

Wallace Quarrying & Mining  
P/L – Tinaroo Creek Road  
Project

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# Planning Report



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## Site & Development Details

The following Development Codes are applicable to the assessment of the proposed application for the use of Extractive Activities located at 852 Tinaroo Creek Road, Mareeba QLD 4880, formally Lot 2 SP182482.



The proposed development is for a Material Change of Use for Extractive Industry. The proposal is to remove the stockpiled basalt rock located on the western side of the property. This application is to convert these rock resources into a useful product and tidy up the farm to enhance future productivity, aesthetic appearance and environmental enhancement by revegetation at the top of the valley (in which Tinaroo Creek flows).

The total area is expected to cover approximately 2.7ha due to the rock stockpiles being spread out over the area identified in the mapping extract above. Small rocks (<600mm diameter) can be fed directly into the crusher. Larger rocks will require blasting to reduce the size enabling it to be crushed by the crusher. It's estimated that up to 10% of the rock will require blasting.

Once this rock resource has been crushed and removed, it will return to farmland and the part of the area to be planted with native local trees. Further details regarding the site and extraction process can be found in the Quarry Management Plan attached in this application.

# Relevant Development Codes

## 1. Rural zone code

The proposed site is located within the Rural Zone and triggers the Rural zone code. The proposed use on the site is consistent with the purpose of the code where the proposed development is in line with the primary production activities of the overall site use, and does not compromise the long-term use of the land for current future rural purposes. In reference to Section 6.2.9.2, the establishment of extractive industries is considered appropriate where environmental impacts are mitigated through the application of the Quarry Management Plan. Additionally, the current land use does not conflict with the proposed development.



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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Height</b>			
<b>PO1</b> Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site;	<b>AO1.1</b> Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	n/a	<b>Not applicable.</b>  <b>The proposed development is for extractive industry.</b>
	<b>AO1.2</b> Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	n/a	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>

(d) access to sunlight and daylight for the site and adjoining sites;			
(e) privacy and overlooking; and			
(f) site area and street frontage length.			
<b>Siting, where not involving a Dwelling house</b>			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
<b>PO2</b> Development is sited in a manner that considers and respects: <ul style="list-style-type: none"> <li>(a) the siting and use of adjoining premises;</li> <li>(b) access to sunlight and daylight for the site and adjoining sites;</li> <li>(c) privacy and overlooking;</li> <li>(d) air circulation and access to natural breezes;</li> <li>(e) appearance of building bulk; and</li> <li>(f) relationship with road corridors.</li> </ul>	<b>AO2.1</b> Buildings and structures include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 40 metres from a frontage to a State-controlled road; and</li> <li>(b) 10 metres from a boundary to an adjoining lot.</li> </ul>	n/a	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>
	<b>AO2.2</b> Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	n/a	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>
	<b>AO2.3</b> Buildings and structures, expect where a Roadside stall, include a minimum setback of: <ul style="list-style-type: none"> <li>(a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and</li> <li>(b) 100 metres from a frontage to any other road that is not a State-controlled road;</li> </ul>	n/a	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>
<b>Accommodation density</b>			
<b>PO3</b> The density of Accommodation activities: <ul style="list-style-type: none"> <li>(a) respects the nature and density of surrounding land use;</li> <li>(b) is complementary and subordinate to the rural and natural landscape values of the area; and</li> <li>(c) is commensurate to the scale and frontage of the site.</li> </ul>	<b>AO3.1</b> Residential density does not exceed one dwelling house per lot.	n/a	<b>Not applicable.</b>  <b>A new accommodation activity is not being proposed.</b>
	<b>AO3.2</b> Residential density does not exceed two dwellings per lot and development is for: <ul style="list-style-type: none"> <li>(a) a secondary dwelling; or</li> <li>(b) Caretaker's accommodation and includes building work or minor building work with a maximum</li> </ul>	n/a	<b>Not applicable.</b>  <b>A new accommodation activity is not being proposed.</b>

	gross floor area of 100m <sup>2</sup> ; or (c) Rural worker's accommodation.		
<b>For assessable development</b>			
<b>Site cover</b>			
<b>PO4</b> Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	<b>AO4</b> No acceptable outcome is provided.	<b>n/a</b>	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>
<b>PO5</b> Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	<b>AO5</b> No acceptable outcome is provided.	<b>n/a</b>	<b>Not applicable.</b>  <b>The proposed development does not propose buildings or structures.</b>

<b>Amenity</b>			
<p><b>PO6</b> Development must not detract from the amenity of the local area, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>The proposed development will not have adverse impacts on the amenity of the local area.</b></p> <p><b>Noise, odour and emission production from the extractive use will be minimal, where it is to be maintained through methods outlined in the Quarry Management Plan.</b></p> <p><b>The hours of operation are in accordance with Mareeba Shire approved working hours.</b></p>
<p><b>PO7</b> Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to:</p> <ul style="list-style-type: none"> <li>(a) noise;</li> <li>(b) hours of operation;</li> <li>(c) traffic;</li> <li>(d) advertising devices;</li> <li>(e) visual amenity;</li> <li>(f) privacy;</li> <li>(g) lighting;</li> <li>(h) odour; and</li> <li>(i) emissions.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>The proposed development is unlikely to produce negative impacts that are not similar to existing farm machinery usage on the site.</b></p> <p><b>Noise, odour and emission production from the extractive use will be minimal, where it is to be maintained through methods outlined in the Quarry Management Plan.</b></p>

## 2. Agricultural land overlay code

The proposed site is affected by the Agricultural Land Overlay and triggers the Agricultural land overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development manages the agricultural area and resources as the proposed use is to remove rock material to increase the agricultural capacity of the land as currently the situation of the basalt rock is not sustainable and effects the capacity of the land for agricultural purposes. In reference to Section 8.2.1.2, the land is within Class B of the Agricultural Land Overlay, and is to be considered appropriate where environmental impacts are mitigated as the use does not fragment the land or reduce primary production potential of the land. The Class B area captures the use of the proposed development as it will allow the land to be redeveloped for productive agricultural use.





**Table 8.2.1.3 – Agricultural land overlay code - For accepted development subject to requirements and assessable development**

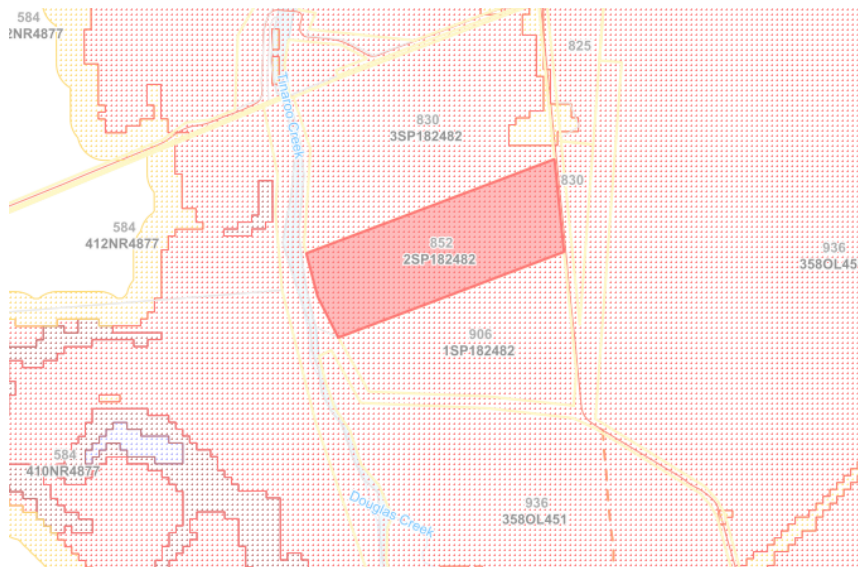
Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is avoided unless:</p> <ul style="list-style-type: none"> <li>(a) an overriding need exists for the development in terms of public benefit;</li> <li>(b) no suitable alternative site exists; and</li> <li>(c) loss or fragmentation is minimised to the extent possible.</li> </ul>	<p><b>AO1</b> Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> unless they are associated with:</p> <ul style="list-style-type: none"> <li>(a) animal husbandry; or</li> <li>(b) animal keeping; or</li> <li>(c) cropping; or</li> <li>(d) dwelling house; or</li> <li>(e) home based business; or</li> <li>(f) intensive animal industry (only where for feedlotting); or</li> <li>(g) intensive horticulture; or</li> <li>(h) landing; or</li> <li>(i) roadside stalls; or</li> <li>(j) winery.</li> </ul>	<p>✓</p>	<p><b>The extractive use occurs within agricultural land with a 23m buffer to the boundary. This buffer is adequate NOT to require a SARA Relevant Purpose Determination assessment. These works improve the site's agricultural use by removing unwanted rock, which was a condition of the clearing permit, and improves the farming productivity. Once the rock is removed, the land can be returned to it's highest agricultural use.</b></p> <p><b>Loss or fragmentation of the land will not be impacted as the removal of the basalt rock will improve the usage of the land.</b></p> <p><b>No suitable alternative site exists.</b></p>
<b>For assessable development</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> are designed and located to:</p> <ul style="list-style-type: none"> <li>(a) avoid land use conflict;</li> <li>(b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash;</li> <li>(c) avoid reducing primary production potential; and</li> <li>(d) not adversely affect public health, safety and amenity.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	✓	<p>The proposed use will manage impacts from the extractive industry through the Quarry Management Plan.</p> <p>Noise, odour and emission production from the extractive use will be minimal, where it is to be maintained through methods outlined in the Quarry Management Plan.</p> <p>The primary production potential will not be reduced as the works will improve the agricultural use by allowing for an increase in land suitable for farming.</p>
<p><b>PO3</b> Development in the 'Class A' area or 'Class B' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>:</p> <ul style="list-style-type: none"> <li>(a) ensures that agricultural land is not permanently alienated;</li> <li>(b) ensures that agricultural land is preserved for agricultural purposes; and</li> <li>(c) does not constrain the viability or use of agricultural land.</li> </ul>	<p><b>AO3</b> No acceptable outcome is provided.</p>	✓	<p>The proposed use will not constrain the usage of agricultural land as the subject area currently stores all the rock removed from the rest of the property. Once the rock is removed, the land can be returned to it's highest agricultural use - horticulture.</p> <p>The works will improve the agricultural use by allowing for an increase in land suitable for farming.</p>
<b>If for Reconfiguring a lot</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> The 'Broadhectare rural area' identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p><b>AO4</b> Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>The proposed development is not for Reconfiguring of a lot.</b></p>
<p><b>PO5</b> Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b> that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.</p>	<p><b>AO5</b> No acceptable outcome is provided.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>The proposed development is not for Reconfiguring of a lot.</b></p>
<p><b>PO6</b> Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the <b>Agricultural land overlay maps (OM-001a-n)</b>, including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> <li>(a) improves agricultural efficiency;</li> <li>(b) facilitates agricultural activity; or</li> <li>(c) facilitates conservation outcomes; or</li> <li>(d) resolves boundary issues where a structure is built over the boundary line of two lots.</li> </ul>	<p><b>AO6</b> No acceptable outcome is provided.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>The proposed development is not for Reconfiguring of a lot.</b></p>

### 3. Bushfire hazard overlay code

The proposed site is affected by the Bushfire Hazard Overlay and triggers the Bushfire hazard overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development does not impose an increased threat of bushfires to people and property. In reference to Section 8.2.3.2, the proposed use does not encourage development in the bushfire hazard areas and no increase in dwellings, structures, or property occupants is proposed within this application. The extractive industry use will not result in a material increase or loss in which it would affect the duration or severity of a bushfire as the proposed use will be for the purpose of material relocation within the subject site. Additionally, the proposed use does not impose on infrastructure available to emergency services in the event of a bushfire.



