

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>	0403 181 264
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	EIL -Shanty Ck Rd

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
		269	Shanty Creek Road	Mareeba
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	231	SP4837	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			
145.44215	-16.95337	<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)
Area 2 -Lot 231				
145.43956	-16.95432	<input type="checkbox"/> 54 <input type="checkbox"/> 55 <input type="checkbox"/> 56	<input type="checkbox"/> WGS84 <input checked="" type="checkbox"/> GDA94 <input type="checkbox"/> Other:	Mareeba Shire

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: As per advice received on 28/7/2023 from SARA;
 SARA reference: 2306-35502 SPL

	<p>Pre-lodgement request by applicant inquiring on removing quarry material from a watercourse. Applicant reference: Tinaroo Creek Rd Rock Crushing Project & Shanty Creek Project</p> <p>The proposed works do not trigger referral agency assessment under Schedule 10, Part 5, Division 4, Table 2, Item 1 – Non-devolved environmentally relevant activities, of the Planning Regulation 2017, as the extraction and screening of less than 5000t/year is below the threshold for an ERA</p>
<input type="checkbox"/> On strategic port land under the <i>Transport Infrastructure Act 1994</i> Lot on plan description of strategic port land: Name of port authority for the lot:	
<input type="checkbox"/> In a tidal area Name of local government for the tidal area (if applicable): Name of port authority for tidal area (if applicable):	
<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> Name of airport:	
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i> EMR site identification:	
<input type="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) sand extraction & screening operation.
Material to be used on nearby applicant properties for construction materials.

The site is an old extraction area previously issued by Mareeba Shire Council for extraction & construction of the farm dam (built early 1990's).
Once material is extracted, the dam capacity will slightly increase, and the processing/storage site will return to farmland.

See 'Quarry management plan – Shanty Creek Rd, Wallace Q&M 2023.5' for details of operation.

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

Material change of use Reconfiguring a lot Operational work Building work

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

Development permit Preliminary approval Preliminary approval that includes a variation approval

c) What is the level of assessment?

Code assessment Impact assessment (requires public notification)

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

e) Relevant plans

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

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

6.3) Additional aspects of development

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

Not required

Section 2 – Further development details

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

Material change of use Yes – complete division 1 if assessable against a local planning instrument

Reconfiguring a lot Yes – complete division 2

Operational work Yes – complete division 3

Building work Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

Yes

<input type="checkbox"/> No

Division 2 – Reconfiguring a lot

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

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

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9.2) What is the nature of the lot reconfiguration? (tick all applicable boxes)

<input type="checkbox"/> Subdivision (complete 10))	<input type="checkbox"/> Dividing land into parts by agreement (complete 11))
<input type="checkbox"/> Boundary realignment (complete 12))	<input type="checkbox"/> Creating or changing an easement giving access to a lot from a constructed road (complete 13))

10) Subdivision

10.1) For this development, how many lots are being created and what is the intended use of those lots:

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

10.2) Will the subdivision be staged?

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

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

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

12) Boundary realignment

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

Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)

12.2) What is the reason for the boundary realignment?

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

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

Division 3 – Operational work

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

14.1) What is the nature of the operational work?		
<input type="checkbox"/> Road work	<input type="checkbox"/> Stormwater	<input type="checkbox"/> Water infrastructure
<input type="checkbox"/> Drainage work	<input type="checkbox"/> Earthworks	<input type="checkbox"/> Sewage infrastructure
<input type="checkbox"/> Landscaping	<input type="checkbox"/> Signage	<input type="checkbox"/> Clearing vegetation
<input checked="" type="checkbox"/> Other – please specify:	Extraction of sand and gravel (<5000ton/yr) from an existing small farm dam.	
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		
14.3) What is the monetary value of the proposed operational work? (include GST, materials and labour)		
\$50,000		

