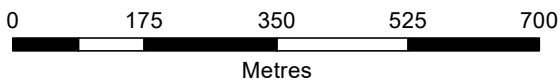
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Legend

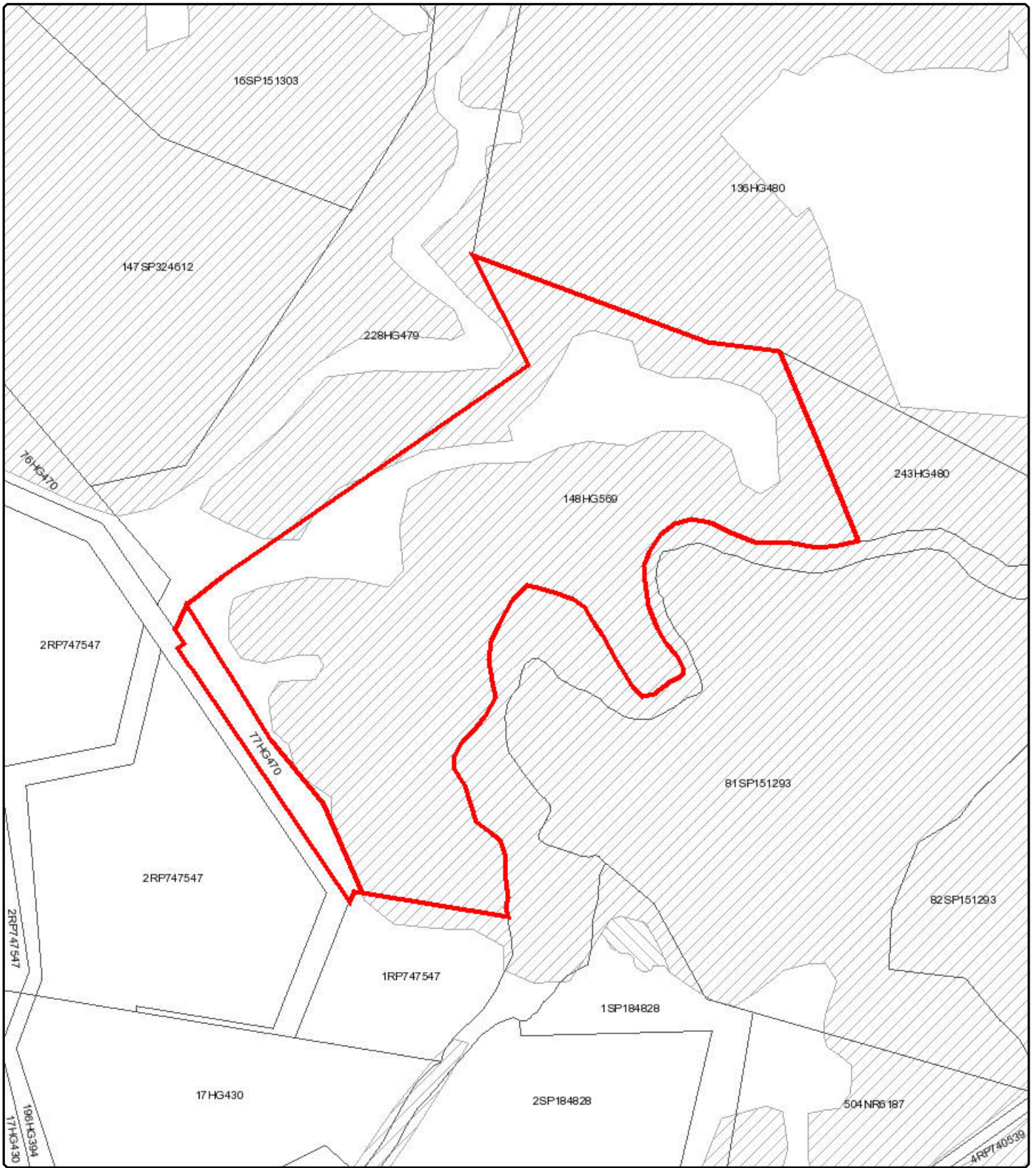
Queensland waterways for waterway barrier works

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



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State Assessment and Referral Agency

Date: 22/05/2023





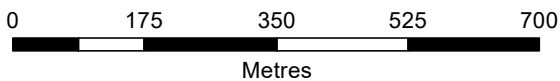
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Legend

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



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Vegetation management report

For Lot: 148 Plan: HG569

22/05/2023

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Recent changes

Updated mapping

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

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

Overview

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

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

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

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

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

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

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

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

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

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

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 148 Plan: HG569, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
148	HG569	Freehold	580,600

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

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 148 Plan: HG569, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Hodgkinson Basin

Catchment(s)
Barron

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

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

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

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

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

2.1 Exempt clearing work

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

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

You can complete the online form at

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

2.3 Area management plans

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

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

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

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

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

2.4 Development approvals

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

Information on how to apply for a development approval is available at

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 148 Plan: HG569

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 56.52ha

Vegetation category	Area (ha)
Category B	43.4
Category C	3.9
Category R	2.7
Category X	6.5

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
9.12.31	Least concern	B	37.68	Eucalyptus leptophleba, Corymbia clarksoniana and E. crebra +/- C. dallachiana woodland on igneous rocks	Sparse
9.12.31	Least concern	C	3.84	Eucalyptus leptophleba, Corymbia clarksoniana and E. crebra +/- C. dallachiana woodland on igneous rocks	Sparse
9.12.31	Least concern	R	2.37	Eucalyptus leptophleba, Corymbia clarksoniana and E. crebra +/- C. dallachiana woodland on igneous rocks	Sparse
9.3.13	Least concern	B	5.72	Melaleuca spp., Eucalyptus camaldulensis and Casuarina cunninghamiana fringing open forest on streams and channels	Mid-dense
9.3.13	Least concern	C	0.02	Melaleuca spp., Eucalyptus camaldulensis and Casuarina cunninghamiana fringing open forest on streams and channels	Mid-dense
9.3.13	Least concern	R	0.37	Melaleuca spp., Eucalyptus camaldulensis and Casuarina cunninghamiana fringing open forest on streams and channels	Mid-dense
non-rem	None	X	6.53	None	None

Please note:

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

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

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

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

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

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

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

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

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

No records

3.6 Area Management Plan(s)

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

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 0.06ha

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 148 Plan: HG569.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

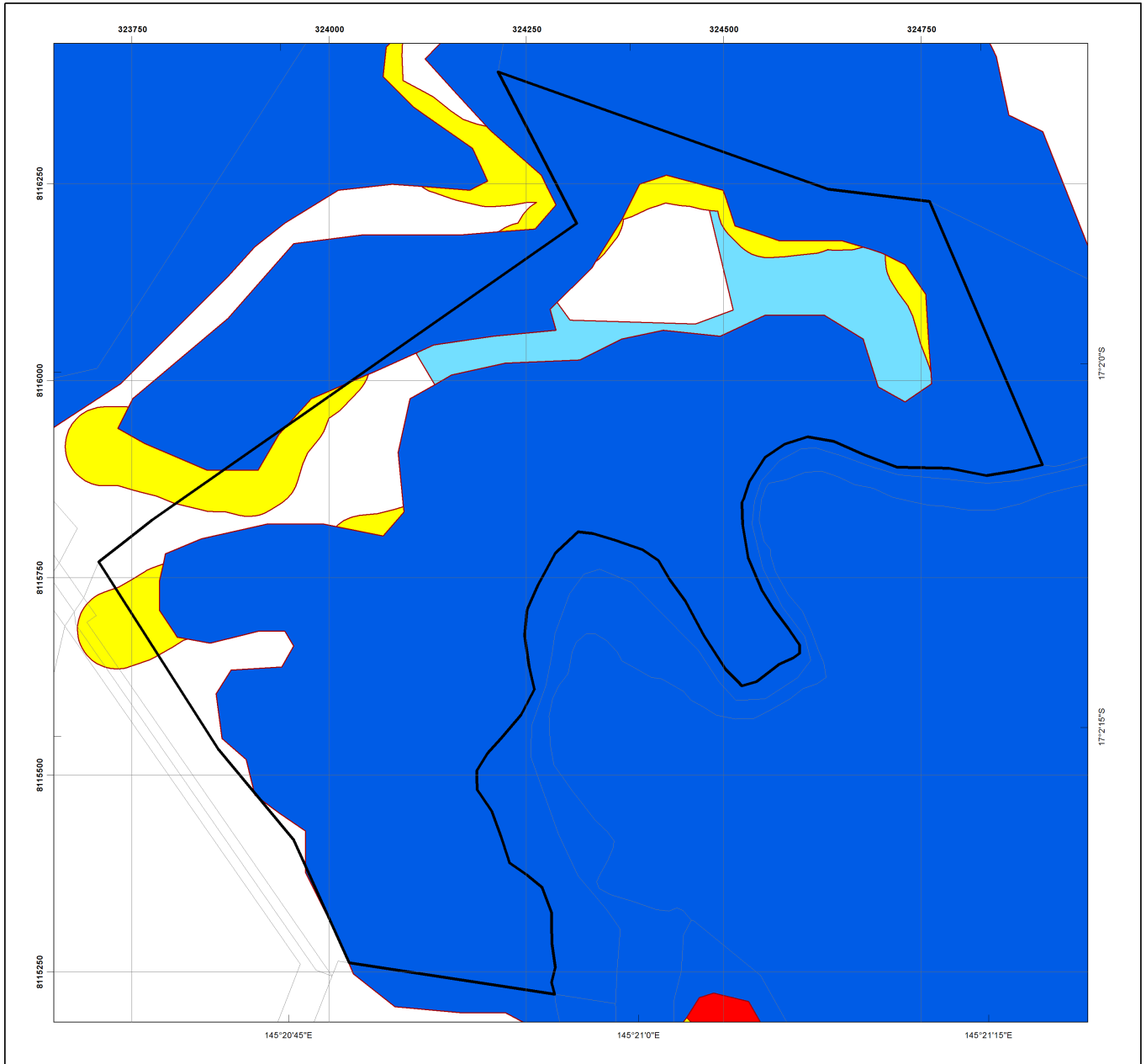
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

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

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

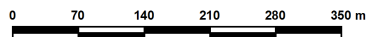
4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

- Selected Lot and Plan
- Category A area (Vegetation offsets/compliance notices/VDecs)
- Category B area (Remnant vegetation)
- Category C area (High-value regrowth vegetation)
- Category R area (Reef regrowth watercourse vegetation)
- Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
- Water
- Other land parcel boundaries



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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

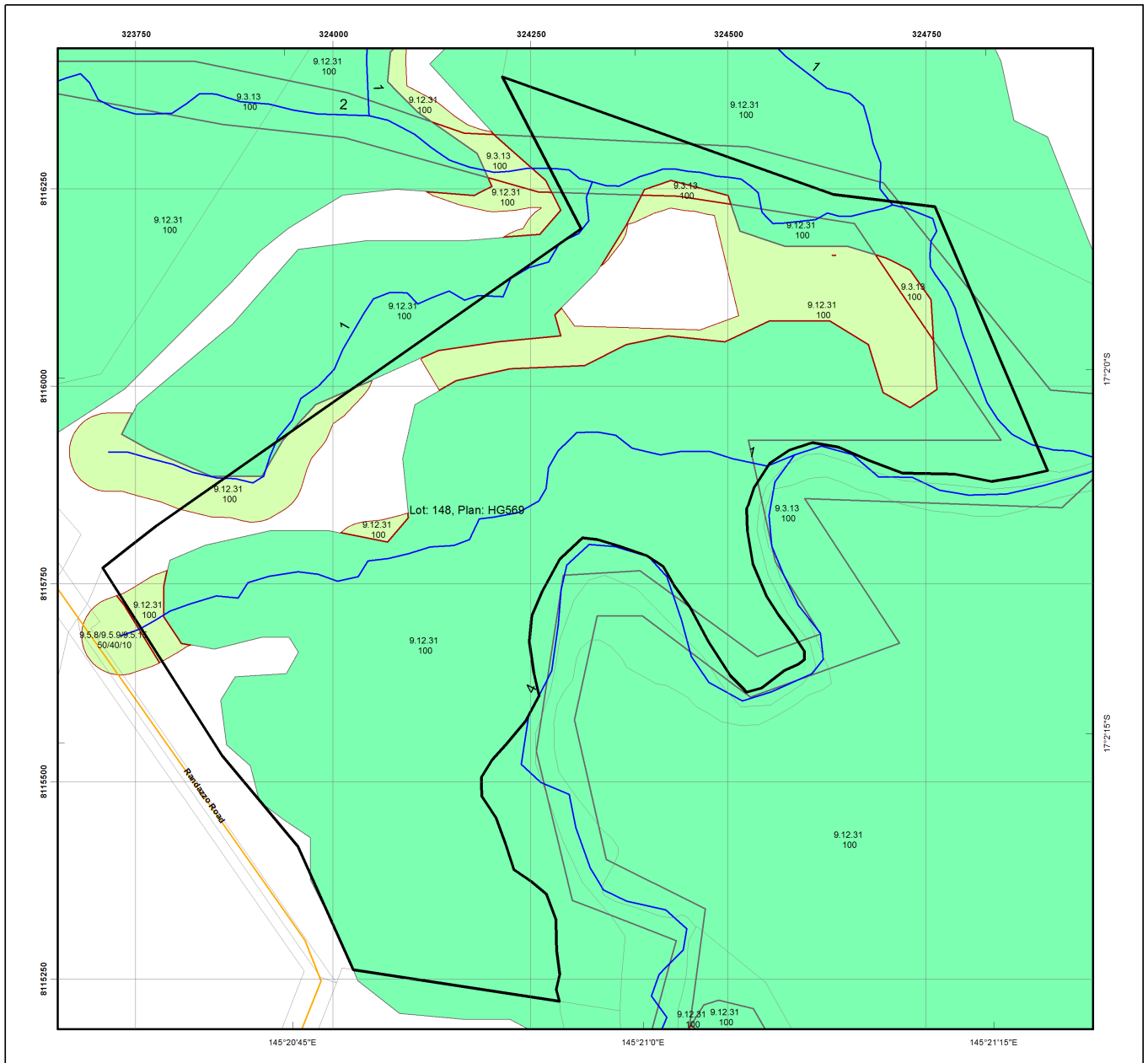
Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



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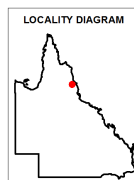
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



0 50 100 150 200 250 m

This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>





Land parcel boundaries are provided as locational aid only.