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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply for fire-fighting purposes</b>			
<p><b>PO1</b> Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>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>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b> <b>AO1.1</b> Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR</p>	✓	<p><b>Compliant.</b></p> <p><b>Property is connected to Tinaroo dam irrigation water. Water is pressurised &amp; could be used for fire fighting.</b></p>
	<p><b>AO1.2</b> Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Refer AO1.1.</b></p>
<b>For assessable development</b>			
<b>Land use</b>			
<p><b>PO2</b> Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons</p>	<p><b>AO2</b> All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>: (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is not proposed for the listed uses.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>		
<b>Lot design</b>			
<p><b>PO3</b></p> <p>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of 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><b>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</b></p> <p><b>AO3.1</b> No new lots are created.</p> <p>OR</p> <p><b>AO3.2</b> All lots include a building envelope that achieves a radiant heat flux level of 29kW/m<sup>2</sup> at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m<sup>2</sup> is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>No new lots are to be created.</b></p>
<b>Firebreaks and access</b>			
<p><b>PO4</b></p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an</p>	<p><b>AO4.1</b></p> <p>In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, roads are designed and constructed:</p> <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><b>Compliant.</b></p> <p><b>Existing roads on the property are constructed within the acceptable outcomes.</b></p> <p><b>Firebreaks and access ensure adequate access for fire-fighting and other</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p> <p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>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> <ol style="list-style-type: none"> <li>located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation;</li> <li>the minimum cleared width not less than 6 metres;</li> <li>the formed width is not less than 2.5 metres;</li> <li>the formed gradient is not greater than 15%;</li> <li>vehicular access is provided at both ends;</li> <li>passing bays and turning areas are provided for fire-fighting appliances located on public land.</li> </ol> <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>A04.2</b> In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>, firebreaks are provided:</p> <ol style="list-style-type: none"> <li>consisting of a perimeter road that separates lots from areas of bushfire hazard;</li> <li>a minimum cleared width of 20 metre;</li> <li>a maximum gradient of 12.5%; and</li> <li>a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ol>	<p>✓</p>	<p>emergency vehicles.</p> <p><b>Compliant.</b></p> <p><b>Existing roads on the property are constructed within the acceptable outcomes ensure adequate firebreaks on and between properties.</b></p>
<b>Hazardous materials</b>			
<p><b>PO5</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>A05</b> The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b>.</p>	<p>✓</p>	<p><b>Compliant.</b></p>
<b>Landscaping</b>			
<p><b>PO6</b> Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> does not result in a</p>	<p><b>A06</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Compliant.</b></p> <p><b>Works proposed on the site does not result in a material increase,</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> <li>(a) fire ecology;</li> <li>(b) slope of site; and</li> <li>(c) height and mix of plant species.</li> </ul> <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>			<p>resulting in no effect to the bushfire hazard management on the land.</p>
<b>Infrastructure</b>			
<p><b>PO7</b> Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>A07</b> The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> <li>(a) water supply;</li> <li>(b) sewer;</li> <li>(c) electricity;</li> <li>(d) gas; and</li> <li>(e) telecommunications</li> </ul>	n/a	<p><b>Not applicable.</b></p> <p><b>No infrastructure is proposed within this application.</b></p>
<b>Private driveways</b>			
<p><b>PO8</b> All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the <b>Bushfire hazard overlay maps (OM-003a-o)</b> are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p><b>A08</b> Private driveways:</p> <ul style="list-style-type: none"> <li>(a) do not exceed a length of 60 metres from the street frontage;</li> <li>(b) do not exceed a gradient of 12.5%;</li> <li>(c) have a minimum width of 3.5 metres;</li> <li>(d) have a minimum vertical clearance of 4.8 metres;</li> <li>(e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and</li> <li>(f) serve no more than three dwellings or buildings.</li> </ul>	n/a	<p><b>Not applicable.</b></p> <p><b>No private driveways are proposed within this application.</b></p>



#### 4. Environmental significance overlay code

The proposed site is affected by the Environmental Significance Overlay and triggers the Environmental significance overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to maintain the biodiversity and ecologically significant areas on the site, maintaining and rehabilitating the site's ecosystem. In reference to Section 8.2.4.2, the proposed use will be appropriately located and managed to mitigate environmental impacts to the site. The development is also to be appropriately setback from waterways and regulated vegetation, enhancing the natural ecosystem function of the site. The site is affected by the MSES Waterway Buffer on the very rear of the property, along the western boundary of the lot.



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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Regulated vegetation</b>			
<b>PO1</b> Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is avoided unless: <ul style="list-style-type: none"> <li>(a) it is demonstrated that the area does not support regulated vegetation as mapped;</li> <li>(b) the loss or reduction in regulated vegetation is for community infrastructure and</li> </ul>	<b>AO1.1</b> No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> .	n/a	<b>Not applicable.</b>  <b>Proposed site is not within the area of 'Regulated vegetation'.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>associated access facilities that cannot be avoided;</p> <p>(c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and</p> <p>(d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
<p><b>PO2</b> Development on sites adjacent to areas of 'Regulated vegetation' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> protects the environmental significance of 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><b>AO2</b> Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Proposed site is not within the area of 'Regulated vegetation'.</b></p>
<p><b>Regulated vegetation intersecting a watercourse</b></p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO3</b> Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Proposed site is not within the area of 'Regulated vegetation'.</b></p>
	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO3.2</b> No clearing of native vegetation is undertaken within the minimum setback identified at <b>AO3.1</b>.</p>		n/a
<b>Waterways and wetlands</b>			
<p><b>PO4</b> 'High ecological significance wetlands' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> and 'Waterways' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development;</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b></p> <p><b>AO4.1</b> A minimum setback in accordance with <b>Table 8.2.4.3B</b> is provided between development and the top of the high bank of a 'Waterway' identified on the <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b>.</p>	✓	<p><b>Compliant.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<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><b>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2</b></p> <p>A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>The development is not located within an identified High ecological significance wetland buffer.</b></p>
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3</b></p> <p>No stormwater is discharged to a 'Waterway' on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or 'High ecological significance wetland' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>.</p> <p>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><b>Compliant.</b></p> <p><b>No stormwater is to be discharged into a waterway.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>Where within a ‘Waterway buffer’ on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or ‘High ecological significance wetland buffer’ on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</b></p> <p>No wastewater is discharged to a ‘Waterway’ on <b>Environmental Significance - Waterway Overlay Maps (OM-004p-z)</b> or ‘High ecological significance wetland’ identified on the <b>Environmental Significance Overlay Map (OM-004a-z)</b>.</p> <p>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><b>Compliant.</b></p> <p><b>No stormwater is to be discharged into a waterway.</b></p>
<b>For assessable development</b>			
<b>Wildlife Habitat</b>			
<p><b>PO5</b> Development within a ‘Wildlife habitat’ area identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b>:</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p> <p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential</p>	<p><b>AO5</b> No acceptable outcome is provided</p>	n/a	<p><b>Not applicable.</b></p> <p><b>The development is not located within an identified Wildlife habitat area.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>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>			
<b>Legally secured offset areas</b>			
<p><b>PO6</b> Development within a 'Legally secured offset area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p><b>A06</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p>The development is not located within an identified Legally secured offset area.</p>
<b>Protected areas</b>			
<p><b>PO7</b> Development within a 'Protected area' identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b> is consistent with the values of the Protected Area and:</p>	<p><b>A07</b> No acceptable outcome is provided</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p>The development is not located within an identified Protected area.</p>

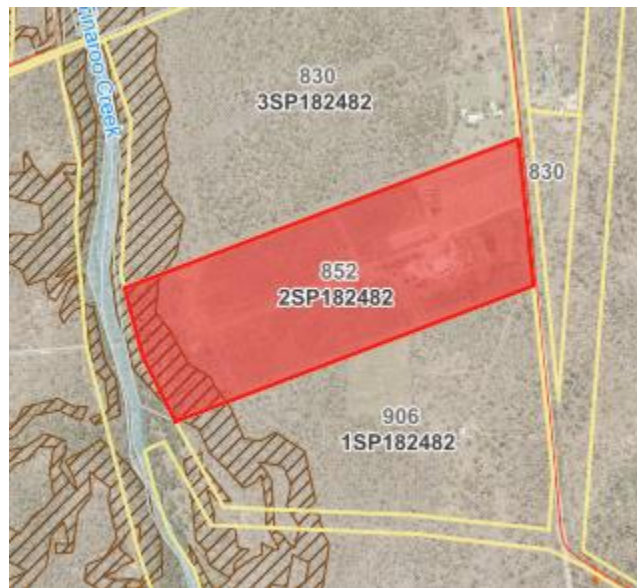
Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(a) supports the inherent ecological and community values of the Protected Area asset;</p> <p>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			
<b>Ecological corridors and Habitat linkages</b>			
<p><b>PO8</b> Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an ‘Ecological corridor’ or a ‘Habitat linkage’ identified on the <b>Environmental Significance Overlay Maps (OM-004a-o)</b></p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(b) the environmental values of adjoining and nearby land within the ‘Ecological corridor’ or ‘Habitat linkage’;</p> <p>(c) the extent of any modification proposed to the natural environment</p>	<p><b>AO8</b> No acceptable outcome is provided</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>The site is not located within an ‘Ecological corridor’ or a ‘Habitat linkage’ overlay.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>including (but not limited to) vegetation and topography;</p> <p>(d) the location and design of proposed improvements that may impact on the functions of the 'Ecological corridor' or 'Habitat linkage' including (but not limited to) buildings, structures, fences, lighting, vehicle movement areas and infrastructure services; and</p> <p>(e) the ability for the 'Ecological corridor' or 'Habitat linkage' to be enhanced to improve ecological connectivity.</p> <p>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>			



## 5. Hill and slope overlay code

The proposed site is affected by the Hill and Slope Overlay and triggers the Hill and slope overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to ensure the ongoing stability of land within a hill and slope area to prevent risk to people or property. The property has identified areas of the hill and slope overlay on the western side on the property. As seen below, the proposed development area is not to be affected by the hill and slope areas identified. In reference to Section 8.2.8.2, the proposed use will be in areas avoiding sloping land, where the natural slope of the land is to be maintained. As outlined in pre-lodgement advice, the sloping riparian land at the rear of the subject site adjacent Tinaroo Creek would not be disturbed as part of the proposed extractive industry operation.



**Table 8.2.8.3 – Hill and slope overlay code - For assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comment
<b>For assessable development</b>			
<b>Slope stability</b>			

Performance outcomes	Acceptable outcomes	Complies	Comment
<p><b>PO1</b> Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>, a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ul style="list-style-type: none"> <li>a. the long term stability of the development site;</li> <li>b. development will not be adversely affected by landslide activity originating on sloping land above the development site; and</li> <li>c. development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater.</li> </ul>	<p><b>AO1</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>Development area is not within an identified hill and slope area.</b></p>
<p><b>PO2</b> Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> having regard to:</p> <ul style="list-style-type: none"> <li>a. the nature and scale of the proposed use;</li> <li>b. the gradient of the land;</li> <li>c. the extent of land disturbance proposed;</li> <li>d. stormwater discharge and its potential for erosion.</li> </ul>	<p><b>AO2.1</b> Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>Development area is not for a proposed childcare centre or educational establishment.</b></p>
	<p><b>AO2.2</b> Development is not located on land with a gradient of greater than 25%.</p>	<p>✓</p>	<p><b>Compliant.</b>  <b>Development area is not within an identified hill and slope area.</b></p>
	<p><b>AO2.3</b> No lot less than 2,000m<sup>2</sup> is created in a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b>.</p> <p>Note – Where a minimum lot size of less than 2,000m<sup>2</sup> applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>No new lots are proposed.</b></p>
<p><b>Community infrastructure and essential services</b></p>			

Performance outcomes	Acceptable outcomes	Complies	Comment
<p><b>PO3</b> Community infrastructure and essential services located within a 'Hill and slope area' identified on the <b>Hill and slope overlay maps (OM-008a-o)</b> are able to function effectively during and immediately after landslide events.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Development does not propose community infrastructure or essential services. Additionally, there is no existing community or essential service infrastructure located on the property.</b></p>

## 6. Transport Infrastructure overlay code

The proposed site is affected by the Transport Infrastructure Overlay and triggers the Transport Infrastructure overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to maintain minimised risk and impact to the development site. The property is affected by the Minor Rural Road Hierarchy as identified below, being Tinaroo Creek Road. In reference to Section 8.2.12.2, the proposed use will be appropriately located and managed to ensure the expanded transportation of passengers and freight within the Shire District. The development does not impact on the transportation service and allows the continued use of the road service of a minor rural road as per intended in the Planning Scheme. Vehicle movement generation associated with the proposed development (both staff and heavy vehicles) will be minimal, where material will only be removed intermittently, once large volumes of rock (after crushing and/or blasting) have accumulated. It is expected not to be more frequent than an average of three truckloads per week.