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?	
Note: A development application will require referral if prescribed by the Planning Regulation 2017.	
<input type="checkbox"/> 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:	
<input type="checkbox"/> Clearing native vegetation	
<input type="checkbox"/> Contaminated land (<i>unexploded ordnance</i>)	
<input type="checkbox"/> Environmentally relevant activities (ERA) (<i>only if the ERA has not been devolved to a local government</i>)	
<input type="checkbox"/> Fisheries – aquaculture	
<input type="checkbox"/> Fisheries – declared fish habitat area	
<input type="checkbox"/> Fisheries – marine plants	
<input type="checkbox"/> Fisheries – waterway barrier works	
<input type="checkbox"/> Hazardous chemical facilities	
<input type="checkbox"/> Heritage places – Queensland heritage place (<i>on or near a Queensland heritage place</i>)	
<input type="checkbox"/> Infrastructure-related referrals – designated premises	
<input type="checkbox"/> Infrastructure-related referrals – state transport infrastructure	
<input type="checkbox"/> Infrastructure-related referrals – State transport corridor and future State transport corridor	
<input type="checkbox"/> Infrastructure-related referrals – State-controlled transport tunnels and future state-controlled transport tunnels	
<input type="checkbox"/> Infrastructure-related referrals – near a state-controlled road intersection	
<input type="checkbox"/> Koala habitat in SEQ region – interfering with koala habitat in koala habitat areas outside koala priority areas	
<input type="checkbox"/> Koala habitat in SEQ region – key resource areas	
<input type="checkbox"/> Ports – Brisbane core port land – near a State transport corridor or future State transport corridor	
<input type="checkbox"/> 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

<input type="checkbox"/> No		
Referral requirement	Referral agency	Date of referral response
Pre-lodgement request by applicant inquiring on removing quarry material from a watercourse.	SARA reference: 2306-35502 SPL	28/7/2023
<p>SARA response:</p> <p>The existing dam, on an unnamed tributary of Emerald Creek located within Lot 231 on NR4837 (Shanty Creek Road), is mapped as a drainage feature (not a watercourse) under the <i>Water Act 2000</i>.</p> <p>Excavation, filling, removal of vegetation and quarrying in a drainage feature is not regulated under the <i>Water Act 2000</i>.</p> <p>No riverine protection permit, or quarry material allocation is required to extract sand from the dam.</p> <p>The proposed works do not trigger referral agency assessment under Schedule 10, Part 19, Division 2, Subdivision 3, Table 2, Item 1 – Assessable development for removing quarry material, of the Planning Regulation 2017, as the dam is not defined as a watercourse under the <i>Water Act 2000</i>.</p>		
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 type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

- Yes – show cause or enforcement notice is attached
- No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

- Yes – an associated resource allocation authority is attached to this development application, if required under the *Fisheries Act 1994*
- No

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- Yes – the following is included with this development application:
- Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - A certificate of title
- No

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

Queensland and local heritage places

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

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

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

Name of the heritage place:		Place ID:	
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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 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	<input checked="" type="checkbox"/> Yes
Note: See the <i>Planning Regulation 2017</i> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application	<input checked="" type="checkbox"/> 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	<input checked="" type="checkbox"/> 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)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

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

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

Template 4 – Waterway barrier works

(version 1.1)

This template must be completed and submitted with *DA Form 1 – Development application details* for all development applications operational works involving waterway barrier works.

It is mandatory to complete the details in all applicable parts in this form and provide any supporting information that is required to accompany your development application, unless stated otherwise.

Additional pages may be attached if there is insufficient space on this template for any questions.

Note: All terms used within this template have the meaning given under the Planning Act 2016, the Planning Regulation 2017, or the Development Assessment Rules (DA Rules), Fisheries Act 1994 and Fisheries Regulation 2008.

Part 1 – DEVELOPMENT DETAILS

1) Has a Fish Movement Exemption Notice been issued for the proposed works?	<input type="checkbox"/> Yes – a copy of the Fish Movement Exemption Notice for the proposed work is attached <input checked="" type="checkbox"/> No – details of how the proposed work provides for adequate fish movement is attached
---	--

2) What is the nature of the proposed waterway barrier(s)? <i>(tick all applicable boxes)</i>	<input type="checkbox"/> New construction <input type="checkbox"/> Temporary <input type="checkbox"/> Partial	<input type="checkbox"/> Raise existing <input type="checkbox"/> Permanent <input type="checkbox"/> Bank to bank
--	---	--