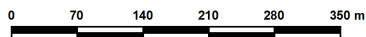
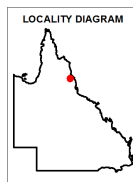
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Legend

-  Selected Lot and Plan
-  Coastal
-  Non Coastal
-  Other land parcel boundaries



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



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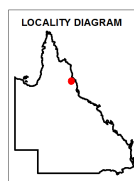
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Legend

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



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5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

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

Updates to the data informing the flora survey trigger map

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






Species information

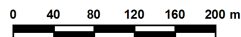
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request.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



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 55

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

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

7. Koala protection framework details for Lot: 148 Plan: HG569

7.1 Koala districts

Koala District C

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



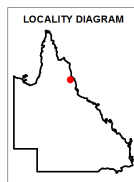
Lot: 148,
Plan:
HG569

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

Legend

- Selected Lot and Plan
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Highway
- Connector
- Street/Local Road
- Major rivers/creeks
- Queensland

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



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

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









7.3 Koala habitat regional ecosystems for core koala habitat areas

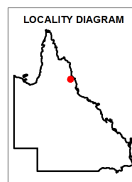


Lot: 148,
Plan:
HG569

Koala habitat regional ecosystems for core koala habitat areas

Legend

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland



N



0 60 120 180 240 300 m



The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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8. Other relevant legislation contacts list

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



Vegetation management report

For Lot: 77 Plan: HG470

22/05/2023

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Recent changes

Updated mapping

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

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

Overview

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

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

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

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

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

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

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

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

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

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

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

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

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.

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1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 77 Plan: HG470, are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
77	HG470	Freehold	30,770

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

Does this property have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 77 Plan: HG470, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)
Mareeba Shire

Bioregion(s)	Subregion(s)
Einasleigh Uplands	Hodgkinson Basin

Catchment(s)
Barron

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

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

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

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

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

2.1 Exempt clearing work

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

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Resources before commencing clearing to ensure that the proposed activity is exempt clearing work.

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

You can complete the online form at

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

2.3 Area management plans

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

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

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

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.6 of this report. Before clearing under one of these AMPs, you must first notify the Department of Resources and then follow the conditions and requirements listed in the AMP.

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

2.4 Development approvals

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

Information on how to apply for a development approval is available at

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 77 Plan: HG470

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property. Total area: 2.78ha

Vegetation category	Area (ha)
Category B	< 0.1
Category R	0.5
Category X	2.3

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 4.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
9.12.31	Least concern	B	0.02	Eucalyptus leptophleba, Corymbia clarksoniana and E. crebra +/- C. dallachiana woodland on igneous rocks	Sparse
9.12.31	Least concern	R	0.03	Eucalyptus leptophleba, Corymbia clarksoniana and E. crebra +/- C. dallachiana woodland on igneous rocks	Sparse
9.5.15	Least concern	R	0.05	Melaleuca monantha +/- M. viridiflora +/- Callitris intratropica mixed low woodland on valley infill	Sparse
9.5.8	Least concern	R	0.23	Eucalyptus cullenii and/or E. leptophleba woodland on undulating plains on remnant Tertiary surfaces	Sparse
9.5.9	Least concern	R	0.19	Corymbia clarksoniana and/or Eucalyptus leptophleba and/or E. platyphylla woodland on plains	Sparse
non-rem	None	X	2.26	None	None

Please note:

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

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

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.3 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

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

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

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

2) in which the protected wildlife, at any stage of its life cycle, is located.

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

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

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

No records

3.6 Area Management Plan(s)

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

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

Class A (with urban areas masked as per SPP): 1.99ha

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 77 Plan: HG470.

4. Vegetation management framework maps

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

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

Regulated vegetation management map

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

Vegetation management supporting map

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

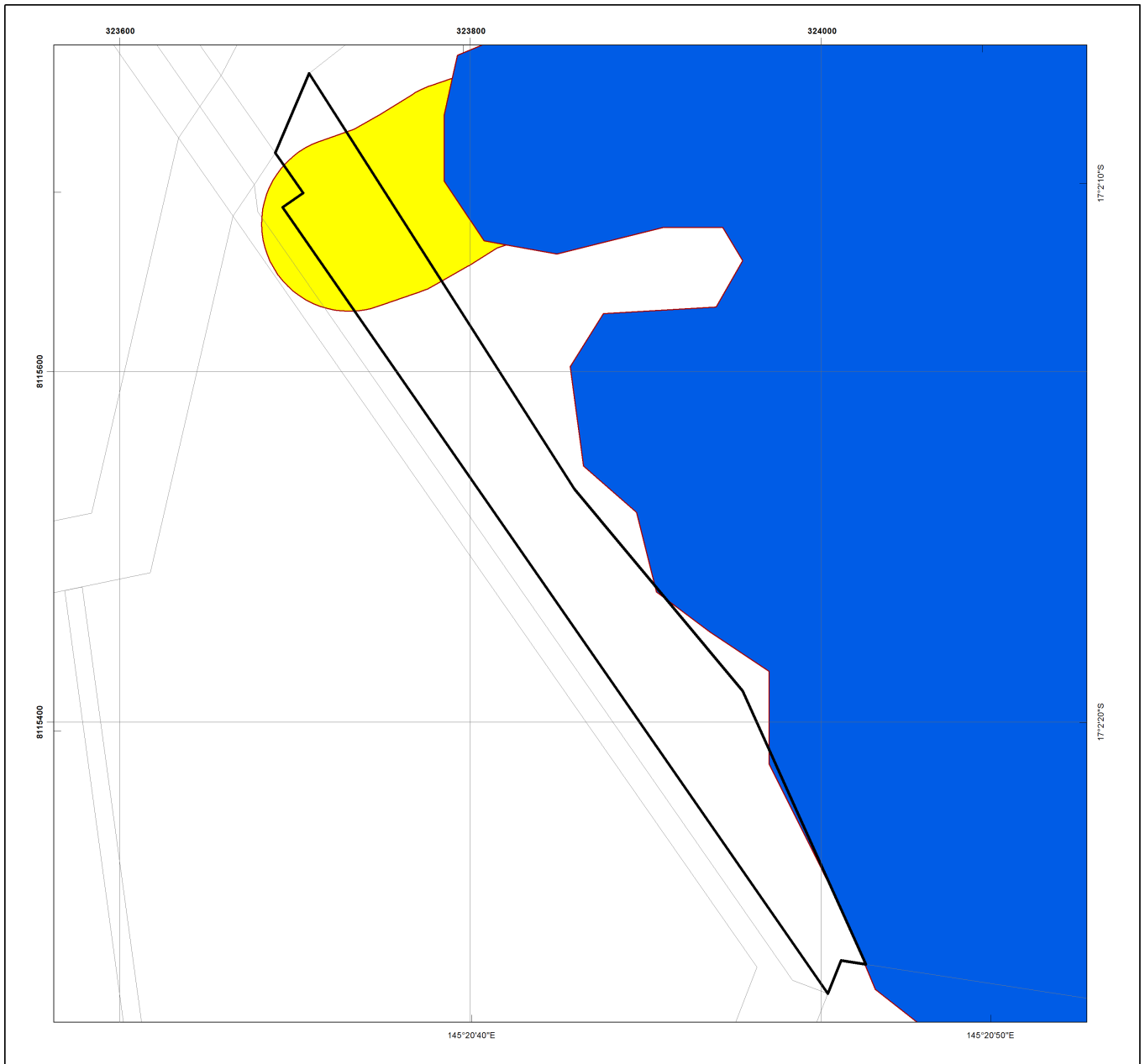
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

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









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

4.1 Regulated vegetation management map



Regulated Vegetation Management Map

Legend

-  Selected Lot and Plan
-  Category A area (Vegetation offsets/compliance notices/VDecs)
-  Category B area (Remnant vegetation)
-  Category C area (High-value regrowth vegetation)
-  Category R area (Reef regrowth watercourse vegetation)
-  Category X area (Exempt clearing work on Freehold, Indigenous and Leasehold land)
-  Water
-  Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 55

Disclaimer:

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Additional information required for the assessment of vegetation values is provided in the accompanying "Vegetation Management Supporting map". For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the regulated vegetation management map is available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>

Land parcel boundaries are provided as locational aid only.

This map is updated on a monthly basis to ensure new PMAVs are included as they are approved.



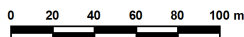
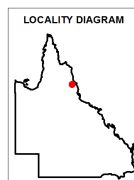
4.2 Vegetation management supporting map



Vegetation Management Supporting Map

Legend

- Selected Lot and Plan
- Category A or B area containing endangered regional ecosystems
- Category A or B area containing of concern regional ecosystems
- Category A or B area that is a least concern regional ecosystem
- Category C or R area containing endangered regional ecosystems
- Category C or R area containing of concern regional ecosystems
- Category C or R area that is a least concern regional ecosystem
- Category X area
- Water
- Wetland on the vegetation management wetlands map
- Essential habitat on the essential habitat map
- Essential habitat species record
- Watercourses and drainage features on the vegetation management watercourse and drainage features map (Stream order shown as black number against stream where available)
- Highway
- Connector
- Street/Local Road
- National Parks, State Forest and other reserves
- Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 55

Labels for Essential Habitat are centred on the area of enquiry.

Regional ecosystem linework has been compiled at a scale of 1:100 000, except in designated areas where a compilation scale of 1:50 000 is available. Linework should be used as a guide only. The positional accuracy of RE data mapped at a scale of 1:100 000 is +/- 100 metres.

Disclaimer:

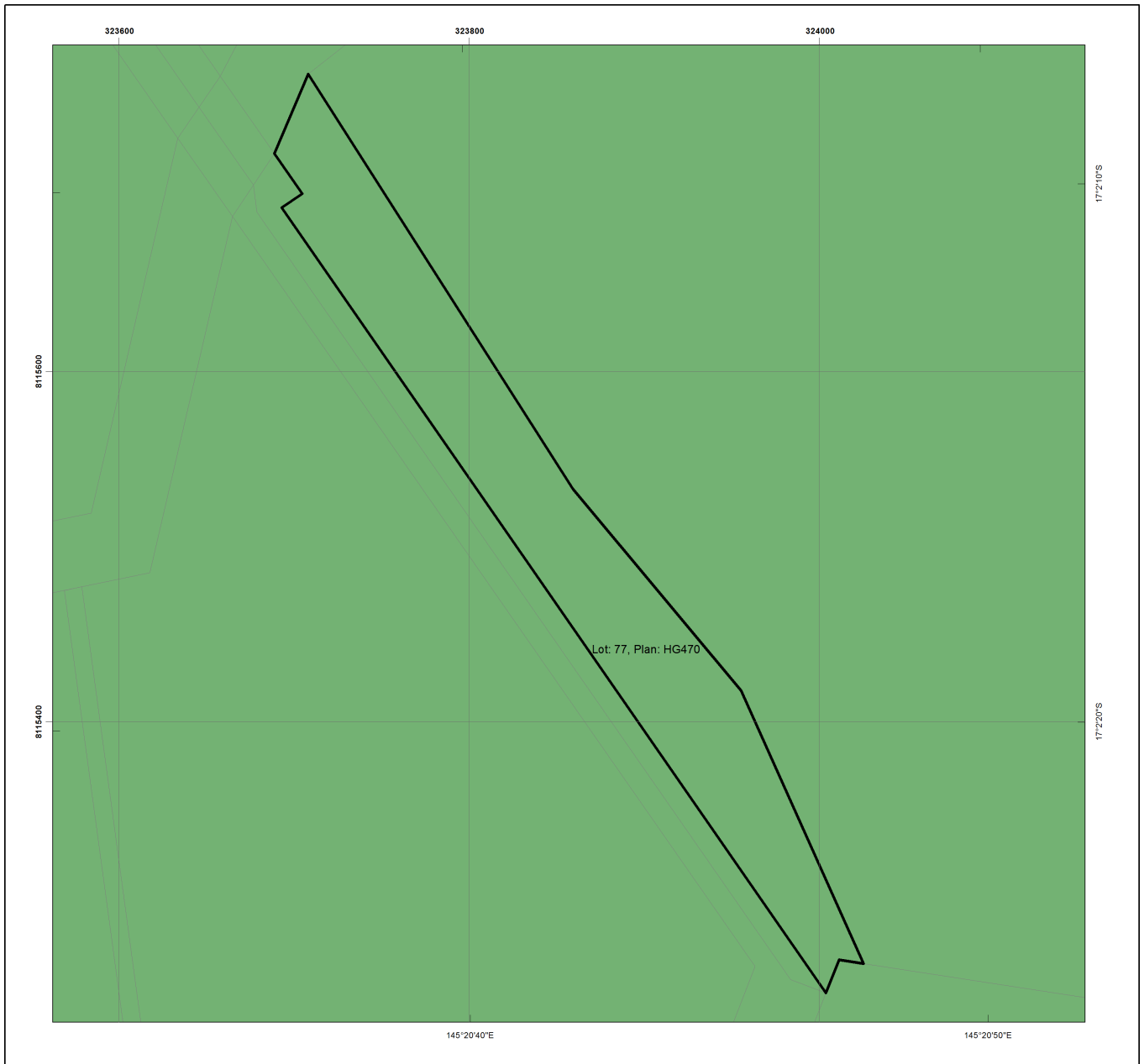
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Additional information may be required for the purposes of land clearing or assessment of a regional ecosystem map or PMAV applications. For further information go to the web site: www.resources.qld.gov.au or contact the Department of Resources.

Digital data for the vegetation management watercourse and drainage feature map, vegetation management wetlands map, essential habitat map and the vegetation management remnant and regional ecosystem map are available from the Queensland Spatial Portal at <http://www.information.qld.gov.au/>





Land parcel boundaries are provided as locational aid only.