**Table 8.2.12.3 – Transport infrastructure overlay code - For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>PO1</b> Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> ; or (b) the potential future use of an inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> .	<b>AO1</b> Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> a minimum of: (a) 40 metres where: (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise.	✓	<b>Complaint.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For assessable development</b>			
<p><b>PO2</b> Non-residential development adjoining a rail corridor identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> is designed to allow for the future use of the 'Rail corridor' by the land use.</p>	<p><b>AO2</b> No acceptable outcome is provided</p>	✓	<b>Compliant.</b>
<p><b>PO3</b> Development adjoining a 'Rail corridor' identified on the <b>Transport infrastructure overlay maps (OM-012a-j)</b> used for the transportation of tourists is designed to:</p> <ul style="list-style-type: none"> <li>(a) provide visual interest;</li> <li>(b) screen or enhance areas of limited visual interest; and</li> <li>(c) complement and enhance the character of the shire.</li> </ul>	<p><b>AO3</b> No acceptable outcome is provided</p>	✓	<b>Compliant.</b>

## 7. Landscaping code

The proposed site triggers the Landscaping code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to complements the scale and appearance of the development while protecting and enhancing the amenity and environmental value of the site. In reference to Section 9.4.2.2, the proposed use will be managed to allow the efficient use of the proposed extractive industry, ensuring the landscape is return to it's agricultural land use purpose through the proposed development, improving the amenity and environmental value of the land. It is to be noted that the industrial use falls within the 3<sup>rd</sup> category in Table 9.4.2.3B where development for an industrial activity which has a common boundary with land not within the Industry zone is to include a landscape strip at a minimum width of 2 metres and screen fencing to have a height of 1.8 metres, where the extent of treatment is along the common boundary.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<p><b>PO1</b> Development, other than in the Rural zone, includes landscaping that:</p> <ul style="list-style-type: none"> <li>(a) contributes to the landscape character of the Shire;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) provides an appropriate balance between built and natural elements; and</li> <li>(d) provides a source of visual interest.</li> </ul>	<p><b>AO1</b> Development, other than in the Rural zone, provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 10% of the site as landscaping;</li> <li>(b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species;</li> <li>(c) for the integration of retained significant vegetation into landscaping areas;</li> <li>(d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual.</li> </ul> <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is located within the Rural zone.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO2</b> Development, other than in the Rural zone, includes landscaping along site frontages that:</p> <ul style="list-style-type: none"> <li>(a) creates an attractive streetscape;</li> <li>(b) compliments the character of the immediate surrounds;</li> <li>(c) assists to break up and soften elements of built form;</li> <li>(d) screen areas of limited visual interest or servicing;</li> <li>(e) provide shade for pedestrians; and</li> <li>(f) includes a range and variety of planting.</li> </ul>	<p><b>AO2</b> Development, other than in the Rural zone, includes a landscape strip along any site frontage:</p> <ul style="list-style-type: none"> <li>(a) with a minimum width of 2 metres where adjoining a car parking area;</li> <li>(b) with a minimum width of 1.5 metres in all other locations; and</li> <li>(c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</li> </ul> <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	n/a	<p>Not applicable.</p> <p>Development is located within the Rural zone.</p>
<p><b>PO3</b> Development includes landscaping and fencing along side and rear boundaries that:</p> <ul style="list-style-type: none"> <li>(a) screens and buffer land uses;</li> <li>(b) assists to break up and soften elements of built form;</li> <li>(c) screens areas of limited visual interest;</li> <li>(d) preserves the amenity of sensitive land uses; and</li> <li>(e) includes a range and variety of planting.</li> </ul>	<p><b>AO3.1</b> Development provides landscape treatments along side and rear boundaries in accordance with <b>Table 9.4.2.3B.</b></p>	✓	Compliant.
	<p><b>AO3.2</b> Shrubs and trees provided in landscape strips along side and rear boundaries:</p> <ul style="list-style-type: none"> <li>(a) are planted at a maximum spacing of 1 metre;</li> <li>(b) will grow to a height of at least 2 metres;</li> <li>(c) will grow to form a screen of no less than 2 metres in height; and</li> <li>(d) are mulched to a minimum depth of 0.1 metres with organic mulch.</li> </ul>	✓	Compliant.
	<p><b>AO3.3</b> Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	Compliant.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Car parking areas are improved with a variety of landscaping that:</p> <ul style="list-style-type: none"> <li>(a) provides visual interest;</li> <li>(b) provides a source of shade for pedestrians;</li> <li>(c) assists to break up and soften elements; and</li> <li>(d) improves legibility.</li> </ul>	<p><b>AO4.1</b> Landscaping is provided in car parking areas which provides:</p> <ul style="list-style-type: none"> <li>(a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces;</li> <li>(b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and</li> <li>(c) where involving a car parking area in excess of 500m<sup>2</sup>: <ul style="list-style-type: none"> <li>(i) shade structures are provided for 50% of parking spaces; and</li> <li>(ii) a minimum of 10% of the parking area as landscaping.</li> </ul> </li> </ul> <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	n/a	<p>Not applicable.</p> <p>Car parking is not proposed or required as part of this application therefore landscaping is not applicable.</p>
	<p><b>AO4.2</b> Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	n/a	<p>Not applicable.</p> <p>Car parking is not proposed or required as part of this application therefore landscaping is not applicable.</p>
<p><b>PO5</b> Landscaping areas include a range and variety of planting that:</p>	<p><b>AO5.1</b> Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.</p>	✓	<p>Compliant.</p>



Performance outcomes	Acceptable outcomes	Complies	Comments
(a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	<b>AO5.2</b> <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Compliant.
<b>PO6</b> Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	<b>AO6.1</b> Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	✓	Compliant.
	<b>AO6.2</b> Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	n/a	Not applicable.  <b>Overhead electricity lines and power poles are not within the development area on the proposed site.</b>
	<b>AO6.3</b> Vegetation adjoining an electricity substation boundary, at maturity, will have: (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary.	n/a	Not applicable.  <b>The property is not adjoining an electricity substation boundary.</b>
<b>For assessable development</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO7</b> Landscaping areas are designed to:</p> <ul style="list-style-type: none"> <li>(a) be easily maintained throughout the ongoing use of the site;</li> <li>(b) allow sufficient area and access to sunlight and water for plant growth;</li> <li>(c) not cause a nuisance to occupants of the site or members of the public; and</li> <li>(d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.</li> </ul>	<p><b>AO7</b> No acceptable outcome is provided.</p>	<p>✓</p>	<p><b>Compliant.</b></p>

**Table 9.4.2.3B—Side and rear boundary landscape treatments**

Location or use	Landscape Strip Minimum Width	Screen Fencing Minimum Height	Extent of treatment
Where car parking, servicing or manoeuvring areas adjoin a side or rear boundary	1 metre	Not applicable	To the extent these areas adjoin the boundary
Where involving a use other than a dwelling house on a site with a common boundary with land in the Low density residential zone, the Medium density residential zone or the Rural residential zone:	1.5 metres	1.8 metres	Along the common boundary.
Development for an industrial activity which has a common boundary with land not within the Industry zone	2 metres	1.8 metres	Along the common boundary
Development involving (a) Tourist park not in the Rural zone (b) Sales office (c) Multiple dwelling (d) Residential care facility; or (e) Dual occupancy	Not applicable	1.8 metres	Along all side and rear boundaries and between dwellings for a Dual occupancy.
Development involving (a) Tourist park in the Rural zone (b) Service station (c) Car wash; or (d) Utility installation	2 metres	Not applicable	Along all side and rear boundaries
For: (a) waste storage; (b) equipment; (c) servicing areas; and (d) private open space and site facilities associated with Caretaker's accommodation.	Not applicable	1.8 metres	To prevent visibility

Note—Where more than one landscape treatment is applicable to a development in the above table, the development is to provide a landscape treatment that satisfies all applicable minimum specifications.

## 8. Industrial activities code

The proposed site triggers the Industrial Activities code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to ensure the development is established and operated in an efficient manner with minimal impact to the site and surrounding areas. In reference to Section 9.3.5.2, the proposed use will be managed to allow the efficient use of the proposed extractive industry, instilling a safe and sustainable working environment and working practices.

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

Performance outcomes	Acceptable outcomes	Complie s	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Separation</b>			
<p><b>PO1</b> Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> <li>a. noise;</li> <li>b. odour;</li> <li>c. light; and</li> <li>d. emissions.</li> </ul> <p>Note—Development proposed to be located closer than the separation distances specified in AO2 requires supporting investigations to demonstrate that the expected impacts from the industry use have been adequately mitigated in consideration of the local context.</p>	<p><b>AO1</b> Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> <li>a. medium impact industry—250 metres; or</li> <li>b. high impact industry—500 metres; or</li> <li>c. special industry— 1.5 kilometres.</li> </ul>	✓	<p><b>Compliant.</b></p> <p><b>Proposed use is set back appropriately from dwelling houses on the property and on neighbouring lots.</b></p> <p><b>No further sensitive uses are located in close proximity to the site.</b></p>
<b>For assessable development</b>			
<b>Amenity</b>			
<p><b>PO2</b> Industrial activities protect and enhance the character and amenity of the locality and streetscape through the appropriate location and screening of:</p> <ul style="list-style-type: none"> <li>a. air conditioning;</li> <li>b. refrigeration plant;</li> <li>c. mechanical plant; and</li> <li>d. refuse bin storage areas.</li> </ul>	<p><b>AO2</b> No acceptable outcome is provided.</p>	✓	<p><b>Compliant.</b></p> <p><b>Proposed development is to protect and enhance the character and amenity of the site as indicated in the Quarry Management Plan.</b></p>
<p><b>PO3</b> Development avoids and, where unavoidable, mitigates impacts on ground water, particularly where ground water is heavily drawn upon for irrigation or domestic purposes.</p>	<p><b>AO3</b> No acceptable outcome is provided.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Proposed development does not impact ground water.</b></p>

Performance outcomes	Acceptable outcomes	Compliance	Comments
<b>If for Extractive industry</b>			
<p><b>PO4</b> The site has sufficient area and dimensions to safely accommodate:</p> <ul style="list-style-type: none"> <li>a. the extractive use;</li> <li>b. vehicular access and on site vehicular movements;</li> <li>c. buildings including staff facilities;</li> <li>d. parking areas for visitors and employees;</li> <li>e. storage areas and stockpiles;</li> <li>f. any environmentally significant land; and</li> <li>g. landscaping and buffer areas.</li> </ul> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p><b>AO4</b> No acceptable outcome is provided.</p>	✓	<p><b>Compliant.</b></p> <p><b>Through the allowance of approximately 2.7ha to conduct the blasting and crushing, this site has sufficient area to safely accommodate the specifications outlined in PO4.</b></p>
<p><b>PO5</b> Extractive industry is established and operated in a way that does not impact on public safety.</p>	<p><b>AO5</b> Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.</p>	✓	<p><b>Compliant.</b></p>
<p><b>PO6</b> Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.</p>	<p><b>AO6</b> All aspects of the Extractive industry are setback from all boundaries:</p> <ul style="list-style-type: none"> <li>a. 200 metres where not involving blasting or crushing; and</li> <li>b. 1,000 metres for where involving blasting or crushing.</li> </ul> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	✓	<p><b>Compliant with PO6.</b></p> <p><b>Although the development is unable to be located in accordance with the boundary setbacks outlined in AO6, the proximity of the development to dwellings on the site and on the adjoining site are within appropriate distance to ensure mitigation of development impacts.</b></p> <p><b>Additionally, measures are to be put in place as</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			outlined in the Quarry Management Plan to ensure mitigation of development impacts.
<p><b>PO7</b> The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to:</p> <ul style="list-style-type: none"> <li>a. water quality;</li> <li>b. existing vegetation; and</li> <li>c. declared plants.</li> </ul>	<p><b>A07.1</b> The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.</p>	✓	<p><b>Compliant.</b></p> <p><b>No ground water is to be affected.</b></p>
	<p><b>A07.2</b> Vegetation is retained on site that contributes towards alleviating the impact of the development on the visual amenity of surrounding sensitive land uses.</p>	✓	<p><b>Compliant.</b></p> <p><b>Vegetation is to be retained on site with minimal to no impacts on the natural environment on the site.</b></p>
	<p><b>A07.3</b> No declared plants are transported from the site.</p>	✓	<p><b>Compliant.</b></p>
<p><b>PO8</b> Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of:</p> <ul style="list-style-type: none"> <li>a. locally prevalent plant species;</li> <li>b. plant spacing;</li> <li>c. local climatic conditions;</li> <li>d. locations of waterways and wetlands;</li> <li>e. ongoing maintenance;</li> <li>f. potential habitat opportunities;</li> <li>g. erosion and sediment control; and</li> <li>h. fencing.</li> </ul> <p>Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.</p>	<p><b>A08</b> No acceptable outcome is provided.</p>	✓	<p><b>Compliant.</b></p> <p><b>Through this development, the land will be restored to be used for agricultural purposes.'</b></p>

## 9. Parking and access code

The proposed site triggers the Parking and Access code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to ensure the development has appropriately design and dedicated parking and manoeuvring areas on the site. In reference to Section 9.4.3.3A, the proposed use will not be proposed any parking areas as it is not required for the nature of this development. Manoeuvring areas have been taken into account and will be facilitated in line with the Planning Scheme specifications, ensuring a safe working environment.