3) What type is the proposed work? <i>(tick all applicable boxes)</i>	Type	Number of barriers	Parts to complete
<i>Note: An individual section must be completed for each barrier relevant to this development application. Also ensure that the relevant plans that accompany the development application identify the location of existing works and proposed works.</i>	<input type="checkbox"/> Dam, weir or a barrage		2 only
	<input type="checkbox"/> Culvert		3 only
	<input type="checkbox"/> Causeway		4 only
	<input type="checkbox"/> Bridge pylon (abutments or pile foundations)		4 only
	<input type="checkbox"/> Flow-control structure such as a floodgate		4 only
	<input type="checkbox"/> Pollution-control device (e.g. trash rack or boom gate)		4 only
	<input type="checkbox"/> Levee bank across a waterway		4 only
	<input type="checkbox"/> Other – specify below (e.g. groyne, construction platform, sediment curtain, causeway)		4 only

Part 2 – CONSTRUCTING A NEW OR RAISING/MODIFYING AN EXISTING DAM, WEIR, BARRAGE, BUND WALL, COFFER DAM OR OTHER SIMILAR STRUCTURES

Note: If the development application involves more than one barrier relating to this part, generate another part 2 and attach to the application.

4) What is the proposed development application seeking approval for?	<input type="checkbox"/> New barrier	<input type="checkbox"/> Raising/modifying an existing barrier
---	--------------------------------------	--

5) Briefly describe the type of barrier proposed <i>(i.e. dam, weir, tidal barrage)</i>	
--	--



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6) If the barrier is temporary (*in place less than 12 months*) how many days will the barrier be in place?

--

7) Will the barrier extend across the waterway from bank to bank?

<input type="checkbox"/> Yes, go to question 8 <input type="checkbox"/> No	
---	--

7.1) What is the length of the proposed barrier? (*across the waterway*)

	metres
--	--------

7.2) What is the width of the waterway? (*bank to bank*)

	metres
--	--------

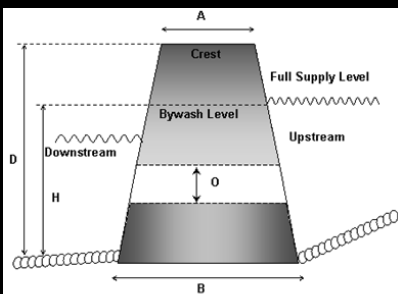
8) What is the purpose of the proposed barrier? (*e.g. creating a new or increasing the capacity of the existing water storage, maintenance work*)

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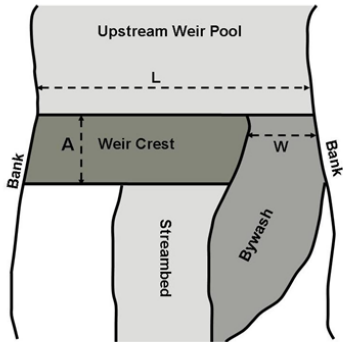
9) What are the details of the proposed construction materials? (*e.g. earth, concrete, rock fill, steel, timber, sand*)

--

10) Provide the following details of the proposed barrier in reference to the diagrams below.



Cross section of barrier



Aerial view of waterway

Total crest height (D)		metres
Thickness (A) of crest		metres
Height of spillway/bywash (H)		metres
Width of spillway/bywash inlet (W)		metres
Base width (B)		metres
Internal diameter (O) of outlet pipe/works and discharge capacity		millimetres
Length of wall (L)		metres
Distance of backup from barrier wall at full supply level		metres
Volume of storage		megalitres
If raising an existing waterway barrier, additional height above existing crest		metres
If raising an existing waterway barrier, method of raising (e.g. capping crest, inflatable bag, gates etc.).		

Part 3 – CONSTRUCTING A NEW OR MODIFYING (INCLUDING MAINTENANCE AND REPLACEMENT OF) AN EXISTING CULVERT

Note: If the development application involves more than one culvert relating to this part, please generate another part 3 and attach to the application.