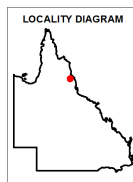
4.3 Coastal/non-coastal map



Coastal/Non Coastal Map

Legend

-  Selected Lot and Plan
-  Coastal
-  Non Coastal
-  Other land parcel boundaries



This product is projected into:
GDA 1994 MGA Zone 55

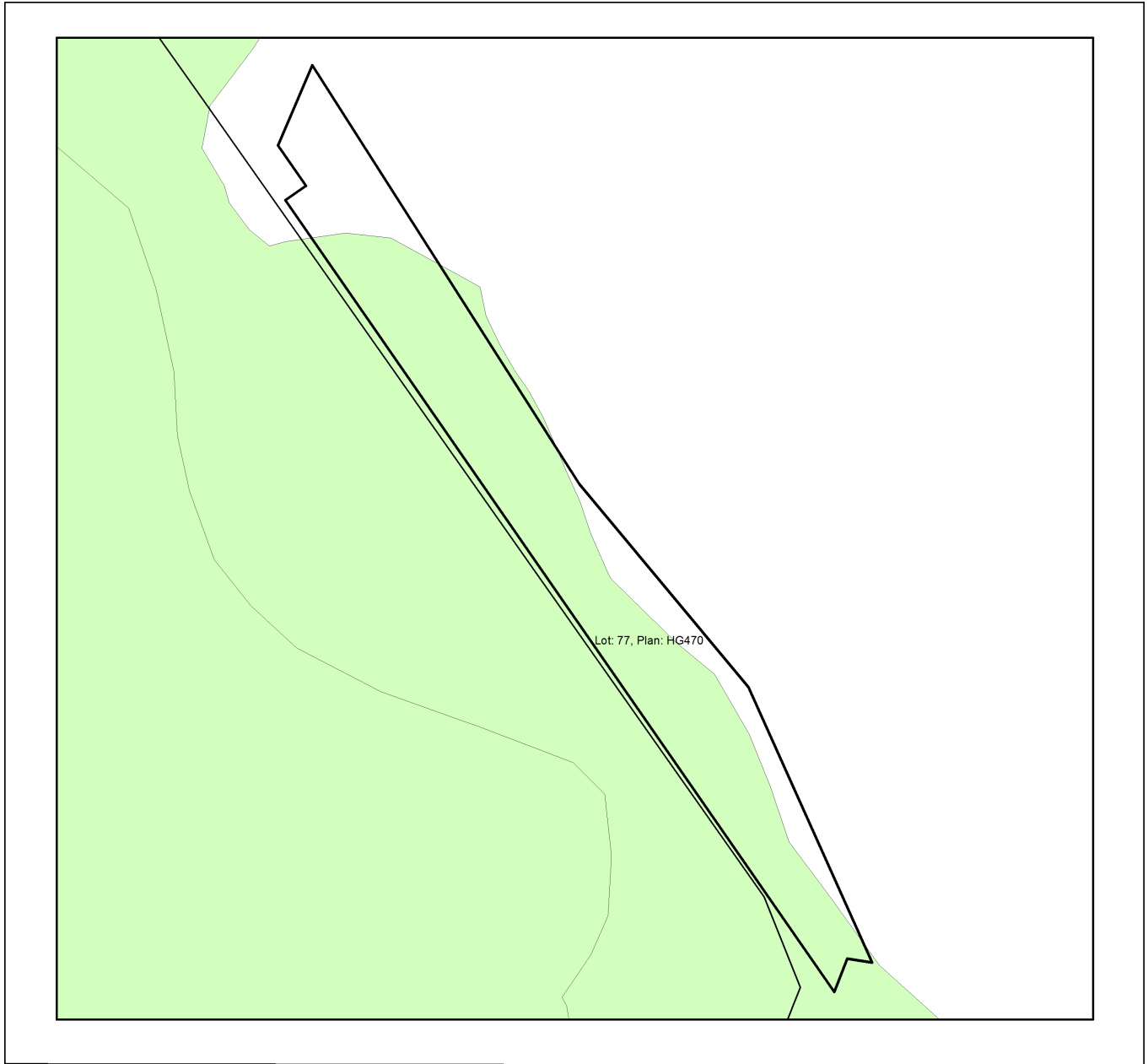
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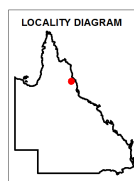
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture



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

Legend

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



This product is projected into GDA 1994 MGA Zone 55

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5. Protected plants framework (administered by the Department of Environment and Science (DES))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DES

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

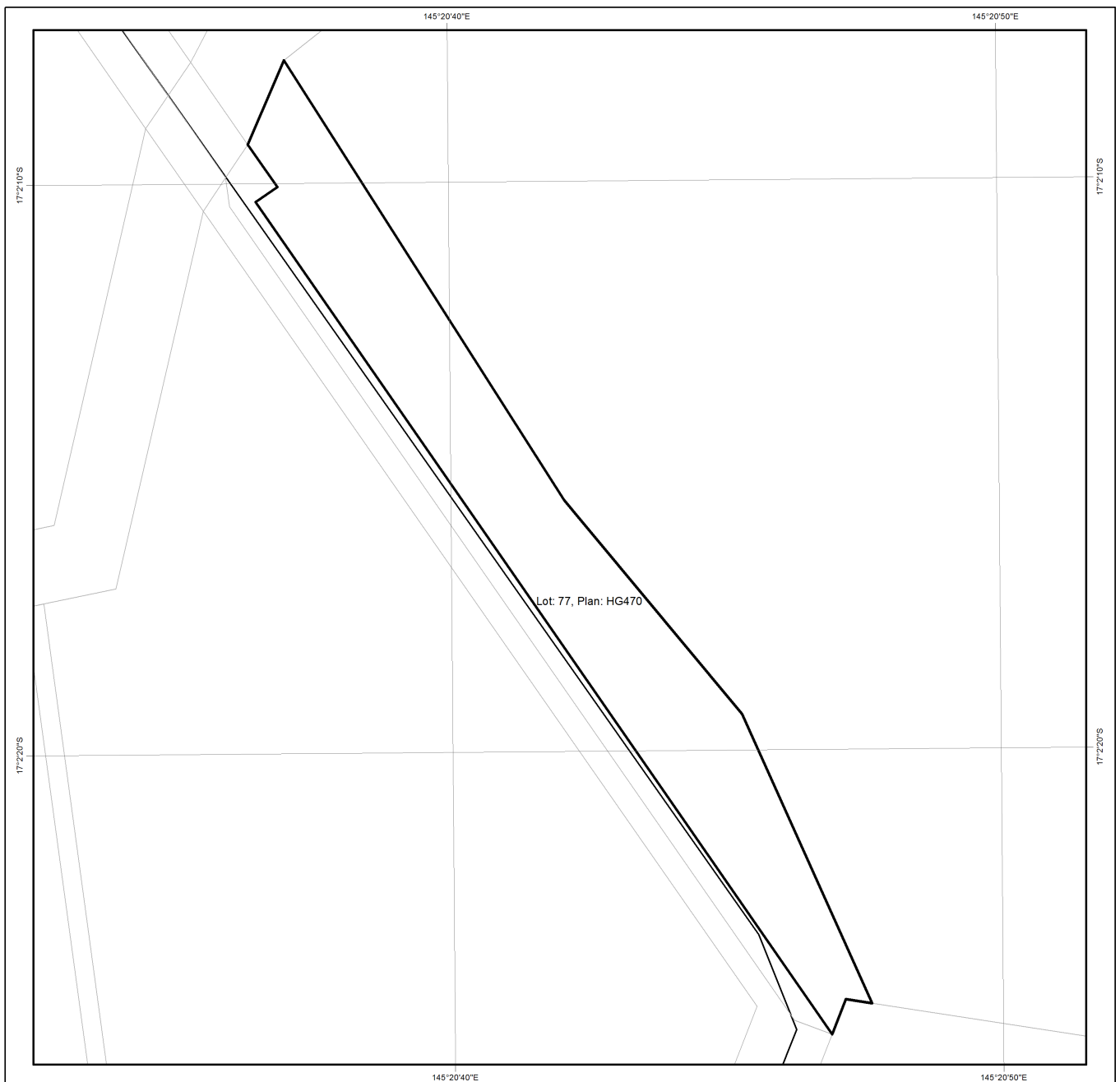
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

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






Species information

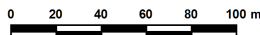
Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of Environment and Science does not provide species information on request.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



Protected Plants Flora Survey Trigger Map

Legend

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



This product is projected into:
GDA 1994 MGA Zone 55

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

Land parcel boundaries are provided as locational aid only.

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

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

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

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

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

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

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

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

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

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

6.1.3 Koala priority areas

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

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

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley,

Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

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

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DES

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@des.qld.gov.au

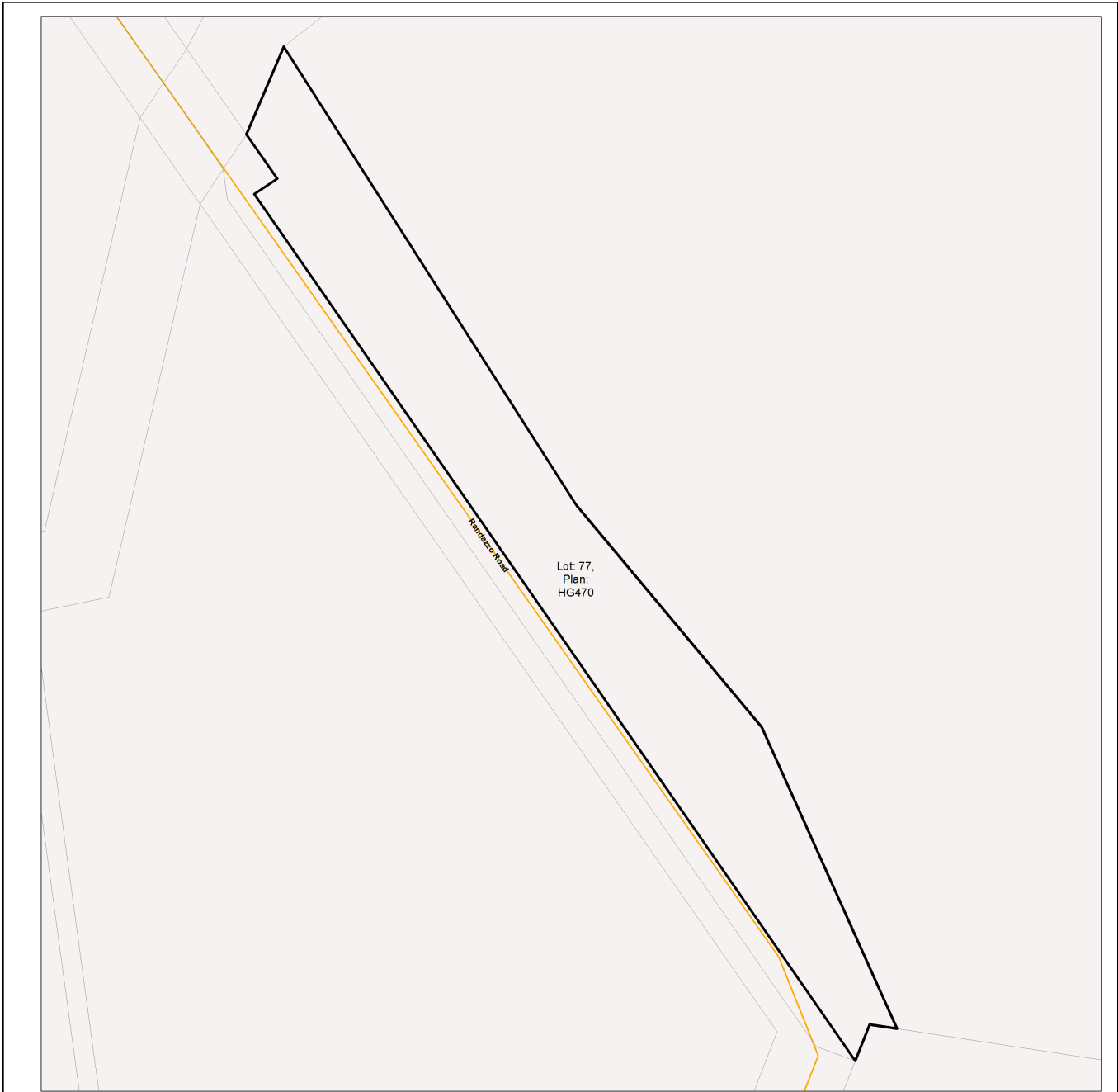
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 77 Plan: HG470

7.1 Koala districts

Koala District C

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

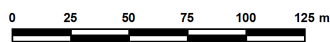
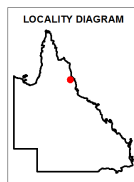


Koala priority area, koala habitat area and identified koala broad-hectare area map

Legend

- Selected Lot and Plan
- Koala habitat area (core)
- Koala habitat area (locally refined)
- Koala priority area
- Identified koala broad-hectare area
- Cadastral Boundaries
- Towns
- Highway
- Connector
- Street/Local Road
- Major rivers/creeks
- Queensland

The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.