**Table 9.4.3.3A—Parking and access code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Car parking spaces</b>			
<p><b>PO1</b> Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the:</p> <ul style="list-style-type: none"> <li>(a) nature of the use;</li> <li>(b) location of the site;</li> <li>(c) proximity of the use to public transport services;</li> <li>(d) availability of active transport infrastructure; and</li> <li>(e) accessibility of the use to all members of the community.</li> </ul>	<p><b>AO1</b> The number of car parking spaces provided for the use is in accordance with <b>Table 9.4.3.3B</b>.</p> <p>Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Car parking spaces are not required.</b></p>
<b>Vehicle crossovers</b>			
<p><b>PO2</b> Vehicle crossovers are provided to::</p> <ul style="list-style-type: none"> <li>(a) ensure safe and efficient access between the road and premises;</li> <li>(b) minimize interference with the function and operation of roads; and</li> </ul>	<p><b>AO2.1</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>No new vehicle access or crossovers required for this application.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) minimise pedestrian to vehicle conflict.	<b>AO2.2</b> Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> <li>(a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or</li> <li>(b) from the lowest order road in all other instances.</li> </ul>	n/a	<b>Not applicable.</b>  <b>No new vehicle access or crossovers required for this application.</b>
	<b>AO2.3</b> Vehicular access for particular uses is provided in accordance with <b>Table 9.4.3.3E</b> .	n/a	<b>Not applicable.</b>  <b>No new vehicle access or crossovers required for this application.</b>
<b>PO3</b> Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> <li>(a) the intensity of anticipated vehicle movements;</li> <li>(b) the nature of the use that they service; and</li> <li>(c) the character of the surrounding locality.</li> </ul>	<b>AO3</b> Access, manoeuvring and car parking areas include pavements that are constructed in accordance with <b>Table 9.4.3.3C</b> .	n/a	<b>Not applicable.</b>  <b>No new vehicle access or crossovers required for this application.</b>  <b>Neither car parking is required for the nature of this application.</b>
<b>For assessable development</b>			
<b>Parking area location and design</b>			
<b>PO4</b> Car parking areas are located and designed to: <ul style="list-style-type: none"> <li>(a) ensure safety and efficiency in operation; and</li> </ul>	<b>AO4.1</b> Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	n/a	<b>Not applicable.</b>  <b>Car parking spaces are not required.</b>



Performance outcomes	Acceptable outcomes	Complies	Comments
(b) be consistent with the character of the surrounding locality.	<b>AO4.2</b> Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	n/a	<b>Not applicable.</b>  <b>Car parking spaces are not required.</b>
	<b>AO4.3</b> The car parking area includes designated pedestrian routes that provide connections to building entrances.	n/a	<b>Not applicable.</b>  <b>Car parking spaces are not required.</b>
	<b>AO4.4</b> Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	n/a	<b>Not applicable.</b>  <b>Car parking spaces are not required.</b>
<b>Site access and manoeuvring</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO5</b> Access to, and manoeuvring within, the site is designed and located to:</p> <p>(a) ensure the safety and efficiency of the external road network;</p> <p>(b) ensure the safety of pedestrians;</p> <p>(c) provide a functional and convenient layout; and</p> <p>(d) accommodate all vehicles intended to use the site.</p>	<p><b>AO5.1</b> Access and manoeuvrability is in accordance with :</p> <p>(a) AS28901 – Car Parking Facilities (Off Street Parking); and</p> <p>(b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities.</p> <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	✓	<p><b>Compliant.</b></p> <p><b>Access and maneuverability will not be affected due to the locality of the development area.</b></p>
	<p><b>AO5.2</b> Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	<b>Compliant.</b>
	<p><b>AO5.3</b> Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<p><b>Compliant.</b></p> <p><b>Refer Quarry Management Plan.</b></p>
	<p><b>AO5.4</b> 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>	✓	<b>Compliant.</b>
<p><b>PO6</b> 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</p>	<p><b>AO6.1</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is not for a Tourist Park.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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 by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p><b>AO6.2</b> 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>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Development is not for a Tourist Park.</b></p>
	<p><b>AO6.3</b> Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>No new internal roads are to be created.</b></p>
	<p><b>AO6.4</b> 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>n/a</p>	<p><b>Not applicable.</b></p> <p><b>No new internal roads are to be created.</b></p>
	<p><b>AO6.5</b> 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>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Development is not for an energy or infrastructure related activity.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO6.6</b> Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Development does not involve an accommodation activity.</b></p>
	<p><b>AO6.7</b> For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is not for an energy or infrastructure related activity.</b></p>
<b>Servicing</b>			
<p><b>PO7</b> Development provides access, maneuvering and servicing areas on site that: (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on</p>	<p><b>AO7.1</b> All unloading, loading, service and waste disposal areas are located: (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use.</p>	✓	<b>Compliant.</b>
	<p><b>AO7.2</b> Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.</p>	✓	<b>Compliant.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining sensitive land uses and streetscape quality.	<b>AO7.3</b> Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in <b>Table 9.4.3.3B.</b>	✓	<b>Compliant.</b>  <b>Refer Quarry Management Plan.</b>
<b>Maintenance</b>			
<b>PO8</b> Parking areas are used and maintained for their intended purpose.	<b>AO8.1</b> Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	n/a	<b>Not applicable.</b>  <b>No parking areas will be required.</b>
	<b>AO8.2</b> All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	<b>Not applicable.</b>  <b>No parking areas will be required.</b>
<b>End of trip facilities</b>			
<b>PO9</b> Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	<b>AO9.1</b> The number of bicycle parking spaces provided for the use is in accordance with <b>Table 9.4.3.3D.</b>	n/a	<b>Not applicable.</b>  <b>No parking areas will be required.</b>
	<b>AO9.2</b> End of trip facilities are provided in accordance with <b>Table 9.4.3.3D.</b>	n/a	<b>Not applicable.</b>  <b>No end of trip facilities will be required for the nature of the proposed development.</b>
<b>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</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO10</b> 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><b>AO10</b> A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>Application is not for an Educational Establishment or Child Care Centre.</b></p>
<p><b>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</b></p>			
<p><b>PO11</b> 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><b>AO11</b> A traffic impact report is prepared by a suitably qualified person that identifies: (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>Application is not for an Educational Establishment or Child Care Centre.</b></p>

## 10. Works, services and infrastructure code

The proposed site triggers the Works, services and infrastructure code. The proposed use on the site is consistent with the purpose of the code where the proposed development aims to ensure development provides an adequate and safe environment where the effect of the development does not impact on physical and special infrastructure. In reference to Section 9.4.5.3, the proposed use will function to ensure the responsible practise of waste disposal, mitigation of creating an impact on the environment, and ensuring an appropriate working area is practises for the extractive use.

**Table 9.4.5.3 - Works, services and infrastructure code – For accepted development subject to requirements and assessable development**

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>For accepted development subject to requirements and assessable development</b>			
<b>Water supply</b>			
<b>PO1</b> Each lot has an adequate volume and supply of water that: (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment.	<b>AO1.1</b> Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area.	n/a	<b>Not applicable.</b>  <b>Development is not to be connected to a water supply system for development purposes nor will require connection after the development has completed.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO1.2</b> 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> <p>(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</p> <p>(b) on-site water storage tank/s:</p> <p>(i) with a minimum capacity of 90,000L;</p> <p>(ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>(iii) which are installed and connected prior to the occupation or use of the development.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Refer AO1.1.</b></p>
<b>Wastewater disposal</b>			
<p><b>PO2</b> Each lot provides for the treatment and disposal of effluent and other waste water that:</p> <p>(a) meets the needs of users;</p> <p>(b) is adequate for fire-fighting purposes;</p> <p>(c) ensures the health, safety and convenience of the community; and</p> <p>(d) minimises adverse impacts on the</p>	<p><b>AO2.1</b> Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is not to be connected to the reticulated sewerage system for development purposes nor will require connection after the development has completed.</b></p>



Performance outcomes	Acceptable outcomes	Complies	Comments
receiving environment.	<p><b>AO2.2</b> An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located:</p> <p>(a) in the Conservation zone, Rural zone or Rural residential zone; and</p> <p>(b) outside a reticulated sewerage service area.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>Refer AO2.1.</b></p>
<b>Stormwater infrastructure</b>			
<p><b>P03</b> 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><b>AO3.1</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>Refer AO3.2.</b></p>
	<p><b>AO3.2</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>Development is not of the nature to be connected to on-site drainage systems. The existing lot currently facilitates stormwater management.</b></p>
<b>Electricity supply</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO4</b> Each lot is provided with an adequate supply of electricity</p>	<p><b>AO4</b> The premises:</p> <ul style="list-style-type: none"> <li>(a) is connected to the electricity supply network; or</li> <li>(b) has arranged a connection to the transmission grid; or</li> <li>(c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: <ul style="list-style-type: none"> <li>(i) it is approved by the relevant regulatory authority; and</li> <li>(ii) it can be demonstrated that no air or noise emissions; and</li> <li>(iii) it can be demonstrated that no adverse impact on visual amenity will occur.</li> </ul> </li> </ul>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Development is not of the nature to be connected to electrical supply.</b></p> <p><b>Existing dwellings on site are connected.</b></p>
<b>Telecommunications infrastructure</b>			
<p><b>PO5</b> Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p><b>AO5</b> Development is provided with a connection to the national broadband network or telecommunication services.</p>	<p>n/a</p>	<p><b>Not applicable.</b></p> <p><b>Development is not of the nature to be connected to telecommunications infrastructure.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>Existing public utility services</b>			
<p><b>PO6</b> Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p><b>AO6</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>No public utility facilities or services will be affected through the proposed development.</b></p>
<b>Excavation or filling</b>			
<p><b>PO7</b> Excavation or filling must not have an adverse impact on the:</p> <ul style="list-style-type: none"> <li>(a) streetscape;</li> <li>(b) scenic amenity;</li> <li>(c) environmental values;</li> <li>(d) slope stability;</li> <li>(e) accessibility; or</li> <li>(f) privacy of adjoining premises.</li> </ul>	<p><b>AO7.1</b> Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	✓	<p><b>Compliant.</b></p> <p><b>Development is to be conducted over 1.5m from site boundaries.</b></p>
	<p><b>AO7.2</b> 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>	✓	<b>Compliant.</b>
	<p><b>AO7.3</b> Earthworks batters:</p> <ul style="list-style-type: none"> <li>(a) are no greater than 1.5 metres in height;</li> <li>(b) are stepped with a minimum width 2 metre berm;</li> <li>(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;</li> <li>(d) have a slope no greater than 1 in 4; and</li> <li>(e) are retained.</li> </ul>	✓	<b>Compliant.</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>A07.4</b> Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from:</p> <ul style="list-style-type: none"> <li>(a) adjoining premises; or</li> <li>(b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.</li> </ul>	✓	<b>Compliant.</b>
	<p><b>A07.5</b> 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>	✓	<b>Compliant.</b>
	<p><b>A07.6</b> Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p><b>Compliant.</b></p> <p><b>Retaining walls are not required within the proposed development.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO7.7</b> 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>	✓	<b>Compliant.</b>
<b>For assessable development</b>			
<b>Transport network</b>			
<p><b>PO8</b> 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><b>AO8.1</b> 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>	n/a	<p><b>Not applicable.</b></p> <p><b>No new vehicle access points are proposed or required within the development.</b></p>
	<p><b>AO8.2</b> Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	<p><b>Not applicable.</b></p> <p><b>No footpaths are proposed nor along the access roads to the property.</b></p>
<b>Public infrastructure</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO9</b> 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><b>AO9</b> Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	<p>n/a</p>	<p><b>Not applicable.</b>  <b>Public infrastructure is not proposed nor is there public infrastructure in close proximity to the site area.</b></p>
<p><b>Stormwater quality</b></p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO10</b> Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> <li>(a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters;</li> <li>(b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies;</li> <li>(c) achieve specified water quality objectives;</li> <li>(d) minimise flooding;</li> <li>(e) maximise the use of natural channel design principles;</li> <li>(f) maximise community benefit; and</li> <li>(g) minimise risk to public safety.</li> </ul>	<p><b>AO10.1</b> The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> <li>(i) drainage control;</li> <li>(ii) erosion control;</li> <li>(iii) sediment control; and</li> <li>(iv) water quality outcomes.</li> </ul> </li> </ul>	<p>✓</p>	<p><b>Compliant.</b></p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p><b>AO10.2</b>            For development on land greater than 2,500m<sup>2</sup> 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:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) is consistent with any local area stormwater water management planning;</li> <li>(c) accounts for development type, construction phase, local climatic conditions and design objectives; and</li> <li>(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.</li> </ul>	✓	<b>Compliant.</b>



Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO11</b> Storage areas for stormwater detention and retention:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance the environmental values of receiving waters;</li> <li>(b) achieve specified water quality objectives;</li> <li>(c) where possible, provide for recreational use;</li> <li>(d) maximise community benefit; and</li> <li>(e) minimise risk to public safety.</li> </ul>	<p><b>AO11</b> No acceptable outcome is provided.</p>	✓	<p><b>Compliant.</b></p> <p><b>Stormwater management plan in place. No detention basin is required.</b></p>
<b>Excavation or filling</b>			
<p><b>PO12</b> Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.</p>	<p><b>AO12.1</b> Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.</p>	n/a	<b>Compliant</b>
	<p><b>AO12.2</b> Transportation of fill to or from the site does not occur:</p> <ul style="list-style-type: none"> <li>(a) within peak traffic times; and</li> <li>(b) before 7am or after 6pm Monday to Friday;</li> <li>(c) before 7am or after 1pm Saturdays; and</li> <li>(d) on Sundays or Public Holidays.</li> </ul>	n/a	<b>Compliant</b>

Performance outcomes	Acceptable outcomes	Complies	Comments
<b>PO13</b> Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	<b>AO13.1</b> Dust emissions do not extend beyond the boundary of the site.	✓	<b>Compliant.</b>
	<b>AO13.2</b> No other air pollutants, including odours, are detectable at the boundary of the site.	✓	<b>Compliant.</b>
	<b>AO13.3</b> A management plan for control of dust and air pollutants is prepared and implemented.	✓	<b>Compliant.</b>
<b>PO14</b> Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> <li>(a) safety;</li> <li>(b) drainage;</li> <li>(c) visual amenity; and</li> <li>(d) privacy of adjoining premises.</li> </ul>	<b>AO14</b> Access to the premises (including all works associated with the access): <ul style="list-style-type: none"> <li>(a) must follow as close as possible to the existing contours;</li> <li>(b) be contained within the premises and not the road reserve, and</li> <li>(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.</li> </ul>	✓	<b>Complaint.</b>
<b>Weed and pest management</b>			
<b>PO15</b> Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	<b>AO15</b> No acceptable outcome is provided.	✓ / x	<b>Compliant.</b>
<b>Contaminated land</b>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p><b>PO16</b> Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants</p>	<p><b>AO16</b> Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.</p>	✓	<b>Compliant.</b>
<b>Fire services in developments accessed by common private title</b>			
<p><b>PO17</b> Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.</p>	<p><b>AO17.1</b> Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.</p>	n/a	<p><b>Not applicable.</b>  <b>No fire hydrants are located on the proposed site or on connecting roads.</b></p>
	<p><b>AO17.2</b> Fire hydrants are located at all intersections of accessways or private roads held in common private title.</p>	n/a	<p><b>Not applicable.</b>  <b>No fire hydrants are located on the proposed site or on connecting roads.</b></p>



830  
3SP182482

584

120 m

852  
2SP182482

160 m

325 m

Area: 45178 m

629NR4877

635NR7655

167 m

584  
410NR4877

906  
1SP182482

140 m

0 20 40 60 80 m



Department of  
**State Development,  
Manufacturing,  
Infrastructure and Planning**

AM10-N

Our reference: 1802-4126 SDA  
Your reference: OUT18/210

6 April 2018

Ian Earl Wallace  
c/- Malcolm MacKinnon  
PO Box 1710  
Mareeba QLD 4880  
malcolm.mackinnon@bigpond.com

Dear Mr Wallace

**Decision notice—approved with conditions**

(Given under section 63 of the *Planning Act 2016*)

The development application described below was properly made to the Department of State Development, Manufacturing, Infrastructure and Planning on 26 February 2018.