11) What is the nature of the proposed work?	<input type="checkbox"/> Construction of a new culvert <input type="checkbox"/> Maintenance of an existing culvert <input type="checkbox"/> Replacement of an existing culvert
--	--

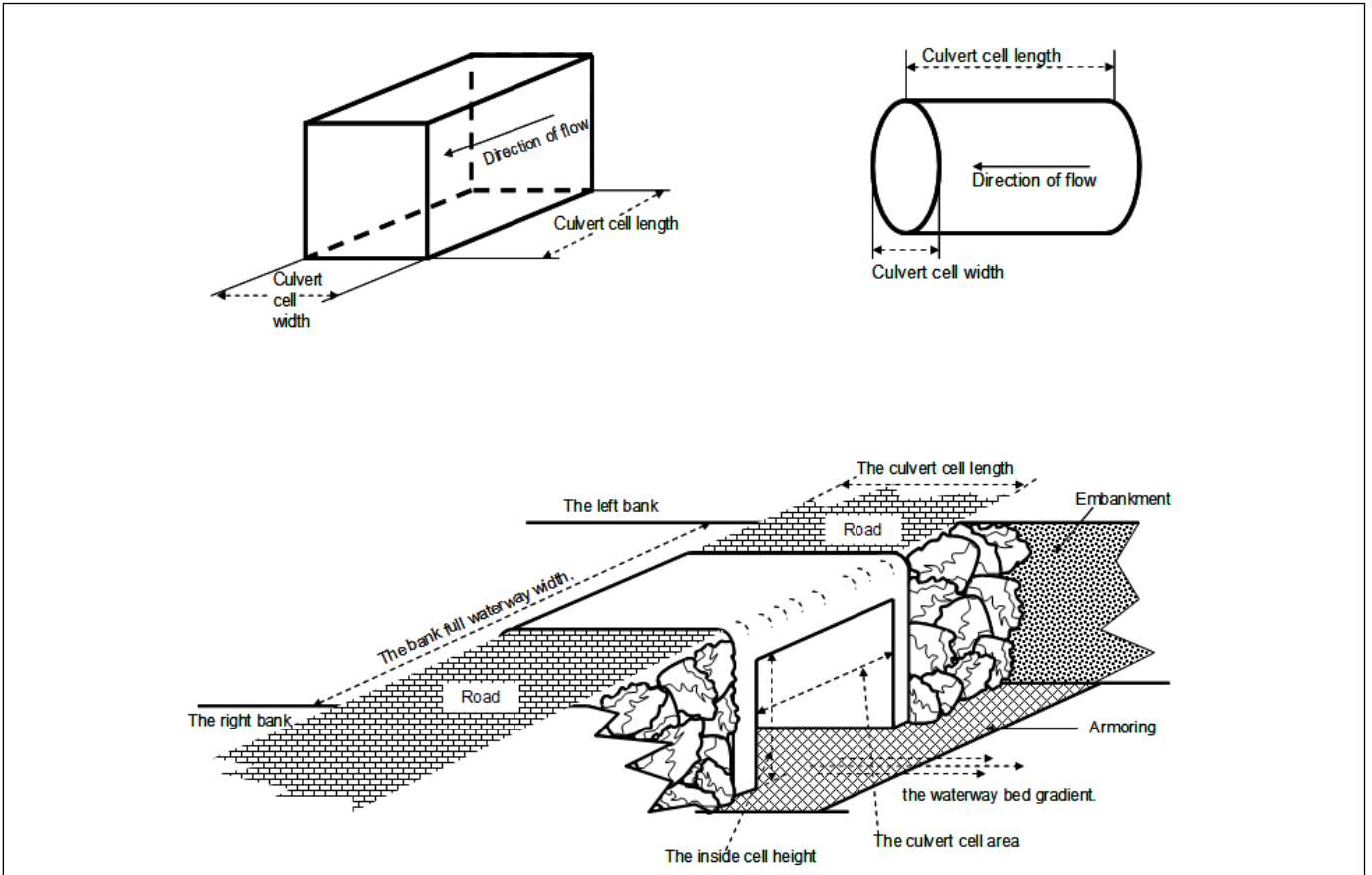
12) What is the purpose of the proposed culvert?	
--	--

13) If the culvert is temporary (<i>in place less than 12 months</i>) how many days will the culvert be in place?	
---	--

14) Will the culvert extend across the waterway from bank to bank?	<input type="checkbox"/> Yes, go to question 15 <input type="checkbox"/> No	
14.1) What is the length of the proposed culvert? (<i>across the waterway</i>)		metres
14.2) What is the width of the waterway? (<i>bank to bank</i>)		metres