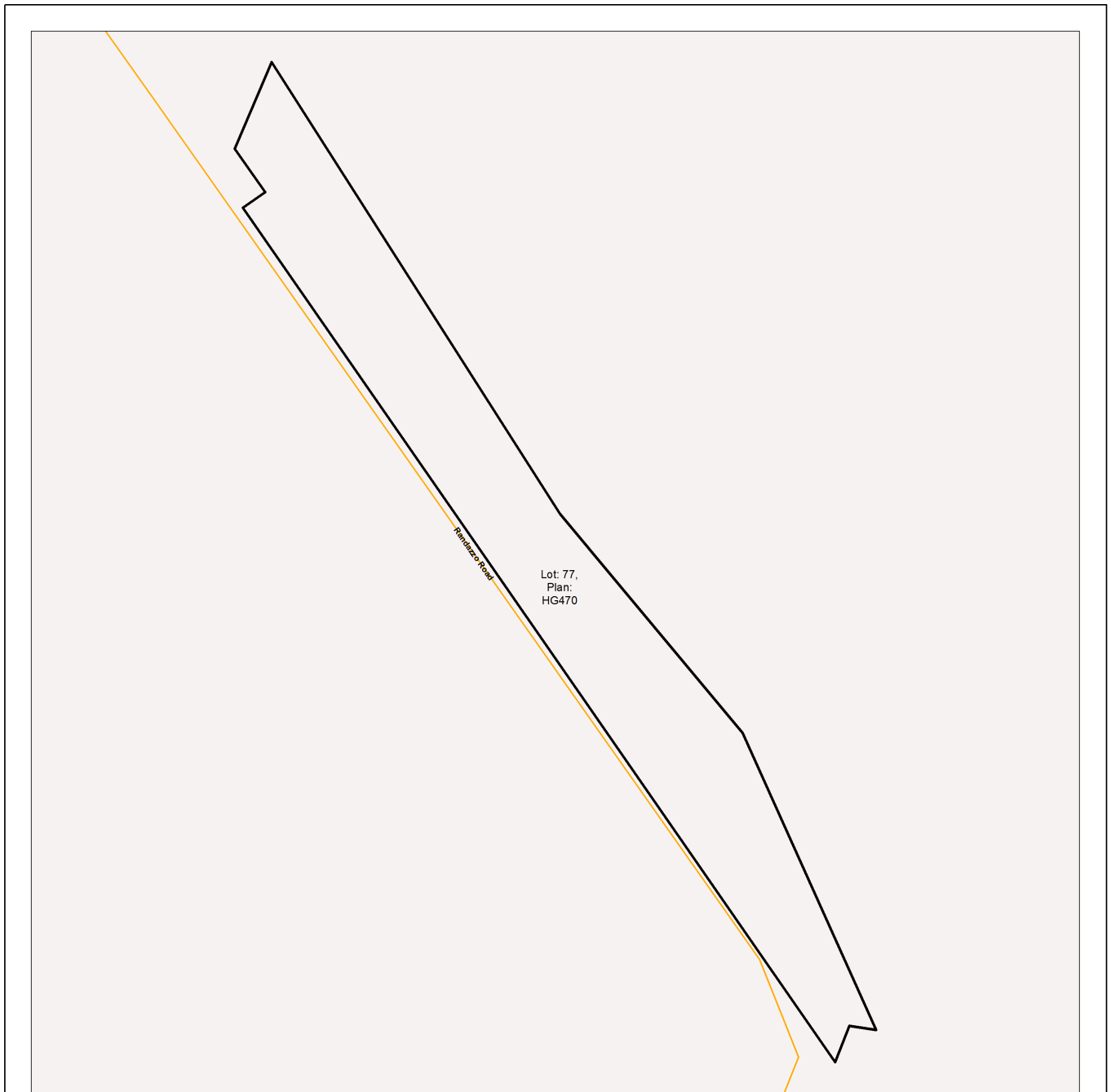
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The koala conservation plan maps will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.









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

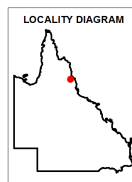
7.3 Koala habitat regional ecosystems for core koala habitat areas



Koala habitat regional ecosystems for core koala habitat areas

Legend

-  Selected Lot and Plan
-  Koala habitat area (core)
-  Towns
-  Highway
-  Connector
-  Street/Local Road
-  Major rivers/creeks
-  Queensland



N



0 25 50 75 100 125 m



The koala habitat mapping within South East Queensland uses regional ecosystem linework compiled at a scale varying from 1:25,000 to 1:100,000. Linework should be used as a guide only. The positional accuracy of regional ecosystem data mapped at a scale of 1:100,000 is +/- 100 metres.

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This product is projected into GDA 1994 MGA Zone 55

DISCLAIMER:

While every care is taken to ensure the accuracy of this product, the Department of Environment and Science acting on behalf of the State of Queensland makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the data being inaccurate or incomplete in any way and for any reason. Due to varying sources of data, spatial locations may not coincide when overlaid.

8. Other relevant legislation contacts list

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

Appendix D

Pre-lodgement Outcomes



SARA reference: 2304-34754 SPL
 Applicant reference: Nil

1 June 2023

Ann Leighton
 C/- RPS AAP Consulting Pty Ltd
 PO Box 1949
 Cairns QLD 4870
Stacey.Devaney@rpsgroup.com.au

Attention: Stacey Devaney

Dear Sir/Madam

SARA Pre-lodgement advice – Boundary realignment (2 into 2 lots)

I refer to your pre-lodgement request received on 22 May 2023 in which you sought pre-lodgement advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

The proposed development consists of a boundary realignment between two existing lots. The boundary realignment is a 'land swap' intended to facilitate access from Randazzo Road to Lot 148 on HG569, which is currently land locked. The boundary will be relocated from a largely cleared area to within an area containing Category B vegetation.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request.

Drawing/report title	Prepared by	Date
Proposed Boundary realignment – (2 lots into 2 Lots) over Lot 77 on HG470 and Lot 148 on HG569	RPS AAP Consulting Pty Ltd	Submitted to MyDAS2 22 May 2023

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	The application will require referral to SARA under the following provisions of the Planning Regulation 2017:

	<p>Schedule 10, Part 3, Division 4, Table 2, Item 1 – Reconfiguring a lot that is assessable development under s 21 (Native vegetation clearing). This will require a fee of \$1,757.00 in accordance with Schedule 10, Part 3, Division 4, Table 2, Item 8 (b).</p> <p>Mareeba Shire Council will be the assessment manager for the proposed development.</p>
State Development Assessment Provisions (SDAP)	
2.	<p>SDAP includes the state codes that SARA will undertake assessment against.</p> <p>SDAP 3.0 and the SDAP response templates are available on Queensland Government’s Planning website. Of particular relevance to the proposed development are the following state codes:</p> <ul style="list-style-type: none"> • State code 16:Native vegetation clearing.
Native vegetation clearing	
3.	<p>The development site contains Category X, Category B of least concern regional ecosystems (RE 9.12.31 and 9.3.13), Category C of least concern regional ecosystems (RE 9.12.31 and 9.3.13) and Category R of least concern regional ecosystems (RE 9.12.31, 9.5.15, 9.5.8 and 9.5.9). The proposed location of the boundary will create clearing exemptions for establishing new boundary fences (routine management) and fire management lines (essential management) within the Category B area and along the unnamed watercourse. As such, the development triggers referral to SARA for native vegetation clearing near the proposed access location for Lot 148 on HG569.</p> <p>The development application will need to address and meet the requirements of the State Development Assessment Provisions (SDAP) – State code 16: Native vegetation clearing. The performance outcomes to be addressed in the code are:</p> <ul style="list-style-type: none"> • Table 16.2: PO1 - PO3 • Table 16.8: PO80 - PO92 <p>To demonstrate compliance with PO80, the applicant will need to demonstrate the any vegetation clearing and adverse impacts of vegetation clearing has been avoided and minimised where it cannot be avoided.</p>
SPP Key Resource Area	
4.	<p>The proposed development is located within a Key Resource Area (KRA) and the separation area for this KRA, as identified in the State Planning Policy 2017 (SPP).</p> <p>The Geological Survey of Queensland within the Department of Resources have advised SARA that they have no concerns regarding the proposed development in relation to this Key Resource Area as the proposed development is a boundary realignment and will not increase the number of lots within the KRA.</p>
Lodgement material	
5.	<p>It is recommended that the following information is submitted when referring the application to SARA:</p> <ul style="list-style-type: none"> o DA form 1 o A full response to the relevant sections of SDAP, identified as o State code 16: Native vegetation clearing, in particular PO1 – PO3 and PO80 – PO92. o Landowner’s consent o Relevant plans as per the DA Forms guide.

This advice outlines aspects of the proposed development that are relevant from the jurisdiction of SARA. This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

This advice does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal when a formal application has been lodged.

If you require further information please contact Isley Peacey, Senior Planning Officer, on 4037 3202 or via email CairnsSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely

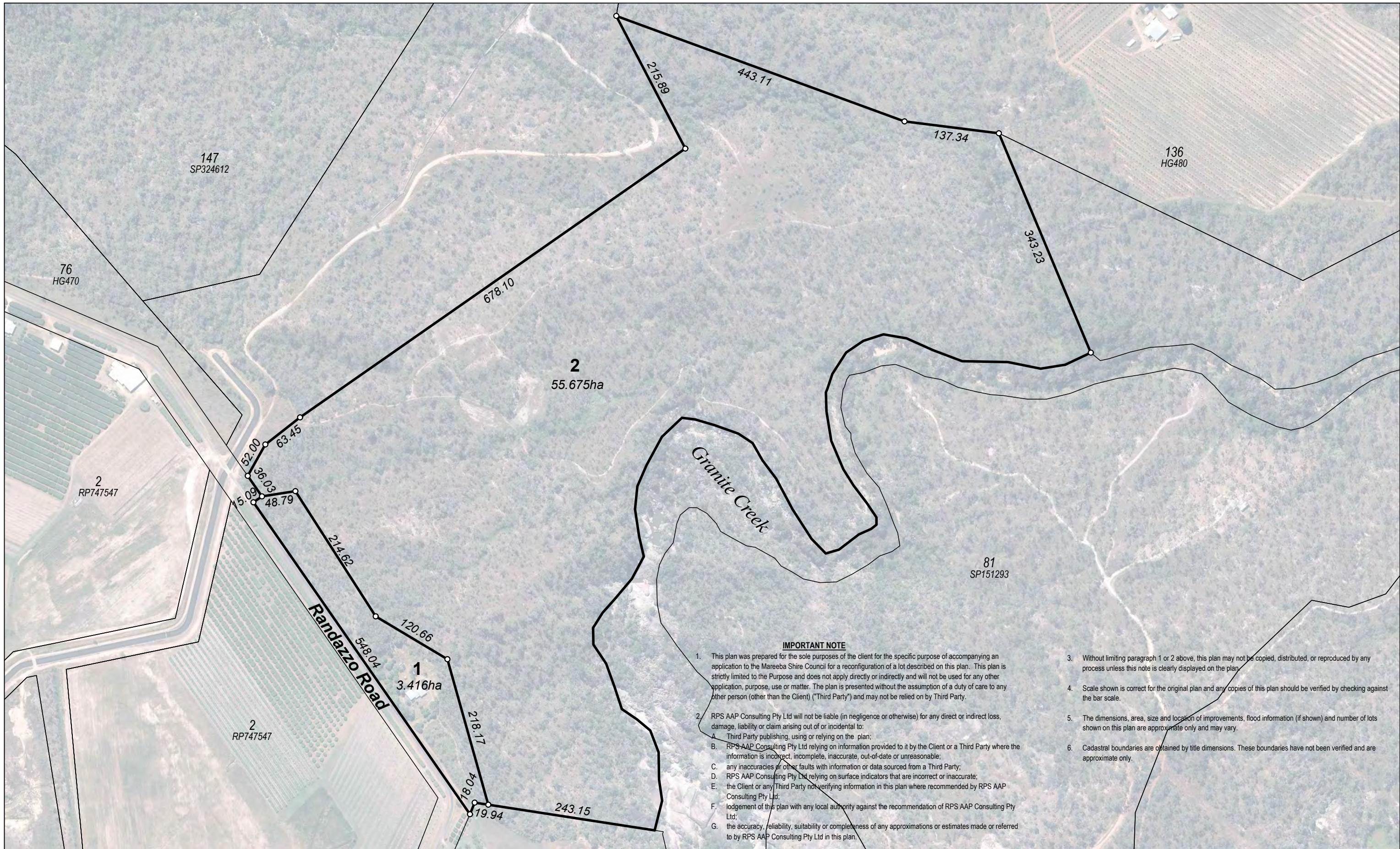
A handwritten signature in black ink, appearing to read 'Brett Nancarrow', written in a cursive style.

Brett Nancarrow
Manager (Planning)

Development details	
Proposal:	Development permit, Reconfiguring of a lot – Boundary realignment (2 into 2 lots)
Street address:	46 Tyrconnell Road, Paddys Green and 229 Randazzo Road, Paddys Green
Real property description:	Lot 148 on HG569 and Lot 77 on HG470
SARA role:	Referral agency
Assessment Manager:	Mareeba Shire Council
Assessment criteria:	State Development Assessment Provisions (SDAP): <ul style="list-style-type: none"> • State code 16: Native vegetation clearing
Existing use:	Lot 148 on HG569 – Vacant Lot 77 on HG470 – Dwelling house
Relevant site history:	Nil

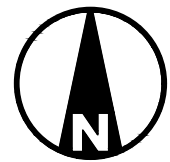
Appendix E

Proposal Plan



IMPORTANT NOTE

1. This plan was prepared for the sole purposes of the client for the specific purpose of accompanying an application to the Mareeba Shire Council for a reconfiguration of a lot described on this plan. This plan is strictly limited to the Purpose and does not apply directly or indirectly and will not be used for any other application, purpose, use or matter. The plan is presented without the assumption of a duty of care to any other person (other than the Client) ("Third Party") and may not be relied on by Third Party.
2. RPS AAP Consulting Pty Ltd will not be liable (in negligence or otherwise) for any direct or indirect loss, damage, liability or claim arising out of or incidental to:
 - A. Third Party publishing, using or relying on the plan;
 - B. RPS AAP Consulting Pty Ltd relying on information provided to it by the Client or a Third Party where the information is incorrect, incomplete, inaccurate, out-of-date or unreasonable;
 - C. any inaccuracies or other faults with information or data sourced from a Third Party;
 - D. RPS AAP Consulting Pty Ltd relying on surface indicators that are incorrect or inaccurate;
 - E. the Client or any Third Party not verifying information in this plan where recommended by RPS AAP Consulting Pty Ltd;
 - F. lodgement of this plan with any local authority against the recommendation of RPS AAP Consulting Pty Ltd;
 - G. the accuracy, reliability, suitability or completeness of any approximations or estimates made or referred to by RPS AAP Consulting Pty Ltd in this plan.
3. Without limiting paragraph 1 or 2 above, this plan may not be copied, distributed, or reproduced by any process unless this note is clearly displayed on the plan.
4. Scale shown is correct for the original plan and any copies of this plan should be verified by checking against the bar scale.
5. The dimensions, area, size and location of improvements, flood information (if shown) and number of lots shown on this plan are approximate only and may vary.
6. Cadastral boundaries are obtained by title dimensions. These boundaries have not been verified and are approximate only.