**Applicant details**

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Applicant name: Ian Earl Wallace

Applicant contact details: Ian Earl Wallace  
C/- Malcolm MacKinnon  
PO Box 1710  
Mareeba QLD 4880  
malcolm.mackinnon@bigpond.com

**Location details**

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Street address: 1852 Tinaroo Creek Road, Mareeba QLD 4880

Real property description: 2SP182482

Local government area: Mareeba Shire Council

**Decision**

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Date of decision: 9 April 2018

Decision details: Approved subject to conditions

**Approval details**

Development permit

Operational work to clear native vegetation for irrigated high value agriculture

**Referral agencies**

Not applicable

**Conditions**

This approval is subject to:

- the assessment manager conditions in Attachment 1

The department has, for conditions of this approval, nominated an entity to be the enforcement authority for that condition under the *Planning Act 2016*.

**Further development permits**

Please be advised that the following development permits are required to be obtained before the development can be carried out:

1. Nil.

**Properly made submissions**

No part of the application required public notification.

**Rights of appeal**

The rights of applicants to appeal to a tribunal or the Planning and Environment Court against decisions about a development application are set out in chapter 6, part 1 of the *Planning Act 2016* (the Act). For particular applications, there may also be a right to make an application for a declaration from a tribunal (see chapter 6, part 2 of the Act).

Copies of the relevant appeal provisions are attached.

**Currency period for the approval**

This development approval will lapse if development is not started within the currency periods stated in section 85 of the Act, being two years after the approval takes effect.

**Native title considerations**

No requirements.

**Approved plans and specifications**

Copies of the following approved plans and specifications are enclosed.

Drawing/report title	Prepared by	Date	Reference no.	Version/issue
<b>Aspect of development: Operational works for clearing of native vegetation for irrigated high value agriculture</b>				
Technical Agency Response Plan (TARP)	JA – j5413	12 March 2018	1802-4126 SDA	N/A

For further information please contact Darren Brewer, Planning Manager - Development Assessment Advisory Team, on 3452 7472 or via email CairnsSARA@dilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Kerry Doss  
**Deputy Director-General**  
**Planning Group**

cc Mareeba Shire Council, [planning@msc.qld.gov.au](mailto:planning@msc.qld.gov.au)

enc Attachment 1 - Assessment manager conditions  
Attachment 2 - Appeal provisions  
Attachment 3 - Approved plan and specifications

## Attachment 1—Assessment manager conditions

No.	Conditions	Condition timing
<b>Development permit for operational work – irrigated high value agriculture clearing</b>		
<b>Schedule 8, Table 4, Item 3(b) – Clearing of native vegetation</b> — The chief executive administering the <i>Planning Act 2016</i> nominates the Director-General of the <b>Department of Natural Resources, Mines and Energy</b> to be the assessing authority for the development to which this development approval relates for the administration and enforcement of any matter relating to the following conditions:		
1.	Clearing must only occur to establish, cultivate and harvest irrigated high value agriculture for lychees.	At all times.
2.	The clearing of vegetation under this development approval is limited to 25.28 hectares, being the area identified as Area A (Part A1)', as shown on attached Technical Agency Response Plan (TARP) 1802-4126 SDA, dated 12 March 2018.	At all times.
3.	<p>Prepare a management plan addressing erosion and sediment control:</p> <p>a) The management plan must be prepared by a suitably qualified professional and recommend erosion and sediment control measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development.</p> <p>The plan must be in accordance with Carey <i>et al</i> (2015) — Carey B, Shilton P, Norman P and Stone B (2015). Soil conservation guidelines for Queensland, 3rd Edn. Department of Science, Information, Technology and Innovation. Queensland Government.</p> <p>b) Submit, for information purposes only, a copy of the Management Plan mentioned at part (a) of this condition to:</p> <p style="text-align: center;">Vegetation Management Department of Natural Resources, Mines and Energy Address: PO Box 5318 Townsville QLD 4810 Email: northvegetation@dnrm.qld.gov.au</p> <p>c) Implement and maintain all required erosion and sediment control measures identified within the Management Plan mentioned at part (a) of this condition.</p>	(a) and (b) – Prior to clearing, and (c) – For the duration of the clearing and until the use is abandoned.
4.	<p>The following management practices must be undertaken to mitigate land suitability limitations and enable the cultivation of lychees;</p> <ul style="list-style-type: none"> <li>• Plant mounds must be designed to a minimum height of 0.3 metres above the inter-row following consolidation and aligned along the contour (Perpendicular to the natural land slope).</li> <li>• Any rock larger than a cobble (&gt;200 mm) exposed by ripping must be picked and disposed of appropriately.</li> </ul>	At all times.



No.	Conditions	Condition timing
5.	<p>a) A rehabilitation plan for the restoration of all areas cleared under this development approval (<b>impact area</b>) must be prepared addressing all of the mandatory rehabilitation plan objectives and requirements in <b>Attachment A</b>.</p> <p>b) Provide the rehabilitation plan to:            Department of Natural Resources, Mines and Energy            PO Box 5318            Townsville QLD 4810</p> <p>c) Make an application to legally secure the impact area by way of a voluntary declaration under section 19F of the <i>Vegetation Management Act 1999</i>.</p> <p>d) Within 30 business days after the use is abandoned, undertake rehabilitation of the impact area in accordance with the rehabilitation plan until such time that the impact area is restored back to remnant vegetation for the pre-clear regional ecosystem.</p> <p>Note:</p> <ol style="list-style-type: none"> <li>1. For the purposes of this condition, the use is considered to be abandoned if at any time during the ten year period following clearing no cropping activity for the permitted crop has been undertaken for a continuous three year period.</li> <li>2. For the purpose of this condition, cropping activity means to establish, cultivate and harvest.</li> <li>3. For remnant vegetation see the Schedule (Dictionary) of the <i>Vegetation Management Act 1999</i>.</li> <li>4. Pre-clear regional ecosystem means the regional ecosystem map immediately prior to the clearing.</li> </ol> <p>e) Within 20 business days after the impact area has been restored back to remnant vegetation in accordance with the rehabilitation plan, request a Property Map of Assessable Vegetation (PMAV) under the <i>Vegetation Management Act 1999</i> for the impact area to be mapped as a Category B area (remnant vegetation) on the Regulated Vegetation Management Map.</p> <p><i>Note: request for a PMAV can be made to:</i></p> <p>Department of Natural Resources, Mines and Energy            PO Box 5318            Townsville QLD 4810</p>	<p>(a), (b) and (c) – within 20 business days after the use is abandoned.</p> <p>(d) and (e) as indicated.</p>
6.	<p>Any person(s) engaged or employed to carry out the clearing of vegetation under this development approval must be provided with a full copy of this approval, and must be made aware of the full extent of clearing authorised by this development approval.</p>	<p>Prior to clearing commencing.</p>

<b>General advice</b>	
1.	<p>For the purposes of this approval a suitably qualified person means:</p> <p><i>A person who has professional qualifications, training, skills or experience relevant to the nominated subject matter and can give authoritative assessment, advice and analysis to performance relative to the subject matter using the relevant protocols, standards, methods or literature.</i></p>
2.	<p>It is the applicant / landowner's responsibility prior to works commencing on site to ensure all relevant approvals are obtained from the applicable local, State, and/or federal authorities. This includes but is not limited to approvals required under the <i>Environmental Protection and Biodiversity Conservation Act 1999</i>.</p>
3.	<p>These conditions do not prevent vegetation being cleared for a purpose described in Schedule 21 of the Planning Regulation 2017 or if cleared in accordance with any subsequent development approval.</p>

## Attachment A – Mandatory Rehabilitation Plan Objectives and Requirements

**Objective:** The purpose of the rehabilitation plan is to provide the management, maintenance, monitoring, and rectification activities that are to be undertaken to ensure the impact area is restored back to remnant vegetation for the pre-clear regional ecosystem in order to prevent loss of biodiversity and maintain ecological processes.

The rehabilitation plan must provide / meet / address all of the following:

1. Provide the registered property owner's details.
2. Provide the real property description (lot/plan).
3. Provide a description of the impact area, including a map showing the location and extent.
4. Describe the location and extent of any irrigation infrastructure.
5. Provide details of the cropping methods and use of any chemicals for the cropping activity.
6. Include the certified regional ecosystem mapping of the impact area immediately prior to clearing.
7. Provide details of regional ecosystem database descriptions (REDD<sup>1</sup>) of all pre-clear regional ecosystems for the impact area including the remnant vegetation requirements to be achieved for each pre-clear regional ecosystem (percentage of predominant canopy crown cover; average predominate canopy height; combination of predominate canopy species).
8. Assess and provide details on the condition of the impact area including soils and any land degradation.
9. Provide a detailed description of the management, maintenance, monitoring and rectification actions<sup>2</sup> that will be undertaken in the impact area to:
  - a. remove any abandoned crops, irrigation or other infrastructure located in or on the impact area;
  - b. remediate the soil (where required);
  - c. remedy and prevent any land degradation as a result of the abandoned crop;
  - d. prevent and control non-native plant species;
  - e. manage wild fires, and undertake any planned fire management objectives in accordance with the fire management guidelines specified in the REDD.
  - f. protect the impact area (e.g. remove stock, fencing and controlling pest animal species).
  - g. rehabilitate or restore the impact area back to remnant vegetation for the pre-clear regional ecosystem.
10. Detail the estimated length of time the area will be managed to restore the impact area back to remnant vegetation for the pre-clear regional ecosystem.
11. Identify who is responsible for each management, maintenance, monitoring or corrective action, and when the action is required.
12. Provide monitoring and auditing processes including adaptive management approaches to rectify negative results from the monitoring and auditing processes.
13. Provide a record-keeping process to retain appropriate records for monitoring and auditing processes.

**Note:** Appropriate records detailing the progress and effectiveness of each management action must be retained. These records are not required to be submitted to the Department of Natural Resources and Mines, however, they must be made available upon request.

<sup>1</sup> REDD is available at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/download>

<sup>2</sup> Include details on who, what, when where and why for each action.

# **Site Based Management Plan For Extractive Operations**

## **Wallace Quarrying & Mining P/L – Tinaroo Creek Rd Rock Crushing Project**

**Lot 2 SP182482**

**Mareeba Shire Council Queensland**



**June 2024**

**Manager: Ian Earl Wallace**

**Stirling Tavener, Anson Advisory**

ABN: 69 159 306 895

PO Box 782, Bungalow, Cairns, Qld 4870

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## 1 SITE DETAILS

**Project Name:** Tinaroo Creek Rd Rock Crushing Project

**Permittee:** Wallace Quarrying & Mining Pty Ltd ATFT Wallace Unit Trust

**Plan Date:** 10/6/2024

<b>LOT</b>	2	<b>PLAN</b>	SP182482	<b>TENURE</b>	Freehold
<b>LOCAL AUTHORITY</b>		Mareeba		<b>MUID No.</b>	
<b>FM AREA</b>	~2.7ha	<b>Address</b>	852 Tinaroo Creek Road, Mareeba QLD 4880		

This site is located on a high value agricultural block (partially under avocados) owned by the applicant. The rock was removed from the soil as part of the High value agricultural clearing permit SARA ref.1802-4126 SDA, DNRME ref 2018/001940 30/7/2020, approved by the Dept. Natural Resources, Mines and Energy.

A PMAV to confirm vegetation category was approved in May 2024, confirming farmed area is Category X. Surrounding area is Cat B.

A **Locality Map** is provided in **Attachment 1**.

### ***Adjoining land use/ forest types:***

The EIL site is surrounded by:

- **North:** cattle grazing & open forest
- **East:** immediately within same lot is the high-value agriculture (avocados + taro), and beyond is cattle grazing & open forest
- **South:** cattle grazing & open forest and beyond is a large quarry
- **West:** cattle grazing & open forest, then Tinaroo creek, then more cattle grazing & open forests and then high value agricultural land.

See Attachment 1 map for an aerial view.

## 2 OPERATOR EXPERIENCE

Wallace Quarrying & Mining P/L (referred to as WQ going forward) has operated multiple quarry sites (main operation was at 936 Tinaroo Creek Road, Mareeba) from 1997-2017. WQ has the experience and equipment to conduct this small project professionally and in accordance with the regulations.