15) What type of culvert is proposed? (<i>Tick all applicable boxes</i>)	<input type="checkbox"/> Box culvert <input type="checkbox"/> Arch culvert <input type="checkbox"/> Pipe culvert <input type="checkbox"/> Combination culvert <input type="checkbox"/> Other – please specify	
--	--	--

16) In reference to the diagrams below, provide the following details of the proposed culvert.	How many culvert cells are there?		
	What is the upstream downstream culvert cell length?		metres
	What is the inside cell width of each culvert (or diameter of pipe culvert)?		metres
	What is the internal height within the culvert cell?		metres



Part 4 – CONSTRUCTING NEW OR MODIFYING (INCLUDING MAINTENANCE AND REPLACEMENT) AN EXISTING WATERWAY BARRIER EXCEPT THOSE LISTED IN PARTS 2 AND 3

Note: If the development application involves more than one barrier relating to this part, please generate another part 4 and attach to the application.

17) What is the nature of the proposed work?	<input type="checkbox"/> Construction of a new barrier <input type="checkbox"/> Maintenance of an existing barrier <input type="checkbox"/> Replacement of an existing barrier
--	--

18) Briefly describe the proposed barrier.	
--	--

19) If the barrier is temporary (<i>in place less than 12 months</i>) how many days will the barrier be in place?	
---	--

20) Will the barrier extend across the waterway from bank to bank?	<input type="checkbox"/> Yes, complete question 20.1 and 20.2 <input type="checkbox"/> No	
20.1) What is the length of proposed barrier? (<i>across the waterway</i>)		metres
20.2) What is the width of the waterway? (<i>bank to bank</i>)		metres

21) What is the purpose of the proposed barrier?	
--	--

22) What is the maximum height of the proposed barrier above the existing bed level?		metres
--	--	--------

23) What are the proposed construction materials? (e.g. earth, concrete, rock fill, timber, sand)	
---	--

24) Does the barrier follow the natural gradient of the bed level?	<input type="checkbox"/> Yes <input type="checkbox"/> No
--	---

Template 2 – Taking or interfering with water in a watercourse, lake or spring

(version 1.1)

This template must be completed and submitted with *DA Form 1 – Development application details* for all development applications for operational works involving the taking or interfering with water in a watercourse, lake or spring by any of the following:

- Watercourse pump
- Water storage
- Gravity diversion from a watercourse
- Watercourse diversion, or
- Other work in a watercourse.

It is mandatory to complete the details in all applicable parts in this form and provide any supporting information identified on the form as being required to accompany your development application, unless stated otherwise.

Additional pages may be attached if there is insufficient space on this template for any questions.

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

Part 1 – DEVELOPMENT DETAILS

1) Are the works existing? <i>Note: Ensure that the relevant plans that accompany the development application identify the location of existing works and proposed works.</i>	<input checked="" type="checkbox"/> Yes – provide construction date (if known) <input type="checkbox"/> No	Early 1990's
2) What is the proposed development for? <i>(tick all applicable boxes)</i>	<input type="checkbox"/> Watercourse pump <input type="checkbox"/> Water storage <input type="checkbox"/> Gravity diversion from a watercourse <input type="checkbox"/> Watercourse diversion <input checked="" type="checkbox"/> Other work in a watercourse	Complete part 2 only Complete part 3 only Complete part 4 only Complete part 5 only Complete part 6 only

Part 2 – WATERCOURSE PUMPS

3) What type of pump is proposed? <i>(tick all applicable boxes)</i>	<input type="checkbox"/> Centrifugal <input type="checkbox"/> Jet <input type="checkbox"/> Cylinder pump and windmill	<input type="checkbox"/> Turbine <input type="checkbox"/> Submersible	<input type="checkbox"/> Helical rotor <input type="checkbox"/> Piston <input type="checkbox"/> Other – specify below
4) What is the motor type of the proposed pump? <i>(tick all applicable boxes)</i>	<input type="checkbox"/> Diesel <input type="checkbox"/> Petrol <input type="checkbox"/> Other – please specify	<input type="checkbox"/> Electric <input type="checkbox"/> Solar	<input type="checkbox"/> Hydro <input type="checkbox"/> Wind
5) What are the details of the pump?	Inlet/bore (millimetres)		
	Outlet/stroke (millimetres)		
	Duty discharge (litres/sec)		
	Duty head (metres)		



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6) Is there any filling or excavation proposed in the watercourse, lake or spring?