Anne Leighton

Proposed Boundary Realignment

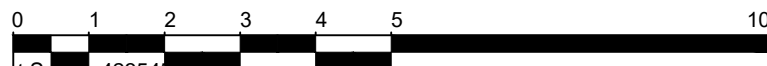
Lot 148 on HG569 & Lot 77 on HG470, Randazzo Road, Paddys Green

RPS AAP Consulting Pty Ltd
 ACN 117 883 173
 135 Abbott St
 PO Box 1949
 CAIRNS QLD 4870
 T +61 7 4031 1336
 F +61 7 4031 2942
 W rpsgroup.com



PRELIMINARY - FOR DISCUSSION PURPOSES ONLY

Datum: MGA2020 Z55 | Scale: 1:5,000 @ A3 | Date: 5-6-2023 | Drawing: AU009937-1



Appendix F

State Code Response

State code 16: Native vegetation clearing

State Development Assessment Provisions guideline - State Code 16: Clearing native vegetation. This guideline provides direction on how to address State Code 16 below.

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.	Not applicable The site is not subject to a notice requiring compliance.
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.	Not applicable The proposed development is solely for a boundary realignment and does not relate to vegetation management requirements for regulated areas.
PO3 Clearing of vegetation in a legally secured offset area : <ol style="list-style-type: none"> 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.	Not applicable The subject site is not located within an offset area.

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: <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	Complies with PO80 The proposed development is to facilitate lawful access from a gazetted road to Lot 148 on HG469, which is currently landlocked with no formal access. The applicant has investigated all other potential options for provision of access from a gazetted road to Lot 148 on HG569. The south west corner of the site is constrained by an existing gully and is persistently wet, therefore does not provide a suitable location for access, Sunwater has rescinded existing informal arrangements through adjoining Lot 228 on HG479 and the owner of adjoining Lot 77 on HG470 would not agree to an access easement.

Performance outcomes	Acceptable outcomes	Response
		<p>Consequently, the applicant has agreed to a 'land swap' by means of a boundary realignment to obtain suitable road frontage and access.</p> <p>In accordance with the Accepted development vegetation clearing code, clearing for infrastructure, clearing of vegetation to facilitate an internal fence is accepted development where the clearing does not exceed 10 metres in width and clearing does not occur within 10 metres of a defining bank of a water course.</p> <p>The extent of the proposed common boundary within the Category B regulated vegetation would be minimised. It is not possible to avoid a boundary through the category B vegetation; however the overall impact has been minimised to the greatest extent possible.</p> <p>In accordance with the Significant Residual Impact (SRI) Guideline, December 2014, which relates to development applications made under the <i>Planning Act 2016</i>, clearing is <u>likely</u> to have a Significant Residual impact where it results in the clearing of more than 5 hectares of vegetation, where confined to property boundaries.</p> <p>The proposal would not result in a significant residual impact on the basis that the proposed action would:</p> <ul style="list-style-type: none"> - not result in clearing of more than 0.5ha of 'least concern' RE vegetation; and - the width of clearing exemptions within the 'of concern' RE would not exceed the 10m clearing limit of Table 1. <p>It is considered that the proposed development and the additional minor clearing is unlikely to have a Significant Residual Impact.</p>
Clearing associated with wetlands		

Performance outcomes	Acceptable outcomes	Response
<p>PO81 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:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO81.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO81.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code. 	<p>Not applicable There are no wetlands on the site.</p>
<p>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.</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable There are no wetlands on the site.</p>
<p>Clearing associated with watercourses and drainage features</p>		
<p>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:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO83.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Not applicable The proposed common boundary would be adequately setback from watercourses and drainage features located on the site.</p>

Performance outcomes	Acceptable outcomes	Response
PO84 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.	Not applicable The proposed common boundary would be adequately setback from watercourses and drainage features located on the site. No clearing is proposed within a riparian zone.
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.	Complies with PO85 The proposed boundary realignment would facilitate access to a landlocked parcel of land and the proposed common boundary would not adversely impact existing ecological processes, which would be maintained on the balance of the site.
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 .	Not applicable The Mareeba Shire Council is the assessment management for the proposed development.
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 .	Not applicable The subject site is not located within 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	Not applicable The proposed common boundary would be located within 'least concern' RE.

Performance outcomes	Acceptable outcomes	Response
	<p>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.</p> <p>OR</p> <p>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.</p>	
<p>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:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot be rehabilitated, an offset is provided for any acceptable significant residual impact. 	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable The proposed common boundary would be located within 'least concern' RE.</p>
<p>Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017</p>		
<p>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.</p>	<p>AO90.1 Clearing does not occur in essential habitat.</p> <p>OR</p> <p>AO90.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p> <p>AO90.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.</p>	<p>Not applicable The proposed boundary realignment is not located within mapped areas of essential habitat.</p>
<p>PO91 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat</p>	<p>No acceptable outcome is prescribed.</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Response
<p>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.</p>		<p>The proposed boundary realignment is not located within mapped areas of essential habitat.</p>
Acid sulfate soils if the local government is not the assessment manager for the development application		
<p>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:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO92.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>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:</p> <ol style="list-style-type: none"> 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. 	<p>Not applicable</p> <p>The Mareeba Shire Council is the assessment management for the proposed development.</p>

Appendix G

Planning Scheme Code Responses

6.2.9 Rural Zone Code

6.2.9.1 Application

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

6.2.9.2 Purpose

- 1) The purpose of the Rural zone code is to:
 - (a) provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;
 - (b) provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;
 - (c) protect or manage significant natural resources and processes to maintain the capacity for primary production.
- 2) Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary production to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.

The purpose of the Rural zone code is to:

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

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

- (a) Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;
- (b) The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;
- (c) The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;
- (d) Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;
- (e) Development is reflective of and responsive to the environmental constraints of the land;
- (f) Residential and other development is appropriate only where directly associated with the rural nature of the zone;
- (g) Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;
- (h) The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;
- (i) Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;
- (j) Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and
- (k) Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
<p>PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining</p>	<p>AO1.1 Development, other than buildings used for rural activities, has a maximum building height of:</p>	<p>Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.</p>

Performance outcomes	Acceptable outcomes	Applicant response
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.	(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.	Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.
Siting, where not involving a Dwelling house. Note – Where for Dwelling house, the setbacks of the Queensland Development Code Apply		
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.	Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application. The existing dwelling on Lot 77 on HG470 is adequately setback from the proposed common boundary.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.
	AO2.3 Buildings and structures, except where a Roadside	Not applicable The proposal is for boundary realignment

Performance outcomes	Acceptable outcomes	Applicant response
	stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a Statecontrolled road;	only. No buildings or structures are proposed as part of this application.
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.	Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.
	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 100m2; or (c) Rural worker’s accommodation.	Not applicable The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
For Assessable Development		
Site Cover		
<p>PO4</p> <p>Buildings and structures occupy the site in a manner that:</p> <ul style="list-style-type: none"> (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. 	<p>AO4</p> <p>No Acceptable outcome is provided</p>	<p>Not applicable</p> <p>The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.</p>
<p>PO5</p> <p>Development complements and integrates with the established built character of the Rural zone, having regard to:</p> <ul style="list-style-type: none"> (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location. 	<p>AO5</p> <p>No acceptable outcome is provided</p>	<p>Not applicable</p> <p>The proposal is for boundary realignment only. No buildings or structures are proposed as part of this application.</p>
Amenity		
<p>PO6</p>	<p>AO6</p> <p>No acceptable outcome is provided</p>	<p>Not applicable</p> <p>The proposal is for boundary realignment only. The existing land uses would be</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions. 		<p>maintained.</p>
<p>PO7</p> <p>Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and 	<p>AO7</p> <p>No acceptable outcome is provided</p>	<p>.Not applicable</p> <p>The proposal is for boundary realignment only. The existing land uses would be maintained.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(i) emissions.		

8.2.1 Agricultural Land Overlay Code

8.2.1.11 Application

(1) This code applies to assessing development where:

- (a) land the subject of development is located within the agricultural land areas identified on the Agricultural land overlay maps (OM-001a-n); and
- (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

8.2.11.2 Purpose

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

- (a) The alienation, fragmentation or reduction in primary production potential of land within the ‘Class A’ area or ‘Class B’ area is avoided, except where:
 - (i) an overriding need exists for the development in terms of public benefit,
 - (ii) no suitable alternative site exists; and
 - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
- (b) ‘Class A’ areas and ‘Class B’ areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
- (c) Grazing on very large land holdings is maintained as the dominant rural activity in the ‘Broadhectare rural’ area; and (d) Land with the ‘Broadhectare rural’ area is maintained in its current configuration.

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
PO1 The fragmentation or loss of productive capacity of	AO1.1 Buildings and structures are not located on land within	Complies with AO1.1 The proposal is solely for Reconfiguring a Lot

Performance outcomes	Acceptable outcomes	Applicant response
<p>land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists; and</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <p>(a) animal husbandry; or</p> <p>(b) animal keeping; or</p> <p>(c) cropping; or</p> <p>(d) dwelling house; or</p> <p>(e) home based business; or</p> <p>(f) intensive animal industry (only where for feedlotting); or</p> <p>(g) intensive horticulture; or</p> <p>(h) landing; or</p> <p>(i) roadside stalls; or</p> <p>(j) winery.</p>	<p>(Boundary Realignment) to facilitate access to Lot 148 on HG569 from a gazetted road. No buildings or structures are proposed.</p>
For assessable development		
<p>PO2</p> <p>Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <p>(a) avoid land use conflict;</p> <p>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</p>	<p>AO2</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate access to Lot 148 on HG569 from a gazetted road. No buildings or structures are proposed as part of this application</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity.</p>		
<p>PO3 Development in the ‘Class A’ area or ‘Class B’ area identified on the Agricultural land overlay maps (OM-001a-n):</p> <p>(a) ensures that agricultural land is not permanently alienated;</p> <p>(b) ensures that agricultural land is preserved for agricultural purposes; and</p> <p>(c) does not constrain the viability or use of agricultural land.</p>	<p>AO3 No acceptable outcome is provided.</p>	<p>Complies with PO3 The proposal is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate access to Lot 148 on HG569 from a gazetted road.</p> <p>Only a small portion of Lot 77 on HG470 is designated as Class A on the overlay mapping. The 3.07ha lot is not a viable agricultural holding and the proposal would not adversely constrain the viability of the lot for future agricultural production.</p>
If for Reconfiguring a Lot		
<p>PO4 The ‘Broadhectare rural area’ identified on the Agricultural land overlay maps (OM001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the ‘Broadhectare rural’ area identified on the Agricultural land overlay maps (OM-001a-n).</p>	<p>Not applicable The subject site is not mapped as Broadhectare rural area on the overlay mapping.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO5</p> <p>Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p>AO5</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site is not severed by a gazetted road.</p> <p>The proposal is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate access to Lot 148 on HG569 from a gazetted road.</p>
<p>PO6</p> <p>Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO6</p> <p>Whilst a portion of Lot 77 on HG470 is mapped as Class A on the overlay map, the proposal is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate access to Lot 148 on HG569 from a gazetted road and facilitate agricultural activity on Lot 148 on HG569.</p>

8.2.3 Bushfire Hazard Overlay Code

8.2.3.1 Application

- 1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Bushfire hazard area and Potential impact buffer (100 metres) identified on the **Bushfire hazard overlay maps (OM-003a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

8.2.3.2 Purpose

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
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)'	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)	Not applicable

Performance outcomes	Acceptable outcomes	Applicant response
<p>identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO1.1</p> <p>Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa.</p> <p>OR</p> <p>AO1.2</p> <p>Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise:</p> <ul style="list-style-type: none"> (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; (c) or a dam; (d) or a swimming pool. <p>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.</p>	<p>Complies with A01.2</p> <p>The existing dwelling on Lot 77 on HG470 has sufficient on site water storage.</p> <p>The proposed development is solely for a boundary realignment, there is no additional buildings or structures proposal as part of this application. The applicant would ensure that sufficient on-site water storage is provide in the event of future development.</p>
<p>For assessable development</p> <p>Land use</p>		
<p>PO2</p> <p>Development within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the:</p>	<p>AO2</p> <p>All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps</p>	<p>Complies with PO2</p> <p>The proposal is solely for a boundary realignment to facilitate lawful access to Lot 148 on HG569. No buildings or structures are proposed and as such the bushfire risk of the proposal remains low.</p> <p>The existing dwelling on Lot 77 on HG470 is sited</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(OM-003a-o):</p> <p>(a) child care centre; or</p> <p>(b) community care centre; or</p> <p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>	<p>within Potential Impact Buffer and would retain existing access and evacuation routes.</p>
Lot Design		
<p>PO3</p> <p>Reconfiguring a lot within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p>	<p>Where within a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1</p> <p>No new lots are created.</p> <p>OR</p>	<p>Complies with AO3.1</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. No new lots would be created.</p>
<p>(a) is responsive to the nature and extent of</p>	<p>AO3.2</p>	

Performance outcomes	Acceptable outcomes	Applicant response
<p>bushfire risk; and</p> <p>(b) allows efficient emergency access to buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	
Firebreaks and access		
<p>PO4</p> <p>In a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003ao), vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for firefighting and other emergency vehicles;</p> <p>(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</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p>	<p>AO4.1</p> <p>In a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003ao), roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>Complies with PO4</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. The applicant would ensure that the proposed access provides sufficient access for firefighting and emergency vehicles.</p>
	<p>AO4.2</p> <p>In a ‘Bushfire hazard area’ and ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003ao), firebreaks are provided:</p> <p>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</p>	<p>Complies with PO4</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. Firebreaks have been provided on Lot 77 on HG470 and Lot 148 on HG569 for sufficient separation from developed areas on Lot 77 on</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>I. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</p> <p>II. the minimum cleared width not less than 6 metres;</p> <p>III. the formed width is not less than 2.5 metres;</p> <p>IV. the formed gradient is not greater than 15%;</p> <p>V. vehicular access is provided at both ends;</p> <p>VI. passing bays and turning areas are provided for fire-fighting appliances located on public land.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(b) a minimum cleared width of 20 metre;</p> <p>(c) a maximum gradient of 12.5%; and</p> <p>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	<p>HG470 and existing remnant vegetation</p>
Hazardous Materials		
<p>PO5</p> <p>Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO5</p> <p>The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	<p>Not applicant</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. No processing or storage of hazardous materials would be undertake.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Landscaping		
<p>PO6</p> <p>Landscaping within a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6</p> <p>No acceptable outcome is provided</p>	<p>Not applicable</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. No landscaping is required or proposed as part of this application.</p>
Infrastructure		
<p>PO7</p> <p>Infrastructure services located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7</p> <p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	<p>Not applicable</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569. No additional infrastructure is required as part of this application. Existing infrastructure servicing the dwelling on Lot 77 on HG470 and below ground.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Private Driveways		
<p>PO8</p> <p>All premises located in a ‘Bushfire hazard area’ and a ‘Potential impact buffer (100 metres)’ identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for firefighting 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. 	<p>Complies with PO8</p> <p>The proposed development is solely for a boundary realignment to facilitate lawful access from a gazetted road to Lot 148 on HG569.</p> <p>The proposed development would enable provision of a vehicle access from Randazzo Road to Lot 148 on HG569 that would be constructed to provide safe evacuation and access by emergency services.</p>

8.2.4 Environmental Significance Overlay Code

8.2.4.1 Application

- 1) This code applies to assessing development where:
 - (a) land the subject of development is affected by a constraint category identified on the Environmental significance overlay maps (**OM-004a-z**); and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—Biodiversity and Water quality are appropriately reflected in Overlay Map 4 and is required to be mapped by State Government in response to Environment and Heritage State Interests.