## 3 LICENCE, AUTHORITY AND LEGISLATIVE REQUIREMENTS

All quarrying activities shall comply with:

- Conditions of the Development Permit issued under the *Sustainable Planning Act 2009*
- Environmental Protection Agency (EPA) requirements under the *Environmental Protection Act 1994* and in accordance with Environmentally Relevant Activity (ERA) Licence conditions.

- Relevant provisions of the local Government Planning Scheme
- All relevant conditions of the *Mining and Quarrying Safety and Health Act 1999*
- Aboriginal Cultural Heritage Act 2003 and *Native Title (Queensland) Act 1993*
- All other relevant Legislative requirements.

#### **4 OPERATION OF THE EXTRACTION & PROCESSING SITE**

<b>Material Type/s:</b>	<b>Basalt rock converted to gravel</b>
<b>Quantity extracted to date:</b>	<b>0</b>
<b>Average Annual extraction:</b>	<b>&lt;5,000tons</b> Maximum 5000t/yr material extracted. 50ton/truck load = 100 loads/yr = ~1.92 truck movements/wk
<b>Blasting requirements</b>	Blasting is only required where rocks are too large to be processed by crushing equipment. Qualified contractors will be used to conduct all blasting. Blasting is only expected 1-2 times per year. All appropriate safety & ERA measures will be complied with.
<b>Intended maximum working area (ha):</b>	<b>2.7ha</b>

##### **4.1 History of Workings**

The site underwent land clearing for high-value agricultural use in 2017 – approval details: SARA ref.1802-4126 SDA, DNRME ref 2018/001940. There are significant basalt rocks within the soil profile which have to be removed before agricultural activities can begin. Avocados and taro have been planted. More rock needs to be removed from the high-value agriculture soil to continue planting horticultural crops.

Extracted rock will be stock piled within the EIL area and this EIL application is to convert these rock resources into a useful product and tidy up the farm to enhance future productivity, aesthetic appearance and environmental enhancement.

##### **4.2 Future Working Proposal**

This project is essentially to clean up the small rock piles from high-value agricultural land development and continue crushing further rock extracted within unplanted areas.

The gravel material will be utilised to improve roads within the applicant’s properties or sold.

##### **4.3 Quarry operations**

**The activity is to clean up stockpiled basalt rock located in the Cat X area and process further rock extracted from the soil profile within the Cat X farming area/land.** The impact/effect of this

activity will convert the rock into a useable resource. The total EIL area is expected to cover approximately 2.7ha to allow rock stockpiles as they are extracted.

Small rocks (<600mm diameter) can be fed directly into the crusher. Larger rocks will require blasting to reduce the size enabling them to be crushed by the crusher. It's estimated up to 10% of the rock will require blasting. Blasting can occur in a safe zone within the EIL area with rock/gravel batters surrounding blast areas to further increase safety.

Gravel will be stockpiled and regularly used/sold throughout the project to keep gravel stockpiles relatively small.

The property has irrigation water available and water will be used for dust suppression when needed.

Overland **water** flow will drain via existing drain lines and sediment traps will be installed at the edge of the EIL area where water flows from the plateau (farming land) into the valley. Water from outside the operating area will NOT flow through the work area, as diversion drains will be installed where required.

**Total area of temporary disturbance** will be approximately 2.7ha. The area lies within the SW corner of the block with 23m buffer zone to the edge of the Cat X vegetation. The access road goes down the centre of the property from Tinaroo Creek Road to the work site. Existing drainage lines are outside the EIL area.

[A 23 metre buffer between the EIL boundary and the farm boundary \(edge of Cat X zoning\) based on surrounding tree heights of 15m \(greater of 1.5x highest nearby trees or 20m\). Nearest tree height was measured \(using techniques provided from page 250, SDAP Guide State code 16 – Native vegetation clearing\) at 15m \(1.5 x 15m = 22.5m\).](#)

**Noise** from activities will be from an excavator, front end loader, crushing plant, screen, wash plant and dump truck. Occasional blasting will be necessary.

This noise is similar to any farming noise from the applicant's and neighboring farms. Activities are restricted to Mareeba Shire approved working hours (0600-1800hrs Monday to Friday and 0700-1200hrs Saturday). Machinery shall be maintained in good order so as to prevent unnecessary noise.

The site of the **processing equipment** (see Attachment 2 where equipment to be situated in NW portion of EIL area) will be >515m from the closest neighbour's dwelling. The next closest is >675m, then >865m. Any other dwellings are considerably further than those noted here. There is significant Cat B vegetation or horticultural tree crops between the EIL site and neighbouring dwellings.

There is a **large quarry** ~550m to the south of this proposed site, where considerably more noise and dust is generated.

**Dust suppression** will take place via watering roads and tracks including stockpile areas and work areas. A wet screening plant may be employed to minimise the production of dust. Operations are situated in a remote farming/grazing area well away (>515m) from the nearest dwelling and the prevailing wind will carry dust away from this dwelling. Prevailing winds are toward the NW, which is



away from all dwellings within 1km. Trees also screen the site from neighbouring properties, further limiting any potential dust hazards.

**Transport** will use existing central access road on the property, exiting onto Tinaroo Creek Road, which the nearby large quarry also uses daily. As only <5000ton/yr will be processed, via 50ton/truck load, means approximately 100 loads/yr = ~1.92 truck movements/wk. The neighboring quarry has far higher activity per day than this project's weekly needs.

The property is **fenced** (cattle proof), however the quarry site will not be fenced. The surrounding area is under extensive cattle grazing.

#### **4.4 Vegetation**

The proposed areas have been cleared for >5 years and are classed as farmland.

#### **4.5 Risk Prevention**

The Quarry Manager has developed a **Safety and Risk Management Plan (Attachment 7)** that addresses safety, operational management, environment protection and fire management. The Quarry Manager will ensure all staff and visitors are given a site induction and that staff are required to participate in emergency response and fire evacuation drills.

The applicant must ensure that quarry material is loaded into vehicles in a way that prevents its release from the vehicle into the environment, including the road environment.

Quarrying and other activities shall be conducted in accordance with the Mining and Quarrying Safety and Health Act 1999 and Work Health and Safety Act 2011 and associated regulations.

#### **4.6 Infrastructure**

The site drainage, erosion and sediment control systems will be managed while the rock crushing site is developed and worked.

#### **4.7 Water Management and Discharge**

Water management across the site shall be managed in accordance with the water management plan as detailed in the Quarry Operations Map Attachment 3.

#### **4.8 Environmental Protection and Biodiversity Management**

The entire area is freehold agricultural cleared land.

#### **4.9 Waste Management**

No waste materials other than quarry material shall be stored or buried on the site. When quarrying is complete, all equipment and rubbish is to be removed and disposed of in an appropriate manner.

A temporary waste bin shall be provided for general refuse which will be emptied on a regular basis. It shall however be emptied upon cessation of operations or as necessary and disposed of at a facility that can lawfully accept that type of waste. The waste bin shall be located at least 70 metres from any watercourse unless sediment traps are used.

No hazardous substances shall be stored on the quarrying area. All chemical, fuel and oils storage facilities shall be designed and operated in accordance with Australian standard 1940 (2004) *The Storage and Handling of Flammable and Combustible Liquids*.

Any petroleum product spills are to be managed as per **Petroleum Spillage Action Plan Attachment 8**. Fuel and oil dumps, storage, filling and wash down areas shall be located in a secure, fire safe area a minimum of 70 metres from any watercourse unless sediment traps are used

#### **4.10 Rehabilitation**

The EIL site will be rehabilitated to its previous agricultural purpose (farming).

#### **4.11 Weed Control**

If declared plants are found in the monitoring schedule during operations, all practical steps shall be taken to avoid spreading the plants or seeds to non-infested areas in accordance with the Land Protection (Pest and Stock Route Management) Act (2002). Any persons using herbicides for the controlling of weeds on the quarrying area shall be certified and appropriately accredited and shall conduct the application of herbicides in accordance with the applicable legislation and accompanying Regulations, which includes the Agricultural Chemical Distribution Control Act 1966.

No vehicles or machinery are to be brought onto the Quarry site from infested areas without being thoroughly washed down prior to their entering the sale area.

#### **4.12 Aboriginal Cultural Heritage**

The site is freehold agricultural land and does not contain *Aboriginal Cultural Heritage areas/items*.

#### **4.13 Monitoring and Review**

Regular site inspections must be completed by the quarry operator.

##### **Hierarchy**

The manager of all operations on the land is Ian Earl Wallace. Staff operating equipment on the site should report to the manager in the event of any complaint or incident concerning environmental matters.

##### **Complaints**

Monitoring of noise and dust levels may be triggered in response to complaints which are neither frivolous or vexatious. Monitoring will commence within two working days. Once appropriate action is determined it will be implemented within two working days. Records of complaints will be retained by the manager for a minimum of five years.

The following information will be recorded when complaints are received:

Time, date and nature of complaint

Type of communication (letter, telephone, personal communication)

Name, contact address/number should the complainant wish to be identified. 'Not identified' shall be recorded if the complainant does not wish to be identified.

Any procedures or measures undertaken to prevent further disturbances.

On receipt of a reasonable complaint the site manager shall:

Identify the offending activity

Issue a stop work notice on the offending activity

Determine corrective action to prevent ongoing environmental harm and, if necessary, commence environmental monitoring.

Implement corrective action and recommence activity

If necessary carry out environmental monitoring to evaluate the effectiveness of corrective action.

#### 4.14 **General Conditions**

All quarrying activities shall comply with all relevant legislative requirements including those not mentioned in the QMP.

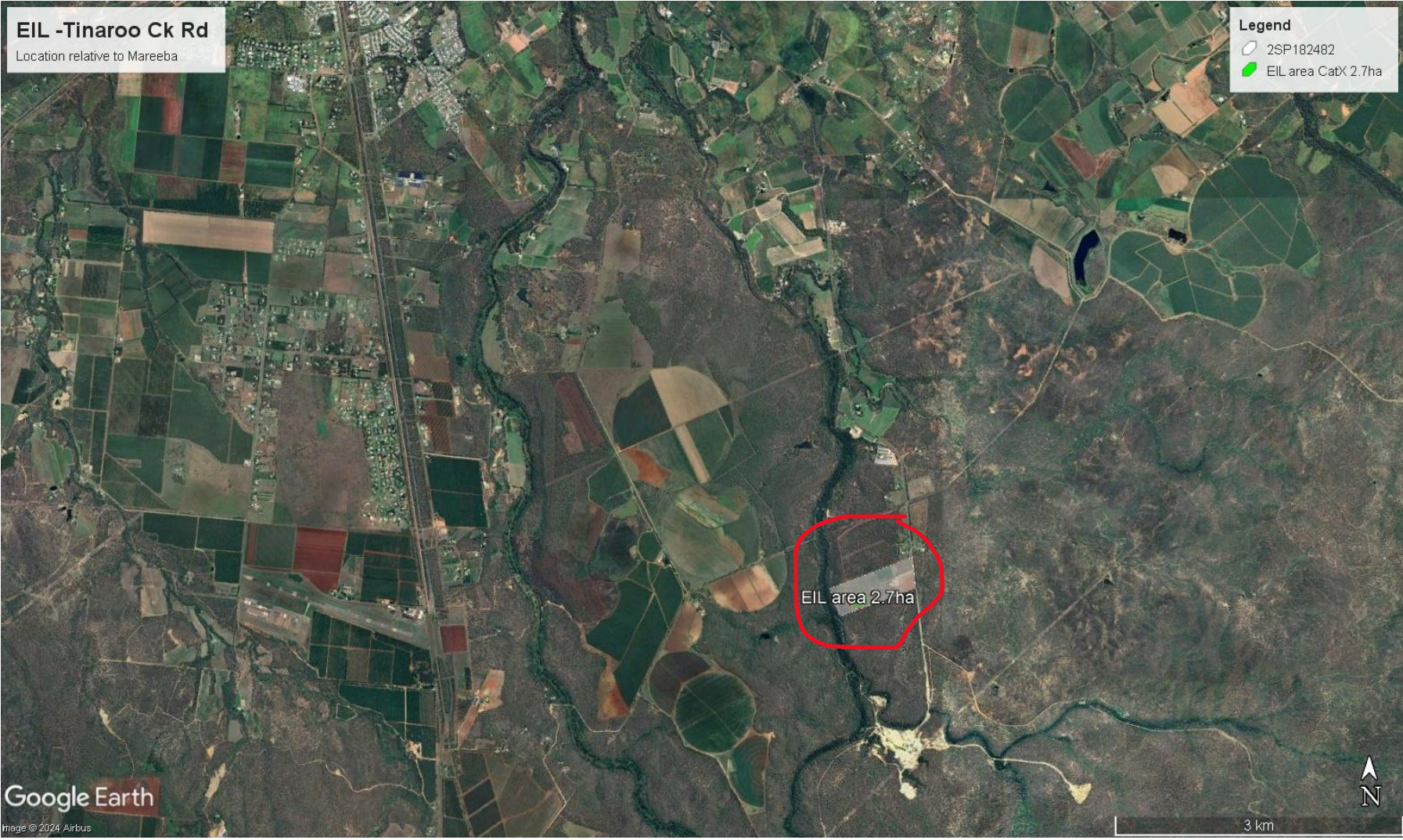
The quarrying area shall be maintained at all times in a state of tidiness.