- Yes – additional information should be provided to assist with assessing the development application (e.g. location and extent of filling or excavation)
- No

Part 3 – WATER STORAGE

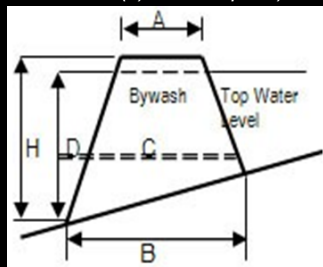
7) What type of water-storage facility is proposed?

- Dam Excavation in a watercourse Weir
- Other – please specify Excavation in a dam

8) What is the proposed water-storage facility to be constructed from?
(tick all applicable boxes)

- Earth Sand Rockfill
- Sandbag Earth and rockfill Sheetpile
- Concrete Timber Gabion
- Other – please specify _____

9) What are the dimensions of the proposed water-storage facility?
(give dimensions to one (1) decimal point)



Height to top (H)		metres
Crest width (A)		metres
Base width (B)		metres
Crest length		metres
Diameter of outlet pipe (C)		millimetres
Height of bywash/spillway above bed level		metres
Width of bywash/spillway		metres
Distance of back up at top water level		metres
Capacity of storage when at full supply level		megalitres
Storage area at full supply level		hectares

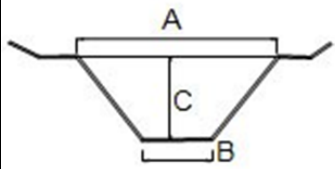
10) If excavation works are proposed, what are the details of these works?
(give dimensions to one decimal point)

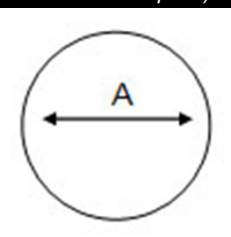
Top dimensions		
Width		metres
Depth		metres
Length		metres
Capacity		megalitres
Base dimensions		
Length		metres
Width		metres

Part 4 – GRAVITY DIVERSION FROM A WATERCOURSE

11) If a gravity channel is proposed for this gravity diversion, what are the details of the proposed channel?
(give dimensions to one decimal point)

Top width (A)		metres
Bottom width (B)		metres
Depth (C)		metres
Length		metres

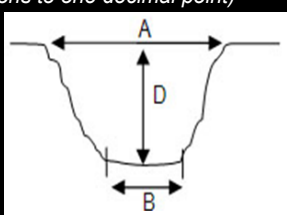
	Bed slope		ratio
	Side slope		ratio
	Flow capacity		m ³ /second

<p>12) If a gravity pipeline is proposed for this gravity diversion, what are the details of the proposed pipeline? (give dimensions to one decimal point)</p> 	Material type		
	Diameter (A)		millimetres
	Length		metres
	Number of proposed pipes		
	Bed slope		ratio
	Flow capacity		m ³ /second

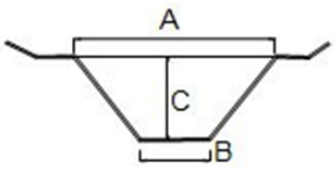
13) Is there any filling or excavation proposed in the watercourse or water body?	<input type="checkbox"/> Yes – additional information should be provided to assist with assessment of the development application (e.g. location and extent of filling or excavation) <input type="checkbox"/> No
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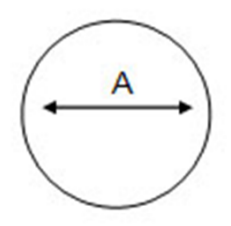
14) What is the purpose of the proposed gravity diversion?	<input type="checkbox"/> Flood prevention <input type="checkbox"/> Divert watercourse <input type="checkbox"/> Erosion prevention <input type="checkbox"/> Other – please specify
--	--