8.2.4.2 Purpose

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

The Environmental significance overlay code ensures that:

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
<p>For accepted development subject to requirements and assessable development.</p> <p>Regulated vegetation</p>		
<p>PO1</p> <p>Vegetation clearing in areas mapped as ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1</p> <p>No clearing of native vegetation is undertaken within areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>Able to comply with PO1</p> <p>The proposed boundary realignment would establish a common boundary within areas mapped as category B remnant vegetation and therefore create clearing exemptions. Any loss of regulated vegetation would be minimised and given that the mapped areas adjoins category X area, connectivity with established vegetation areas would not be adversely impacted.</p>
<p>PO2</p> <p>Development on sites adjacent to areas of ‘Regulated vegetation’ identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of</p>	<p>AO2</p> <p>Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of ‘Regulated vegetation’ areas identified on the Environmental Significance</p>	<p>Able to comply with PO2</p> <p>Whilst the proposed common boundary would create vegetation clearing exemptions for the proposed fencelines, the mapped area adjoins disturbed areas within Category X</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>regulated vegetation and:</p> <p>(a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes;</p> <p>(b) does not negatively impact the movement of wildlife at a local or regional scale; and</p> <p>(c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Overlay Maps (OM-004a-o).</p>	<p>and would not adversely impact the natural systems and ecological values of the site. The area in question is already partially disturbed and subject of extensive edge effects. The proposed development is not located within close proximity to existing wildlife movement corridors.</p>
<p>Regulated vegetation intersecting a watercourse</p>		
<p>PO3</p> <p>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.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1</p> <p>A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a ‘Waterway’ identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>Not Applicable</p> <p>The proposed development would not encroach into any areas mapped as Regulated vegetation intersecting a watercourse.</p>
	<p>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p>	<p>Not applicable</p> <p>The proposed development is not located within a mapped waterway buffer.</p>

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

Performance outcomes	Acceptable outcomes	Applicant response
<p>Assessment Reports.</p>	<p>Overlay Maps (OM-004a-o)</p> <p>AO4.3</p> <p>No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>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).</p>	<p>Not applicable</p> <p>The proposed development is not located within a mapped waterway buffer.</p>
<p>For Assessable Development</p>		

Performance outcomes	Acceptable outcomes	Applicant response
Wildlife Habitat		
<p>PO5</p> <p>Development within a ‘Wildlife habitat’ area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <ul style="list-style-type: none"> (a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance; (b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site; (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). <p>Note—Development applications must identify any EVNT species or their habitats that may be affected by the proposal. In particular, applications are to identify and describe how the development avoids adverse impacts on ecological processes within or adjacent to the development area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO5</p> <p>No acceptable outcome is provided</p>	<p>Not applicable</p> <p>The proposed development is not located within an area mapped as wildlife habitat.</p>

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

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

Performance outcomes	Acceptable outcomes	Applicant response
<p>of the ‘Ecological corridor’ or ‘Habitat linkage’ including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the ‘Ecological corridor’ or ‘Habitat linkage’ to be enhanced to improve ecological connectivity.</p> <p>Note—A supporting Ecological Assessment Report prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports may be appropriate to demonstrate compliance with PO8</p>		

Table 8.2.4.3B – Setback and buffer distances from waterways

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

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

8.2.5 Extractive Resources Overlay Code

8.2.5.1 Application

1) This code applies to assessing development where:

- (a) land the subject of development is affected by a constraint category identified on the Extractive resources overlay maps (OM-005a-e); 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— Mining and extractive industry is appropriately reflected in the Strategic Framework Maps and Overlay Map 5 and is required to be mapped by State Government in response to Economic Growth State Interests.

8.2.5.2 Purpose

1) The purpose of the Extractive resources overlay code is to protect significant extractive resources and associated haulage routes to ensure that current and future extraction of resources is not compromised.

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

- (a) Development in a 'Key resource processing area' or a 'Local resource area' does not compromise existing or future extractive operations;
- (b) Development for Extractive industry within a 'Key resource processing area' or a 'Local resource area' ensures that adverse impacts from the use do not extend beyond the identified separation area;
- (c) Uses incompatible with the adverse impacts of Extractive industry do not develop in a 'Key resource separation area' or a 'Local resource separation area';
- (d) Development in a 'Key resource separation area' or a 'Local resource separation area' does not compromise the function of the separation area as a buffer between extractive industry and incompatible uses.
- (e) 'Key resource transport routes' are protected and maintained; and
- (f) Development considers the existing and future use of 'Key resource processing areas', 'Local resource areas', 'Key resource separation areas', 'Local resource separation areas' and 'Key resource transport routes' for Extractive industry and associated activities.

8.2.5.3 Criteria for assessment

Table 8.2.8.3– Extractive resources overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
Haulage route		
<p>PO1</p> <p>Vehicular access to a ‘Key resource transport route’ identified on Extractive resources overlay map (OM-005e) does not adversely affect the safety or efficiency of the route for the existing or future transportation of extractive resources from a ‘Key resource processing area’ identified on Extractive resources overlay map (OM 005e).</p>	<p>AO1</p> <p>No additional access to a ‘Key resource transport route’ identified on Extractive resources overlay map (OM-005e) is provided.</p> <hr/> <p>AO1.2</p> <p>Development does not result in an increase in the number of vehicles accessing the site from a ‘Key resource transport route’ identified on Extractive resources overlay map (OM-005e).</p>	<p>Not applicable</p> <p>The proposed development is for Reconfiguring a Lot (Boundary Realignment) only. No extractive industry activity proposed.</p> <hr/> <p>Not applicable</p> <p>The proposed development is for Reconfiguring a Lot (Boundary Realignment) only. No extractive industry activity proposed.</p>
<p>PO2</p> <p>Development is appropriately located to minimise potential amenity impacts from the use of a ‘Key resource transport route’ identified on Extractive resources overlay map (OM-005e) for the existing or future transportation of extractive resources from a ‘Key resource processing area’ identified on Extractive resources overlay map</p>	<p>AO2.1</p> <p>Sensitive land uses susceptible to heavy vehicle traffic impacts are setback 100 metres from any frontage to a ‘Key resource transport route’ identified on Extractive resources overlay map (OM-005e).</p> <hr/> <p>AO2.2</p>	<p>Not applicable</p> <p>The proposed development is for Reconfiguring a Lot (Boundary Realignment) only. No extractive industry activity proposed.</p> <hr/> <p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
(OM-005e).	New lots are not created wholly within 100 metres from any frontage to a 'Key resource transport route' identified on Extractive resources overlay map (OM-005e).	No new lots would be created as part of this application.
For assessable development		
Key resource area		
<p>PO3</p> <p>Development in a 'Key resource processing area' or a 'Local resource area' identified on Extractive resources overlay map (OM-005e) does not compromise existing or future extractive operations.</p>	<p>A03</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is for Reconfiguring a Lot (Boundary Realignment) only and would not compromise future extractive industry activities.</p>
Separation area		
<p>PO4</p> <p>Development in a 'Key resource separation area' or a 'Local resource separation area' identified on Extractive resources overlay map (OM-005e) does not compromise the function of the separation area as a buffer between Extractive industry and incompatible uses.</p>	<p>A04</p> <p>The number of people living, working or congregating in a 'Key resource separation area' or a 'Local resource separation area' identified on Extractive resources overlay map (OM-005e) does not increase, unless these people are directly associated with the use of a 'Key resource processing area' or a 'Local resource area' for Extractive industry.</p>	<p>Not applicable</p> <p>The proposed development is for Reconfiguring a Lot (Boundary Realignment) only. No extractive industry activity proposed.</p>
<p>PO5</p> <p>Development of Extractive industry in a 'Key</p>	<p>A05</p>	<p>Not applicable</p> <p>The proposed development is for</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>resource separation area’ or a ‘Local resource separation area’ identified on Extractive resources overlay map (OM-005e) does not result in adverse impacts beyond the separation area, having regard to:</p> <ul style="list-style-type: none"> (a) noise; (b) dust; (c) ground vibrations; and (d) air blast overpressure. 	<p>No acceptable outcome is provided.</p>	<p>Reconfiguring a Lot (Boundary Realignment only).</p>

8.2.6 Flood hazard overlay code

8.2.6.1 Application

1. This code applies to assessing development where:
 - (a) land the subject of development is located within a Flood hazard area identified on the Flood hazard overlay maps (OM-006a-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.

8.2.6.2 Purpose

1. The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the Flood hazard overlay maps (OM-006a-o) so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
2. The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in the 'Extreme flood hazard area':
 - (i). maintains and enhances the hydrological function of the land;
 - (ii). does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - (iii). is limited to:
 - A. flood proofed Sport and recreation activities;
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;

Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
 - (b) Development in the 'High flood hazard area':
 - (i). maintains and enhances the hydrological function of the land;

- (ii). does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- (iii). is limited to:
 - A. flood proofed Sport and recreation activities and Club uses;
 - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;
 - D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
- (iv). protects surrounding land and land uses from increased flood hazard impacts;
- (v). elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.
- (c) Development in the 'Significant flood hazard area':
 - (i). minimises risk to life and property from flood events;
 - (ii). involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
 - (iii). is limited to:
 - A. Sport and recreation activities;
 - B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;

- C. Rural activities;
- D. Accommodation activities, excluding Residential care facility and Retirement facility;
- E. flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;
- F. flood proofed Utility installations, Substations or Major electricity infrastructure;
- G. conservation and natural area management;
- (iv). locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and
- (v). locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.
- (d) Development in the ‘Low flood hazard area’:
 - (i). minimises risk to life and property from flood events;
 - (ii). locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and
 - (iii). locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.
- (e) Development in the ‘Potential flood hazard area’:
 - (i). maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;
 - (ii). does not result in adverse impacts on people’s safety, the environment or the capacity to use land within the floodplain;
 - (iii). locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and
 - (iv). locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.

8.2.6.3 Criteria for assessment

Table 8.2.6.3A – Flood hazard overlay code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development		
All flood hazard areas		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO1</p> <p>Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.</p>	<p>AO1</p> <p>The processing or storage of dangerous goods or hazardous materials is:</p> <ul style="list-style-type: none"> (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o); or (b) is located above the defined flood level plus 0.3 metre freeboard. 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>
<p>PO2</p> <p>Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2</p> <p>Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed as part of this application.</p>
Extreme flood hazard area		
<p>PO3</p> <p>Development, where involving a Material change of use within an ‘Extreme flood hazard area’ on the Flood hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; 	<p>AO3.1</p> <p>Uses within the following activity groups are not located within an ‘Extreme flood hazard area identified’ on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>100m2;</p> <p>(d) Industrial activities;</p> <p>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p> <hr/> <p>AO3.2</p> <p>Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>
<p>PO4</p> <p>(a) Development is located and designed to: maintain and enhance the flood conveyance capacity of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) not increase the flood impact on adjoining</p>	<p>AO4.1</p> <p>Buildings, including extensions to existing buildings, are:</p> <p>(a) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or</p> <p>(b) elevated above the defined flood level,</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>premises;</p> <p>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ul style="list-style-type: none"> i. gross floor area; or ii. PO5 the number of dwellings or bedrooms on the premises. 	<p>with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p> <p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>
	<p>AO4.2</p> <p>All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	
	<p>AO4.3</p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	
	<p>AO4.4</p> <p>Development does not increase the number of lots in the 'Extreme flood hazard area' identified</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.	
<p>PO5</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and <p>flood warning times.</p>	<p>AO5</p> <p>Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No operational works are proposed as part of this application.</p>
High flood hazard area		
<p>PO6</p> <p>Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; 	<p>AO6.1</p> <p>Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>in a Residential zone or the Centre zone;</p> <p>(b) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p> <hr/> <p>AO6.2</p> <p>Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>
<p>PO7</p> <p>Development is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on</p>	<p>AO7.1</p> <p>Buildings, including extensions to existing buildings are:</p> <p>(a) not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>habitable rooms within a dwelling.</p> <p>OR</p> <p>AO7.2</p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p> <p>AO7.3</p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p> <p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>premises.</p>	
	<p>AO7.4</p> <p>New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>
	<p>AO7.5</p> <p>New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>
	<p>AO7.6</p> <p>Dwellings do not exceed four bedrooms.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are proposed.</p>
	<p>AO7.7</p> <p>Building work on an existing dwelling does not comprise additional bedrooms.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No buildings or structures are</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO7.8</p> <p>Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	<p>proposed.</p>
	<p>AO7.9</p> <p>Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	<p>Complies with AO7.9</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No additional lot would be created</p>
<p>Significant flood hazard area</p>		
<p>PO8</p> <p>Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and <p>flood warning times.</p>	<p>AO8</p> <p>Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a- o).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No operational works would be undertaken as part of this application.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO9</p> <p>Development, involving a Material change of use, within a ‘Significant flood hazard area’ on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. 	<p>AO9</p> <p>The following uses are not located within a ‘Significant flood hazard area’ identified on the Flood hazard overlay maps (OM006a- o):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use. 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO9</p> <p>Development, involving a Material change of use, within a ‘Significant flood hazard area’ on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; 	<p>AO9</p> <p>The following uses are not located within a ‘Significant flood hazard area’ identified on the Flood hazard overlay maps (OM006a- o):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<ul style="list-style-type: none"> (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. 	<ul style="list-style-type: none"> (c) Child care centre; (d) Hospital; or (e) Community use. 	
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by 	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. <p>OR</p>	<p>Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>

Performance outcomes	Acceptable outcomes	Applicant response
premises through maintaining: (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times.	area.	proposed.
For assessable development		
Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.		
<p>PO12</p> <p>Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <p>(a) indicates the position and path of all safe evacuation routes off the site; and</p> <p>(b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings.</p> <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the ‘Extreme flood hazard area’ identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation</p>	<p>AO12</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No additional lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>		
Significant flood hazard area, Low flood hazard area or Potential flood hazard area		
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a ‘Potential flood hazard area’ identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>Complies with PO13 The proposed development is for a boundary realignment only to facilitate access to land-locked parcel of land (Lot148). No new lots would be created and no additional buildings or structures are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
adjacent representative hazard zone is used.		