<b>QMP prepared by Wallace Quarrying &amp; Mining</b>
<i>I (the undersigned) am the Permittee/Permittee's Representative in relation to this QMP and I understand and accept the contents of the Plan and agree to abide by the requirements of the Plan.</i>
<b>Name: Ian Earl Wallace on behalf of Wallace Quarrying &amp; Mining Pty Ltd</b>
<b>Signed:</b> .....  <i>Permittee or Permittee's Representative</i>
<b>Date:</b> .....

# 5 MAPS & PLANS

## Figure 1 –Locality Map

Red circle shows the property location, in relation to greater Mareeba.



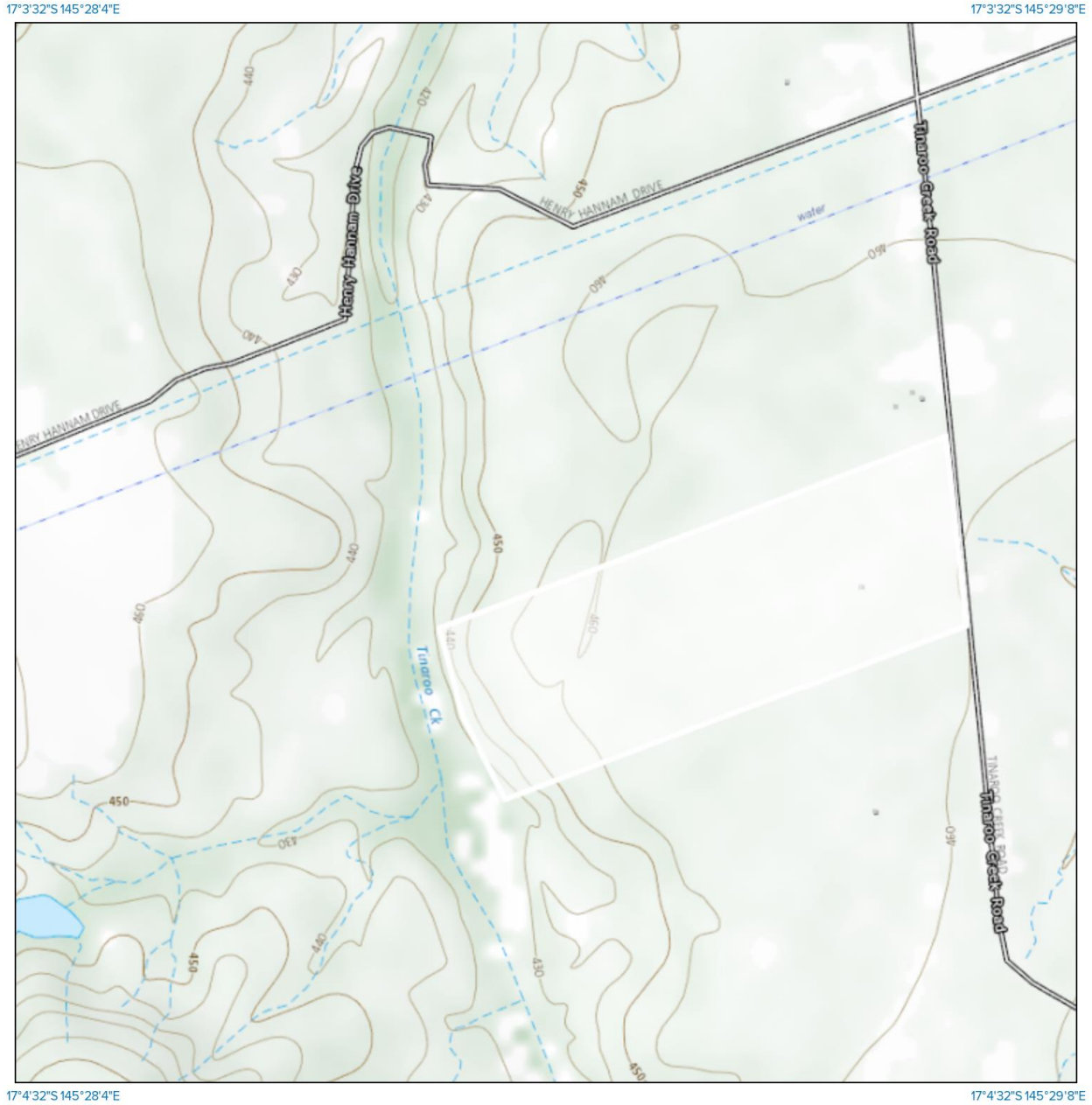
**Figure 2 –Quarry Operations Map – sites & distances to neighbours**



### Figure 3 – Topographic map – contours of site & surrounds

Shows area is flat and drops off to creek. The crushing site is situated around the 460-450m contour lines.

## Contours of Tinaroo Creek Rd Rock Crushing Project



17°4'32\"/>

17°4'32\"/>

A product of  
**Queensland Globe**

Legend located on next page



Scale: 1:9895

Printed at: A4

Print date: 12/6/2023

Not suitable for accurate measurement.  
Projection: Web Mercator EPSG 102100 (3857)

**Figure 4 – Elevation markers indicating topography of EIL site**



## Figure 5 – Safety and Risk Management Plan

Tinaroo Ck Rd Rock Crushing site

SP 000002

Permittee; Ian Wallace on behalf of Wallace Quarrying & Mining Pty Ltd.

### a. Introduction

All operations must be carried out in accordance with the *Work Health and Safety Act 2011*, *Mining and Quarrying Safety and Health Act 1999* and associated regulations. The Site Safety and Risk Management Plan needs to be applied in conjunction with additional information contained in policies, safety plans or guidelines of the Permittee/Contractor. All Quarrying Personnel must be familiar with the emergency response procedure in case of an accident.

### b. Site-specific hazards

This section is broken up into four sections: General Work Health and Safety, Air Emission/Quality, Noise/Vibration and Fire Management.

### c. General Workplace Health and Safety

- The purpose of this Section is to outline the approved health and safety management practices for the site.
- The main potential impact of the project on health and safety is likely to be inadequate management for emergency situations resulting in injury or death.

Issue	Management Actions	Responsible Person
Risk to workers health and safety	All site activities for quarrying will comply with <i>the Mining and Quarrying Safety and Health Act 1999</i> , the <i>Mining and Quarrying Safety and Health Regulations 2001</i> and <i>Work Health and Safety Act 2011</i> .	Quarry Manager
Risk to workers health and safety	Operations shall be performed in a manner that does not endanger staff or the public. A Safety and Risk Management Plan will be prepared for the quarry that includes particular details of risk management for rehabilitation operations.	Quarry Manager
Risk to workers health and safety	A First Aid Kit will be available at the quarry at all times during the operations. It will contain items appropriate to the injuries likely to occur on the work site in accordance with the First Aid Code of Practice (2004).	Quarry Manager
Risk to public health and safety	Suitable notice signs shall be erected and maintained at all entrances to the quarry, warning the public that unauthorised entry is not permitted. The quarry entrance shall display signage showing the following wording (or wording to a similar effect) "DANGER NO ENTRY – QUARRYING OPERATION" and shall be clearly visible to all persons approaching the quarrying area. All signage on the quarrying area shall conform to AS1319 (1994) Australian Standard for Safety Signs in the Occupational Environment. A locked gate will be installed at the quarry entrance to prevent unlawful access.	Quarry Manager
Risk to public health and safety	All fencing required on the quarrying area will be maintained by the permittee at their expense and in an effective state as determined by Wallace Quarrying. Fencing shall be kept free of invasive vegetation.	Quarry Manager



Issue	Management Actions	Responsible Person
Risk to workers health and safety	Where there are steep drop-offs (as a result of quarrying) in locations which are at medium to high risk of being accessed by the public, a 2-metre-high chain-mesh security fence must be erected with 2 to 3 strands of barb wire above to deter climbing of the fence. The chain-mesh security fence shall conform to AS 1725 (2003) the Australian Standard for Chain-link Fabric Security Fences and Gates. Such a fence does not rely on maintaining horizontal tensioning. Signage displaying the following words (or wording to a similar effect) "DANGER STEEP CLIFFS" shall be placed at least every 50 metres along the chain-mesh security fence to warn of the impending danger, in compliance with the <i>Work Health and Safety Act 2011</i> .	Quarry Manager
Risk to workers health and safety	Each plant and machinery operator will have the appropriate licence to operate the particular plant and machinery and where appropriate, be accredited to operate that plant or machinery on a quarry site.	Quarry Manager
Risk to workers health and safety	Machinery shall be maintained in a state ensuring their safe operation, and incorporate an appropriate protective structure for the operator (i.e. ROPs, FOPs) where required. All equipment used on the quarrying area shall meet the requirements of the various Australian Standards including Australian Standard for Earthmoving Machinery Protective Structures AS 2294.1(1997) and the Australian Standard for Earthmoving Machinery Seat Belts and Seat Belt Anchorages AS 2664 (1983).	Quarry Manager
Risk to workers health and safety	Fire extinguishers will be carried on each machine working on the quarry site. Extinguishers will be kept in good working order and machine operators will be trained in their use. All fire extinguishers shall conform to AS1841 (2007) Australian Standard for Portable Fire Extinguishers.	Quarry Manager

### ***Air Emissions/Quality***

- Any development permit or ERA Registration conditions will be complied with, to prevent or minimise the likelihood of release of contaminants into the atmosphere.
- If air quality measurement is required, air ambient particulate monitoring and analysis shall be conducted in accordance with Australian Standard for Methods of Sampling and Analysis of Ambient Air AS 3580.10.1 (2003), if required in any approval.

### **Potential Impacts on Air Quality**

Issue	Management Action	Responsible Person
Public nuisance and health issues from dust from excavation	Dust suppression by watering (water cart/hand spraying) to be used where a visible dust cloud greater than 1.0 m from ground surface is generated during excavation.	Quarry Manager, All staff
Public nuisance and health issues from dust from screening	In the event fines are mobilised the material will be watered down prior to screening.	Quarry Manager, All staff
Public nuisance and health issues from dust from stockpiling	Stockpiles are to be managed to ensure stable slopes and the stockpiles are to be watered to suppress mobilisation of fines off stockpiles.	Quarry Manager, All staff

Issue	Management Action	Responsible Person
Public nuisance and health issues from dust from transport	Dust suppression by watering (water cart/hand spraying) to be used where a visible dust cloud greater than 1.0 m from ground surface is generated during excavation.	Quarry Manager, All staff, Truck Drivers
Public nuisance and health issues from dust from transport	All truck loads that leave the quarry site will be covered to limit dust emissions during transportation. Materials leaving the project area with the potential to generate dust will also be covered.	Quarry Manager, All staff, Truck Drivers
Public nuisance and health issues from vehicles	Machinery and equipment to comply with Australian Standards for air emissions and be maintained to Original Equipment Manufacturer (OEM) specifications.	Quarry Manager, All staff
Public nuisance and health issues from blasting	Blast mats will be used if required to ensure that dust and any fly rock emissions are minimised.	Quarry Manager

### *Noise and Vibration*

- Noise and vibration are not anticipated to impact on the broader community as the closest sensitive noise receptor to the site is a residential dwelling located more than 518m away from the processing site through open woodland.

### **Potential Impacts on Noise**

Issue	Management Action	Responsible Person
Noise and vibration health issues and hazards	Noise and vibration hazards to workers and the surrounding environment will be identified through continual monitoring, and control methods will be established through Environmental and Safe Work Method Statements. All personnel on site will be required to wear appropriate PPE.	Quarry Manager
Noise and vibration health issues and hazards	Equipment will be managed, operated and maintained in accordance with OEM specifications to minimise noise and vibration.	Quarry Manager, All staff
Noise and vibration issues and hazards	Blasting of larger rocks is the only practical method of breaking the rock before entering crusher equipment. A blasting plan will be prepared. Blasting will be on a needs basis and limited through blast design, this will reduce processing required to produce <500mm diameter sized materials.	Quarry Manager, Blasting Supervisor, Shotfirer
Noise and vibration issues and fly rock hazards	If blasting methodology is deemed likely to pose a threat to health and safety, mitigation measures will be implemented to reduce explosion velocity. These will include: <ul style="list-style-type: none"> <li>• Reducing the blast pattern distance; and</li> <li>• decreasing charge weights</li> </ul>	Quarry Manager, Blasting Supervisor, Shotfirer
Noise and vibration and	Blast mats will be used if required during blasting to reduce the amount of noise and vibration emitted.	Quarry Manager,

Issue	Management Action	Responsible Person
fly rock hazards		Blasting Supervisor, Shotfirer
Impact of noise and vibration on native fauna	<p>If blasting is deemed to be impacting native fauna, mitigation measures will be implemented. These will include:</p> <ul style="list-style-type: none"> <li>Limiting the noise generation activities to daylight hours (if nocturnal species are present); and</li> <li>Minimising blasting during the breeding season.</li> </ul>	Quarry Manager

### ***Fire Risk Management***

- The quarry site contains a combination of vegetation and areas of dense grasses with a build-up of dead matter which may result in a high risk during some periods of the year.
- Management is required to reduce the risk of wildfire within the landscape as a consequence of quarry activities.
- Consideration will be given to the construction of an external firebreak around the quarry following a risk assessment. All firebreaks will be properly constructed, drained and maintained.