Part 5 – WATERCOURSE DIVERSION

<p>15) What are the details of the existing watercourse or water-body channel proposed to be diverted? (give dimensions to one decimal point)</p> 	Top width (A)		metres
	Bottom width (B)		metres
	Depth (D)		metres
	Length		metres
	Bed slope		ratio
	Side slope		ratio
	Flow capacity		m ³ /second

<p>16) If the proposed method for diversion is earth or a lined channel, what are the details of the proposed channel? (give dimensions to one decimal point)</p>	Lining materials (e.g. PVC, steel)		
	Top width (A)		metres
	Bottom width (B)		metres
	Depth (C)		metres
	Length		metres

	Bed slope		ratio
	Side slope		ratio
	Flow capacity		m ³ /second

<p>17) If a pipeline is proposed for this watercourse diversion, what are the details of the proposed pipeline? <i>(give dimensions to one decimal point)</i></p> 	Pipe material (e.g. PVC, steel)		
	Diameter (A)		millimetres
	Length		metres
	Number of proposed pipes		
	Bed slope		ratio
	Flow capacity		m ³ /second

18) What is the purpose of the proposed watercourse diversion?	<input type="checkbox"/> Flood prevention	<input type="checkbox"/> Divert watercourse
	<input type="checkbox"/> Erosion prevention	<input type="checkbox"/> Other – please specify

Part 6 – OTHER WORK IN A WATERCOURSE

19) What are the details of the proposed works?	Extraction of sand and gravel (<5000ton/yr) around the entry point to an existing small dam. The activity will increase the dam capacity slightly and restore the dam's ability to trap sediment.
---	---

20) What are the details of the proposed construction materials?	<p>Extraction area will be rehabilitated to allow grasses and small trees to grow, providing wildlife habitat (similar to current state). Dam water is to be extended up the water course to proposed extraction site. Existing dam wall will not be altered.</p> <p>Pre-lodgement request by applicant inquiring on removing quarry material from a watercourse. Response 28/7/2023 SARA reference: 2306-35502 SPL</p> <p>The existing dam, on an unnamed tributary of Emerald Creek located within Lot 231 on NR4837 (Shanty Creek Road), is mapped as a drainage feature (not a watercourse) under the <i>Water Act 2000</i>. Excavation, filling, removal of vegetation and quarrying in a drainage feature is not regulated under the <i>Water Act 2000</i>. No riverine protection permit, or quarry material allocation is required to extract sand from the dam. The proposed works do not trigger referral agency assessment under Schedule 10, Part 19, Division 2, Subdivision 3, Table 2, Item 1 – Assessable development for removing quarry material, of the Planning Regulation 2017, as the dam is not defined as</p>
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a watercourse under the *Water Act 2000*.