Table 8.2.6.3B Flood immunity levels

Development Category	Minimum design floor or pavement levels (mAHD)
Category A	1% AEP + 0.5 metres
Category B	1% AEP + 0.3 metres
Category C	1% AEP
Category D	1% AEP
Category E	2% AEP

Note—Refer Table 8.2.6.3D for building classification by Category.

Table 8.2.6.3C Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
<ul style="list-style-type: none"> Emergency Shelters 	0.1% AEP
<ul style="list-style-type: none"> Police facilities 	0.5% AEP
<ul style="list-style-type: none"> Other Emergency services 	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres

Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP

Development Type	Minimum design floor or pavement levels (mAHD)
Substations	0.5% AEP
Utility installation (where for a sewage treatment plant)	Defined flood level
Utility installation (where for a water treatment plant)	0.5% AEP
Utility installation (other)	Alternative outcome required.
Air services	Alternative outcome required.

Table 8.2.6.3D Development category

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
	Essential electrical services ⁽²⁾	Class 8 – Category Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring	Category D

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
	areas	
	Essential electrical services ⁽²⁾	Category A

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

⁽¹⁾ Refer to the Building Code of Australia for definitions of building classifications.

⁽²⁾ Essential electrical services include any area or room used for fire control panel, telephone PABX, sensitive substation equipment including transformers, low voltage switch gear, high voltage switch gear, battery chargers, protection control and communication equipment, low voltage cables, high voltage cables, and lift or pump controls.

8.2.8 Hill and Slope Overlay Code

8.2.8.1 Application

- 1) This code applies to assessing development where:
 - (a) land the subject of development is located within a ‘Hill and slope area’ identified on the Hill and slope overlay maps (OM-008a-o); and
 - (b) it is identified in the assessment 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.

8.2.4.2 Purpose

- 1) The purpose of the Hill and slope overlay code is to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property.
- 2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development is located to avoid sloping land where practical; and
 - (b) Development on sloping land maintains slope stability and does not increase the potential for erosion or landslide.

Criteria for assessment

Table 8.2.8.3–Hill and slope overlay code – For assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
For assessable development.		
Slope stability		
PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a ‘Hill and slope area’ identified on the Hill and slope overlay maps (OM-008a-o) , a geotechnical report is prepared in accordance with Planning Scheme Policy 5	AO1 No acceptable outcome is provided	Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment) only to facilitate access to Lot 148. No operational works are proposed as part of this application.

Performance outcomes	Acceptable outcomes	Applicant response
<p>Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> (a) the long term stability of the development site; (b) development will not be adversely affected by landslide activity originating on sloping land above the development site; and (c) development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 		
<p>PO2</p> <p>Development is designed and located to ensure that the use can appropriately function in the ‘Hill and slope area’ identified on the Hill and slope overlay maps (OM008a-o) having regard to:</p> <ul style="list-style-type: none"> (a) the nature and scale of the proposed use; (b) the gradient of the land; (c) the extent of land disturbance proposed; (d) stormwater discharge and its potential for erosion. 	<p>AO2.1</p> <p>Development for a Child care centre or Educational establishment is not located on land in a ‘Hill and slope area’ identified on the Hill and slope overlay maps (OM008a-o).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>
	<p>AO2.2</p> <p>Development is not located on land with a gradient of greater than 25%.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only to facilitate access to Lot 148.</p>
	<p>AO2.3</p> <p>No lot less than 2,000m² is created in a ‘Hill and slope area’ identified on the Hill and slope overlay maps (OM-008a-o).</p> <p>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment) only. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Community infrastructure and essential services		
<p>PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.</p>	<p>AO3 No acceptable outcome is provided.</p>	<p>Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment) only.</p>

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	Applicant response
For accepted development subject to requirements and assessable development.		
Car parking spaces		
PO1 Development provides sufficient car parking to	AO1 The number of car parking spaces provided for the use	Not applicable The proposal is for Reconfiguring a Lot

Performance outcomes	Acceptable outcomes	Applicant response
<p>accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community/ 	<p>is in accordance with Table 9.4.3.3B.</p> <p>Note – Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	<p>(Boundary Realignment only).</p>
Vehicle Crossovers		
<p>PO2</p> <p>Vehicle crossovers are provided to:</p> <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and (c) minimise pedestrian to vehicle conflict. 	<p>AO2.1</p> <p>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.</p>	<p>Able to Comply with AO2.1</p> <p>The applicant would ensure that a vehicle crossover is designed and constructed in accordance with the FNQROC Development Manual.</p>
	<p>AO2.2</p> <p>Development on a site with two or more road frontages provides vehicular access from:</p> <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	<p>Not applicable</p> <p>The subject site has one road frontage.</p>
	<p>AO2.3</p>	

Performance outcomes	Acceptable outcomes	Applicant response
	Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	
<p>PO3</p> <p>Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to:</p> <p>(a) the intensity of anticipated vehicle movements;</p> <p>(b) the nature of the use that they service; and</p> <p>(c) the character of the surrounding locality.</p>	<p>AO3</p> <p>Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
<p>For Assessable Development</p> <p>Parking area location and design</p>		
<p>PO4</p> <p>Car parking areas are located and designed to:</p> <p>(a) ensure safety and efficiency in operation; and</p> <p>(b) be consistent with the character of the surrounding locality.</p>	<p>AO4.1</p> <p>Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO4.2</p> <p>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.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO4.3</p> <p>The car parking area includes designated pedestrian routes that provide connections to building entrances</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO4.4</p> <p>Parking and any set down areas are:</p> <ul style="list-style-type: none"> (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. 	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
Site access and manoeuvring		
<p>PO5</p> <p>Access to, and manoeuvring within, the site is designed and located to:</p> <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	<p>AO5.1</p> <p>Access and manoeuvrability is in accordance with :</p> <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off street Parking) Commercial Vehicle Facilities. <p><small>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</small></p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO5.2</p> <p>Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTRoads.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO5.3</p> <p>Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO5.4</p> <p>Pedestrian and cyclist access to the site:</p> <p>(a) is clearly defined;</p> <p>(b) easily identifiable; and</p> <p>(c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
<p>PO6</p> <p>Development that involves an internal road network ensures that it's design:</p> <p>(a) ensure safety and efficiency in operation;</p> <p>(b) does not impact on the amenity of residential uses on the site and on adjoining sites, having regard to matters of:</p> <p> i. hours of operation;</p> <p> ii. noise</p> <p> iii. light; and</p> <p> iv. odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated</p>	<p>AO6.1</p> <p>Internal roads for a Tourist park have a minimum width of:</p> <p>(a) 4 metres if one way; or</p> <p>(b) 6 metres if two way.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO6.2</p> <p>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:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles;</p> <p>(e) and in the Rural zone, avoids environmental degradation.</p>	<p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO6.4</p> <p>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.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO6.5</p> <p>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.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO6.6</p> <p>Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO6.7</p> <p>For an Energy and infrastructure activity or Rural activity, internal road gradients:</p> <p>(a) are no steeper than 1:5; or</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(b) are steeper than 1:5 and are sealed.	
Servicing		
<p>PO7</p> <p>Development provides access, manoeuvring and servicing areas on site that:</p> <p>(a) accommodate a service vehicle commensurate with the likely demand generated by the use;</p> <p>(b) do not impact on the safety or efficiency of internal car parking or manoeuvring areas;</p> <p>(c) do not adversely impact on the safety or efficiency of the road network;</p> <p>(d) provide for all servicing functions associated with the use; and</p> <p>(e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality.</p>	<p>AO7.1</p> <p>All unloading, loading, service and waste disposal areas are located:</p> <p>(a) on the site;</p> <p>(b) to the side or rear of the building, behind the main building line;</p> <p>(c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO7.2</p> <p>Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
	<p>AO7.3</p> <p>Development provides a servicing area, site access and manoeuvring areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>
Maintenance		
<p>PO8</p>	<p>AO8.1</p>	<p>Not applicable</p>

Performance outcomes	Acceptable outcomes	Applicant response
Parking areas are used and maintained for their intended purpose.	Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	The proposal is for Reconfiguring a Lot (Boundary Realignment only).
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment only).
End of trip facilities		
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that:	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment only).
	(a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .
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	AO10 A traffic impact report is prepared by a suitably qualified person that identifies:	Not applicable The proposal is for Reconfiguring a Lot (Boundary Realignment only).

Performance outcomes	Acceptable outcomes	Applicant response
<p>result in unacceptable impacts on adjacent land and local road users.</p>	<p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>	
<p>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</p>		
<p>PO11</p> <p>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</p>	<p>AO11</p> <p>A traffic impact report is prepared by a suitably qualified person that identifies:</p> <p>(a) the expected traffic movements to be generated by the facility;</p> <p>(b) any associated impacts on the road network; and</p> <p>(c) any works that will be required to address the identified impacts.</p>	<p>Not applicable</p> <p>The proposal is for Reconfiguring a Lot (Boundary Realignment only).</p>

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, firefighting 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.

Criteria for assessment

Table 9.4.5.3 – Works, services and infrastructure code – For acceptable development subject to requirements and assessable development.

Performance outcomes	Acceptable outcomes	Applicant response
For accepted development subject to requirements and assessable development.		
Water supply		
<p>PO1</p> <p>Each lot has an adequate volume and supply of water that:</p> <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	<p>AO1.1</p> <p>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:</p> <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area 	<p>Not applicable</p> <p>The subject site is located within the Rural Zone.</p>
	<p>AO1.2</p> <p>Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <ul style="list-style-type: none"> (a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or (b) on-site water storage tank/s: <ul style="list-style-type: none"> (i) with a minimum capacity of 90,000L; 	<p>Complies with AO1.2</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. The existing dwelling on Lot 77 is adequately serviced with on-site water storage. Adequate water supply exists to service Lot 148.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	(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.	
Waste disposal		
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 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.	Not applicable The subject site is located within the Rural Zone.
	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.	Complies with AO1.2 The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. The existing dwelling on Lot 77 is adequately serviced with on-site effluent disposal. No dwellings are existing or proposed on Lot 148, however, sufficient suitable area exists for provision of future on-site effluent disposal, if required.

Performance outcomes	Acceptable outcomes	Applicant response
Stormwater infrastructure		
<p>PO3</p> <p>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.</p>	<p>AO3.1</p> <p>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.</p>	<p>Not applicable</p> <p>The subject site is not located within a Priority Infrastructure Area.</p>
	<p>AO3.2</p> <p>On-site drainage systems are constructed:</p> <p>(a) to convey stormwater from the premises to a lawful point of discharge; and</p> <p>(b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Complies with AO3.2</p> <p>Existing on-site drainage would be maintained, which allows for the lawful discharge of stormwater.</p>
Electricity supply		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO4</p> <p>Each lot is provided with an adequate supply of electricity</p>	<p>AO4</p> <p>The premises:</p> <p>(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:</p> <p>(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.</p>	<p>Complies with AO4</p> <p>The existing dwelling on Lot 77 on HG470 is connected to the electricity supply network. There is sufficient capacity within the network to service lot 148, however, the proposal is solely for the provision of lawful access to Lot 148.</p>
Telecommunications infrastructure		
<p>PO5</p> <p>Each lot is provided with an adequate supply of telecommunication infrastructure.</p>	<p>AO5</p> <p>Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>Complies with AO4</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. The existing dwelling on Lot 77 on HG470 is connected to telecommunication services. There is sufficient capacity within the network to service Lot 148.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Existing public utility services		
<p>PO6</p> <p>Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6</p> <p>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.</p>	<p>Complies with PO6</p> <p>The proposal would not affect the functioning of any existing public utility mains, services or installations.</p>
Excavation or filling		
<p>PO7</p> <p>Excavation or filling must not have an adverse impact on the: (g) streetscape; (h) scenic amenity; (i) environmental values; (j) slope stability; (k) accessibility; or (l) privacy of adjoining premises.</p>	<p>AO7.1</p> <p>Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Proposed works would be limited to construction of a rural access.</p>
	<p>AO7.2</p> <p>Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Proposed works would be limited to construction of a rural access.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>A07.3</p> <p>Earthworks batters:</p> <p>(a) are no greater than 1.5 metres in height;</p> <p>(b) are stepped with a minimum width 2 metre berm;</p> <p>(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;</p> <p>(d) have a slope no greater than 1 in 4; and</p> <p>(e) are retained.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No batters are proposed.</p>
	<p>A07.4</p> <p>Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <p>(a) adjoining premises; or</p> <p>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Proposed works would be limited to construction of a rural access.</p>
	<p>A07.5</p> <p>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.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No batters or berms are proposed.</p>
	<p>A07.6</p> <p>Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment)</p>