### **Potential Impacts on Bushfire**

Issue	Management Actions	Responsible Person
Increased risk of fire	Every effort shall be taken to prevent fires from starting in the quarry area, to control fires that do start in the quarrying area and to prevent fire leaving the quarry.	Quarry Manager
Increased risk of fire	Chipped vegetation will be monitored for possible spontaneous combustion. Chip mulch will be stored in an open area that does not adjoin heavily vegetated areas with high fuel loads to minimise the chance of spontaneous combustion occurring.	Quarry Manager
Increased risk of fire	No burning of waste vegetation is permitted. However, a fuel reduction burn will be conducted if the fire risk becomes unacceptably high. Approval for any fuel reduction burn shall be obtained from the local Auxiliary Brigade or the appropriate Rural Fire Warden in consultation with the Lessee..	Quarry Manager
Lack of prevention methods	Provisions will be made for fire fighting equipment and facilities (i.e. truck mounted water sprayers and water supply dams) to be available during quarry works. All construction vehicles shall have portable fire extinguishers.	Quarry Manager
Lack of prevention methods	<p>Develop an Emergency Response Plan and training in relation to bushfire prevention and control and liaise with Emergency Services for assistance with development and planning for bushfire situations.</p> <p>Project personnel with fire fighting experience are to be identified.</p>	Quarry Manager

## EMERGENCY RESPONSE PROCEDURE

All Persons associated with the Quarrying Operations are to be aware of the procedure that applies when the Emergency Number 000 is rung and to be aware of the required response applicable to the Quarry Site.

Information Required	Quarry Site Specific Details*
Location of Ambulance Operations Centre	Mareeba
Location of nearest Ambulance Station	Mareeba
Location of Quarry Site*	852 Tinaroo Road, Mareeba QLD
Ambulance Meeting Point*	At point where entrance road meets the processing area.
Helicopter Landing Point* (Lat/Long preferred)	17° 04' 07.83"S 145° 28' 41.83"E
Local Authority	Mareeba

\* (i) Describe briefly. (ii) Show on attached map. (iii) List AGM (GPS)/ Latitude & Longitude coordinates)

**Map Figure 5b** shows location of: First Aid Kit, Ambulance Meeting Point, Evacuation Point/muster point and Exit/access Point

### *CONTACTS and Communication Protocols in Case of EMERGENCY*



Identity	Name	Phone Number	Mobile Number	Radio Channel
Permittee	Ian Wallace	0403 181 264		
Permittee Rep	Ian Wallace	0403 181 264		
On-Site Quarry Manager (1 <sup>st</sup> Call)	Ian Wallace	0403 181 264		
On-Site Supervisor/ First Aid Officer (2 <sup>nd</sup> Call)	Ian Wallace	0403 181 264		

**Figure 5b – Site Safety Areas**





## Figure 6: Petroleum Spillage Action Plan

### Minor Spillage (no free-flowing liquid)

1. Soak up spillage with “Envirosorb”, crushed bark, sawdust or sand.
2. (a) If contaminated with traces of metal. (e.g. sump oil)  Take off site and dispose in an industrial bin.  
  
(b) If free of traces of metal. (e.g. distillate)  Store ‘Envirosorb’ to allow reactivation  
OR  
Spread out crushed bark, sawdust or sand away from watercourses to aerate and rehabilitation.

### Major Spillage (free flowing liquid)

1. Contain spillage as quickly as possible. Where possible pump/bucket up into containers for appropriate treatment, recycling or disposal off site.
2. Soak up remaining spillage with “Envirosorb”, crushed bark, sawdust or sand.
3. (a) If contaminated with traces of metal. (e.g. sump oil)  Take off site and dispose in industrial bin.  
  
(b) If free of traces of metal. (e.g. distillate)  Store ‘Envirosorb’ to allow reactivation  
OR  
Spread out crushed bark, sawdust or sand away from watercourses to aerate and rehabilitation.
4. Notify relevant officer

### **Figure 7: Typical Machinery List**

The equipment listed is a typical equipment type that has the capacity to handle the task involved.

<b>TYPE</b>	<b>DETAILS/OPERATOR</b>	<b>FUNCTION</b>
Excavator	20ton, 2m <sup>3</sup> CAT	Strip and stockpile topsoil, Win Gravel, Load Trucks, Rehabilitation
Front End Loader	Volvo	Load trucks & crusher
Grader	140H	Roads & clean up
Dozer	D8N	Roads & stripping soil
Crusher		Crush rock
Truck	12ton	Cart to plant
Truck	24ton	Delivery of sand product
Water Truck	15000L	Dust suppression
Screen	Power screen	Screen & wash extracted material

30 July 2020

Department of  
Natural Resources,  
Mines and Energy

Ian Wallace  
1852 Tinaroo Creek Road  
Mareeba QLD 4880

**Re: Development Permit for operational work for high value agriculture clearing (SARA ref. 1802-4126 SDA, DNRME ref. 2018/001940).; Audit of Vegetation Clearing Conditions on Lot 2 on SP182482, 1852 Tinaroo Creek Road Mareeba.**

Dear Mr. Wallace


Thank you for your cooperation in the audit of your Development Permit for operational work for high value agriculture clearing under *Sustainable Planning Act 2009*, during June 2020.

The audit found that clearing conducted on the property was compliant with the conditions of the development approval for clearing native vegetation.

For further information regarding the management of native vegetation, please visit the department's website (<https://www.qld.gov.au/environment/land/vegetation/management/>).

Should you have any further enquiries, please do not hesitate to contact Mrs Kimberley Kennedy, Natural Resource Management Officer of the department on telephone 4222 5201 or [Kimberley.Kennedy@dnrme.qld.gov.au](mailto:Kimberley.Kennedy@dnrme.qld.gov.au).

Yours sincerely



Kimberley Kennedy  
Natural Resource Management Officer  
North Region



# 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>	Wallace Quarrying & Mining Pty Ltd ATFT Wallace Unit Trust
Contact name <i>(only applicable for companies)</i>	Ian Wallace
Postal address <i>(P.O. Box or street address)</i>	PO Box 1710
Suburb	Mareeba
State	QLD
Postcode	4880
Country	Australia
Contact number	0403 181 264
Email address <i>(non-mandatory)</i>	wallacequarrying@activ8.net.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	EIL - Tinaroo Ck Rd Rock Crushing Project

### 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
		<b>852</b>	Tinaroo Creek Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	<b>2</b>	SP182482	Mareeba
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
Area 1 – Lot 231			
145° 28'39.90"E (centre of site)	17°04'10.28"S	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Mareeba Shire

- 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: Tinaroo creek (216m to closest point of EIL area)

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

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

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

**6.1) Provide details about the first development aspect**

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

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

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

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

c) What is the level of assessment?

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

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

Establish a small scale (<5000ton/yr) rock crushing & screening operation.  
Rocks will be extracted from farming land (previously approved under High Value Horticulture clearing permit) on same property.  
Request is now to blast, crush and screen rock.  
Material to be used on applicant's internal roads and nearby housing development for construction materials.  
See 'Quarry management plan – Tinaroo Creek Rd, Wallace Q&M 2023.5' for details of operation.  
Majority (~95%) are smaller rocks that don't require blasting, as they will fit straight into the crusher jaws. For the 5% or so of larger rocks, a blasting contractor will be called in to blast them into smaller pieces to be crushed. This is likely only to occur once (maximum twice) a year.

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 <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see <a href="#">DA Forms Guide: Relevant plans</a>.</i>
<input checked="" type="checkbox"/> Relevant plans of the proposed development are attached to the development application
<b>6.3) Additional aspects of development</b>
<input type="checkbox"/> 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
<input checked="" type="checkbox"/> Not required

## Section 2 – Further development details

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

<b>8.1) Describe the proposed material change of use</b>			
Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m <sup>2</sup> ) (if applicable)
Blast & crush rock and screen gravel from the site identified in the lot (currently High value horticultural use)	<b>Industrial activities ;</b> Extractive industry,	n/a	2.7ha
<b>8.2) Does the proposed use involve the use of existing buildings on the premises?</b>			
<input type="checkbox"/> Yes			
<input checked="" 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.*

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

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

<b>10.2) Will the subdivision be staged?</b>	
<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?	

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

<b>12) Boundary realignment</b>			
<b>12.1) What are the current and proposed areas for each lot comprising the premises?</b>			
Current lot		Proposed lot	
Lot on plan description	Area (m <sup>2</sup> )	Lot on plan description	Area (m <sup>2</sup> )
<b>12.2) What is the reason for the boundary realignment?</b>			

<b>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)</b>				
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.

<b>14.1) What is the nature of the operational work?</b>	
<input type="checkbox"/> Road work <input type="checkbox"/> Drainage work <input type="checkbox"/> Landscaping <input checked="" type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage <input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation Blasting, crushing & screening of existing rock in piles on site.
<b>14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)</b>	
<input type="checkbox"/> Yes – specify number of new lots:	
<input checked="" type="checkbox"/> No	
<b>14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)</b>	
\$25,000/yr	

## PART 4 – ASSESSMENT MANAGER DETAILS

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

Local government as quantity <5,000ton/yr.

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

- Yes – a copy of the decision notice is attached to this development application
- The local government is taken to have agreed to the superseded planning scheme request – relevant documents attached
- No

## PART 5 – REFERRAL DETAILS

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

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

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

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

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

Reconfiguring a lot in a coastal management district or for a canal  
 Erosion prone area in a coastal management district  
 Urban design  
 Water-related development – taking or interfering with water  
 Water-related development – removing quarry material *(from a watercourse or lake)*  
 Water-related development – referable dams  
 Water-related development – levees *(category 3 levees only)*  
 Wetland protection area

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

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

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

Infrastructure-related referrals – Electricity infrastructure

**Matters requiring referral to:**

- The **Chief Executive of the holder of the licence**, if not an individual
  - The **holder of the licence**, if the holder of the licence is an individual
- Infrastructure-related referrals – Oil and gas infrastructure

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

Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

Yes – referral response(s) received and listed below are attached to this development application  
 No

Referral requirement	Referral agency	Date of referral response
Relevant Purpose Determination is NOT required, as we are within the required buffer zones to the surrounding Cat B vegetation (1.5 times nearest tree height = 22.5m – the boundary of EIL is 23m from property and Cat B boundary.	SARA – NOT required. See SARA confirmation	June 2024

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application *(if applicable)*.

## PART 6 – INFORMATION REQUEST

### 19) Information request under Part 3 of the DA Rules

- I agree to receive an information request if determined necessary for this development application  
 I do not agree to accept an information request for this development application

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

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

Further advice about information requests is contained in the [DA Forms Guide](#).

## PART 7 – FURTHER DETAILS

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

- Yes – provide details below or include details in a schedule to this development application  
 No

List of approval/development application references	Reference number	Date	Assessment manager
<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	SARA ref.1802-4126 SDA, DNRME ref 2018/001940	30/7/2020	Dept. Natural Resources, Mines and Energy
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

- Yes – a copy of the receipted QLeave form is attached to this development application  
 No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid  
 Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

- Yes – show cause or enforcement notice is attached  
 No

### 23) Further legislative requirements

#### **Environmentally relevant activities**

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

- Yes – the required attachment (form ESR/2015/1791) for an application for an environmental authority accompanies this development application, and details are provided in the table below  
 No



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

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

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

### **Hazardous chemical facilities**

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

- Yes – Form 69: Notification of a facility exceeding 10% of schedule 15 threshold is attached to this development application
- No

**Note:** See [www.business.qld.gov.au](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

- Yes – this development application includes written confirmation from the chief executive of the *Vegetation Management Act 1999* (s22A determination)
- No

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

### **Environmental offsets**

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

- Yes – I acknowledge that an environmental offset must be provided for any prescribed activity assessed as having a significant residual impact on a prescribed environmental matter
- No

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

### **Koala habitat in SEQ Region**

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

- Yes – the development application involves premises in the koala habitat area in the koala priority area
- Yes – the development application involves premises in the koala habitat area outside the koala priority area
- No

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

### **Water resources**

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

- Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development
- No

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

DA templates are available from <https://planning.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](http://www.daf.qld.gov.au) for further information.

**Quarry materials from a watercourse or lake**

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

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

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

**Quarry materials from land under tidal waters**

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

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

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

**Referable dams**

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

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

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

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

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

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

- No

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

**Queensland and local heritage places**

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

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

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

Name of the heritage place:		Place ID:	
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**Brothels**

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

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

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

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

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

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

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

- Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered
- No

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

## PART 8 – CHECKLIST AND APPLICANT DECLARATION

**24) Development application checklist**

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

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

If building work is associated with the proposed development, Parts 4 to 6 of [DA Form 2 – Building work details](#) have been completed and attached to this development application  Yes  Not applicable

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

**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](#).

Relevant plans of the development are attached to this development application  Yes

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

The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 21)  Yes  Not applicable

**25) Applicant declaration**

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

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

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

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

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

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

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

Date received:  Reference number(s):

### Notification of engagement of alternative assessment manager

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

### QLeave notification and payment

*Note: For completion by assessment manager if applicable*

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