Performance outcomes	Acceptable outcomes	Applicant response
	the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No retaining walls are proposed.
	<p>AO7.7</p> <p>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.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Proposed works would be limited to construction of a rural access.</p>
For assessable development		
Transport network		
<p>PO8</p> <p>The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>AO8.1</p> <p>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.</p>	<p>Able to comply with AO8.1</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. The proposed rural access would be constructed in accordance with the FNQROC Development Manual.</p>
	<p>AO8.2</p> <p>Development provides footpath pavement treatments</p>	<p>Not applicable</p> <p>The subject site is located within the Rural</p>

Performance outcomes	Acceptable outcomes	Applicant response
	in accordance with Planning Scheme Policy 9 – Footpath Paving.	Zone.
Public infrastructure		
<p>PO9</p> <p>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.</p>	<p>AO9</p> <p>Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No public infrastructure is required.</p>
Stormwater quality		
<p>PO10</p> <p>Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <p>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</p> <p>(b) protect the environmental values of waterbodies affected by the development, including upstream, onsite and downstream waterbodies;</p> <p>(c) achieve specified water quality objectives;</p> <p>(d) minimise flooding;</p> <p>(e) maximise the use of natural channel design</p>	<p>AO10.1</p> <p>The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <p>(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</p> <p>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Proposed works would be limited to construction of a rural access and stormwater from each lot would continue to be lawfully discharged.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>principles; (f) maximise community benefit; and (g) minimise risk to public safety.</p>	<p>Australia), including: (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes.</p>	
	<p>AO10.2 For development on land greater than 2,500m² 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.</p>	<p>Not applicable The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road.</p>
<p>PO11 Storage areas for stormwater detention and</p>	<p>AO11</p>	<p>Not applicable The proposed development is solely for</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>retention:</p> <p>(a) protect or enhance the environmental values of receiving waters;</p> <p>(b) achieve specified water quality objectives;</p> <p>(c) where possible, provide for recreational use;</p> <p>(d) maximise community benefit; and</p> <p>(e) minimise risk to public safety.</p>	<p>No acceptable outcome is provided.</p>	<p>Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. Stormwater would continue to be lawfully discharged.</p>
<p>Excavation or filling</p>		
<p>PO12</p> <p>Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p>AO12.1</p> <p>Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No operational works are proposed.</p>
	<p>AO12.2</p> <p>Transportation of fill to or from the site does not occur:</p> <p>(a) within peak traffic times; and</p> <p>(b) before 7am or after 6pm Monday to Friday;</p> <p>(c) before 7am or after 1pm Saturdays; and</p> <p>(d) on Sundays or Public Holidays.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No operational works are proposed.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO13</p> <p>Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.</p>	<p>AO13.1</p> <p>Dust emissions do not extend beyond the boundary of the site.</p>	<p>Not applicable</p> <p>Not relevant to Reconfiguring a Lot (Boundary Realignment).</p>
	<p>AO13.2</p> <p>No other air pollutants, including odours, are detectable at the boundary of the site.</p>	<p>Not applicable</p> <p>Not relevant to Reconfiguring a Lot (Boundary Realignment).</p>
	<p>AO13.3</p> <p>A management plan for control of dust and air pollutants is prepared and implemented.</p>	<p>Not applicable</p> <p>Not relevant to Reconfiguring a Lot (Boundary Realignment).</p>
<p>PO14</p> <p>Access to the premises (including driveways and paths) does not have an adverse impact on:</p> <p>(a) safety;</p> <p>(b) drainage;</p> <p>(c) visual amenity; and</p> <p>(d) privacy of adjoining premises.</p>	<p>AO14</p> <p>Access to the premises (including all works associated with the access):</p> <p>(a) must follow as close as possible to the existing contours;</p> <p>(b) be contained within the premises and not the road reserve, and</p> <p>(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.</p>	<p>Able to comply with AO14</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. The proposed rural access would be constructed in accordance with the FNQROC Development Manual and would be consistent adjoining rural accesses.</p>
<p>Weed and pest management</p>		

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO15</p> <p>Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>	<p>Complies with PO15</p> <p>The applicant would ensure measures are implemented to prevent the spread of weeds and seeds.</p>
<p>Contaminated land</p>		
<p>PO16</p> <p>Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p>AO16</p> <p>Development is located where:</p> <p>(a) soils are not contaminated by pollutants which represent a health or safety risk to users; or</p> <p>(b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	<p>Not applicable</p> <p>The subject site is not contaminated.</p>
<p>Fire services in developments accessed by common private title</p>		
<p>PO17</p> <p>Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p>AO17.1</p> <p>Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of:</p> <p>(a) 120 metres for residential development; and</p> <p>(b) 90 metres for any other development</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No fire hydrants are required.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO17.2</p> <p>Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	<p>Not applicable</p> <p>The proposed development is solely for Reconfiguring a Lot (Boundary Realignment) to facilitate lawful access to Lot 148 on HG569 from Randazzo Road. No fire hydrants are required.</p>

9.4.4 Reconfiguring a Lot Code

9.4.4.1 Application

(1) This code applies to assessing development where:

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

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

9.4.4.2 Purpose

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

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

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

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

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

Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Applicant response
Area and frontage of lots		
<p>PO1</p> <p>Lots include an area and frontage that:</p> <ul style="list-style-type: none"> (a) is consistent with the design of lots in the surrounding area; (b) allows the desired amenity of the zone to be achieved; (c) is able to accommodate all buildings, structures and works associated with the intended land use; (d) allow the site to be provided with sufficient 	<p>AO1.1</p> <p>Lots provide a minimum area and frontage in accordance with Table 9.4.4.3B.</p>	<p>Able to comply with PO1</p> <p>The proposed for Reconfiguring a Lot (Boundary Realignment) is to facilitate access from a gazetted road to Lot 148, which is currently landlocked. The proposal would provide road frontage consistent with lots within the locality.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>access;</p> <p>(e) considers the proximity of the land to:</p> <p>(i) centres;</p> <p>(ii) public transport services; and</p> <p>(iii) open space; and</p> <p>(f) allows for the protection of environmental features; and</p> <p>(g) accommodates site constraints.</p>		
Existing buildings and easements		
<p>PO2</p> <p>Reconfiguring a lot which contains existing land uses or existing buildings and structures ensures:</p> <p>(a) new lots are of sufficient area and dimensions to accommodate existing land uses, buildings and structures; and</p> <p>(b) any continuing use is not compromised by the reconfiguration.</p>	<p>AO2</p> <p>Each land use and associated infrastructure is contained within its individual lot.</p>	<p>Complies with AO2</p> <p>The proposal would ensure that the existing infrastructure is wholly contained within the lot serviced.</p>
	<p>AO2.2</p> <p>All lots containing existing buildings and structures achieve the setback requirements of the relevant zone.</p>	<p>Complies with AO2.2</p> <p>The proposal would provide sufficient setbacks from the proposed common boundary to the existing buildings and structures located on Lot 77.</p>
<p>PO3</p> <p>Reconfiguring a lot which contains an existing easement ensures:</p> <p>(a) future buildings, structures and accessways are</p>	<p>AO3</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site does not contain any easements.</p>

Performance outcomes	Acceptable outcomes	Applicant response
able to be sited to avoid the easement; and (b) the reconfiguration does not compromise the purpose of the easement or the continued operation of any infrastructure contained within the easement.		
Boundary Realignment		
PO4 The boundary realignment retains all attendant and existing infrastructure connections and potential connections.	AO4 No acceptable outcome is provided.	Complies with PO4 The proposed development would ensure that the all existing and potential infrastructure connections would be contained within the lot serviced.
Access and road network		
PO5 Access to a reconfigured lot (including driveways and paths) must not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; (d) privacy of adjoining premises; and (e) service provision.	AO5 No acceptable outcome is provided.	Complies with PO5 The proposal is solely to provide lawful access for Lot 148 on HG569 to Randazzo Road and would not have an adverse impact on the existing road network.

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO6</p> <p>Reconfiguring a lot ensures that access to a lot can be provided that:</p> <p>(a) is consistent with that provided in the surrounding area;</p> <p>(b) maximises efficiency and safety; and</p> <p>(c) is consistent with the nature of the intended use of the lot.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO6.</p>	<p>AO6</p> <p>Vehicle crossover and access is provided in accordance with the design guidelines and specifications set out in Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>Able to comply with AO6</p> <p>The proposed access to Lot 148 on HG569 would be constructed in accordance with the specifications set out in the FNQROC Development Manual.</p>
<p>PO7</p> <p>Roads in the Industry zone are designed having regard to:</p> <p>(a) the intended use of the lots;</p> <p>(b) the existing use of surrounding land;</p> <p>(c) the vehicular servicing requirements of the intended use;</p> <p>(d) the movement and turning requirements of B-Double vehicles.</p> <p>Note—The Parking and access code should be considered in demonstrating compliance with PO7.</p>	<p>AO7</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site is located within the Rural Zone and would not create any new roads.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Rear lots		
<p>PO8</p> <p>Rear lots are designed to:</p> <p>(a) provide a high standard of amenity for residents and other users of the site;</p> <p>(b) provide a high standard of amenity for adjoining properties; and</p> <p>(c) not adversely affect the safety and efficiency of the road from which access is gained.</p>	<p>AO8.1</p> <p>Rear lots are designed to facilitate development that adjoins or overlooks a park or open space.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>
	<p>AO8.2</p> <p>No more than two rear lots are created behind any lot with a road frontage.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>
	<p>AO8.3</p> <p>Access to lots is via an access strip with a minimum width of:</p> <p>(a) 4 metres where in the Low density residential zone or Medium density residential zone; or</p> <p>(b) 8 metres otherwise.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
	<p>AO8.4</p> <p>A single access strip is provided to a rear lot along one side of the lot with direct frontage to the street.</p> <p>Note—Figure A provides further guidance in relation to the desired outcome.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>
	<p>AO8.5</p> <p>No more than 1 in 10 lots created in a new subdivision are rear lots.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>
	<p>AO8.6</p> <p>Rear lots are not created in the Centre zone or the Industry zone.</p>	<p>Not applicable</p> <p>No rear lots would be created.</p>
Crime prevention and community safety		
<p>PO9</p> <p>Development includes design features which enhance public safety and seek to prevent opportunities for crime, having regard to:</p> <p>(a) sightlines;</p> <p>(b) the existing and intended pedestrian movement network;</p> <p>(c) the existing and intended land use pattern; and</p>	<p>AO9</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
(d) potential entrapment locations.		
Pedestrian and cycle movement network		
<p>PO10</p> <p>Reconfiguring a lot must assist in the implementation of a Pedestrian and cycle movement network to achieve safe, attractive and efficient pedestrian and cycle networks.</p>	<p>AO10</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
Public transport network		
<p>PO11</p> <p>Where a site includes or adjoins a future public transport corridor or future public transport site identified through a structure planning process, development:</p> <p>(a) does not prejudice the future provision of the identified infrastructure;</p> <p>(b) appropriately treats the common boundary with the future corridor; and</p> <p>(c) provides opportunities to integrate with the adjoining corridor where a it will include an element which will attract pedestrian movement.</p>	<p>AO11</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The subject site does not adjoin a public transport corridor.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Residential subdivision		
<p>PO12</p> <p>Residential lots are:</p> <p>(a) provided in a variety of sizes to accommodate housing choice and diversity; and</p> <p>(b) located to increase variety and avoid large areas of similar lot sizes.</p>	<p>AO12</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
Rural residential zone		
<p>PO13</p> <p>New lots are only created in the Rural residential zone where land is located within the 4,000m2 precinct, the 1 hectare precinct or the 2 hectare precinct.</p>	<p>AO13</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
Additional provisions for greenfield development only		
<p>PO14</p> <p>The subdivision design provides the new community with a local identity by responding to:</p> <ul style="list-style-type: none"> (a) site context (b) site characteristics (c) setting (d) landmarks (e) natural features; and (f) views. 	<p>AO14</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
<p>PO15</p> <p>The road network is designed to provide a high level of connectivity, permeability and circulation for local vehicles, public transport, pedestrians and cyclists.</p>	<p>AO15</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO16</p> <p>The road network is designed to:</p> <p>(a) minimise the number of cul-de-sacs;</p> <p>(b) provide walkable catchments for all residents in cul-de-sacs; and</p> <p>(c) include open cul-de-sacs heads.</p> <p>Note—Figure B provides further guidance in relation to the desired outcome.</p>	<p>AO16</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
<p>PO17</p> <p>Reconfiguring a lot provides safe and convenient access to the existing or future public transport network.</p>	<p>AO17</p> <p>The subdivision locates 90% of lots within 400 metres walking distance of a future public transport route.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
<p>PO18</p> <p>The staging of the lot reconfiguration prioritises delivery of link roads to facilitate efficient bus routes.</p>	<p>AO18</p> <p>No acceptable outcome provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
<p>PO19</p> <p>Provision is made for sufficient open space to:</p> <p>(a) meet the needs of the occupiers of the lots and to ensure that the environmental and scenic values of the area are protected;</p> <p>(b) retain riparian corridors, significant vegetation and habitat areas and provides linkages between those areas; and</p> <p>(c) meet regional, district and neighbourhood open space requirements.</p>	<p>AO19.1</p> <p>A minimum of 10% of the site area is dedicated as open space.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
	<p>AO19.2</p> <p>A maximum of 30% of the proposed open space can consist of land identified as significant vegetation or riparian corridor buffer.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>
<p>PO20</p> <p>A network of parks and community land is provided:</p> <p>(a) to support a full range of recreational and sporting activities;</p> <p>(b) to ensure adequate pedestrian, cycle and vehicle access;</p> <p>(c) which is supported by appropriate infrastructure and embellishments;</p> <p>(d) to facilitate links between public open spaces;</p> <p>(e) which is co-located with other existing or</p>	<p>AO20</p> <p>No acceptable outcome is provided.</p>	<p>Not applicable</p> <p>The proposed development is solely to facilitate lawful access to Lot 148 on HG569 from Randazzo Road within the Rural Zone. No new lots would be created.</p>

Performance outcomes	Acceptable outcomes	Applicant response
proposed community infrastructure; (f) which is consistent with the preferred open space network; and (g) which includes a diversity of settings;		