Wallace Quarrying & Mining
P/L – Shanty Creek Project

18 October 2023

Planning Report



Manager: Ian Earl Wallace

Report prepared by Jacinta Carusi,
Urban Planner

Stirling Tavener, Anson Advisory

ABN: 69 159 306 895

PO Box 782, Bungalow, Cairns, Qld 4870

Ph: 07 4054 7444 Mob: 0438 877 856

stirling@ansonadvisory.com.au

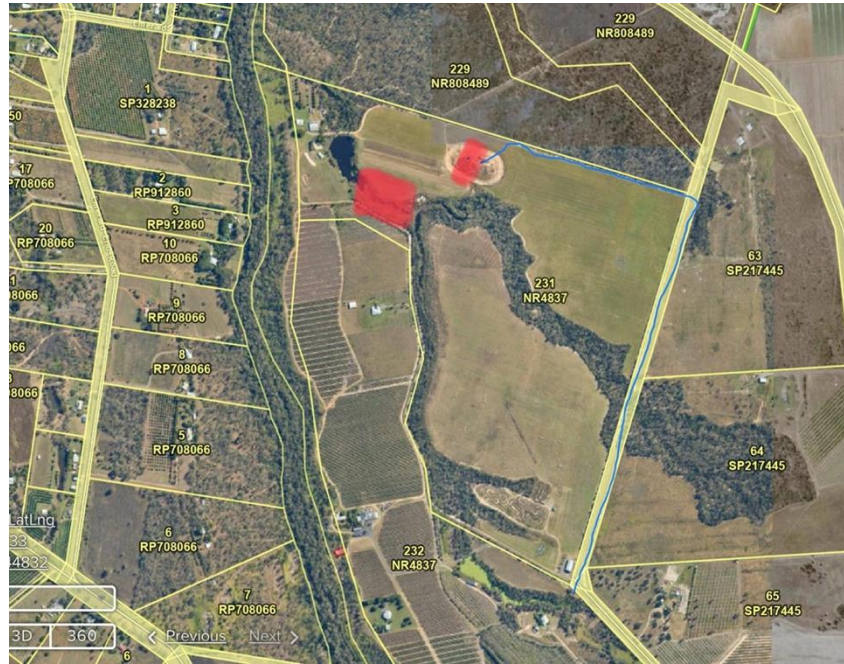
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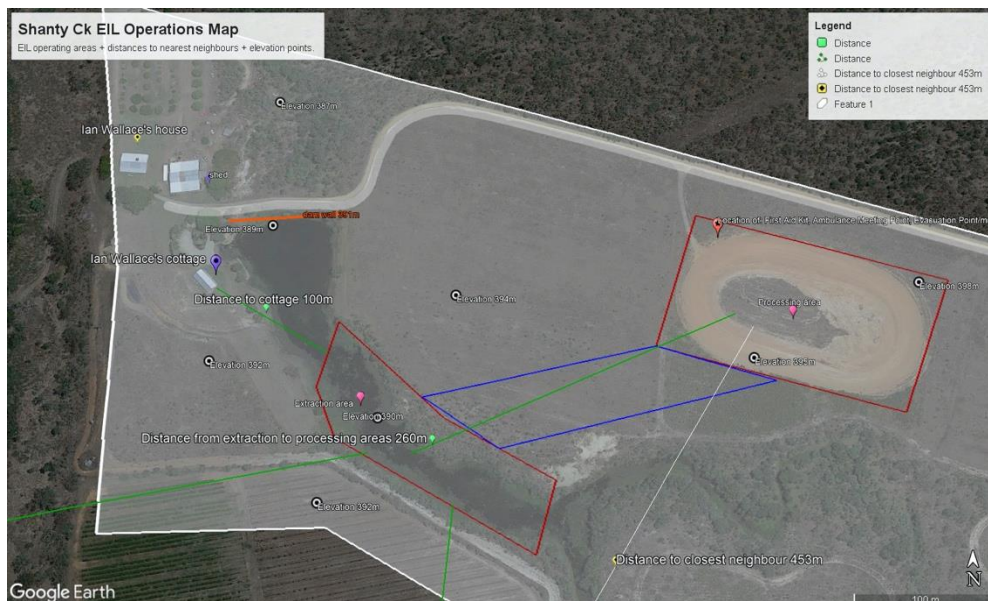
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Site & Development Details

The following Development Codes are applicable to the assessment of the proposed application for the use of Extractive Activities located at 269 Shanty Creek Road, Mareeba QLD 4880, formally Lot 231 SP4837.



The proposed development is for a Material Change of Use for Extractive Industry. The proposal is to extract sand from the western side of the property where the removal will assist with sediment build up and increase the dam capacity. The extraction processing site is located on the northern side of the property nearby the existing turkey's nest, previously used as a rally car track. The relocation of the extracted material will improve the dam's sediment trap capacity, benefitting the ecological and environmental buffer of the extraction area. 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 (3), 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.



Acceptable and Performance Outcomes (AO and PO) 1-5 of the Rural zone code is compliant as no proposed dwellings or structures are to be constructed on the site. The development is compliant with PO6 & PO7 as per the following:

- The noise produced is similar to any farming noise from the applicant's and neighbouring farms. The activities will be from an excavator, screen, wash plant and dump truck. 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 proposed use will not have any impacts on visual amenity, privacy, and lighting due to the nature of the use and works required to complete the desired use. Advertising devices will also not be used for the proposed use.
- Odours and emissions will be minor as the use of the required equipment is of similar nature to the existing machinery used on the subject site and for rural purposes. Impacts on traffic will be mitigated through dust suppression, minimising the affect of dust on neighbouring properties and passing vehicles along Leotta Road and Shanty Creek Road. Transportation of the extracted materials will be through the use of existing roads and tracks on the property. Access to Leotta Road will be via the property's existing road on the eastern boundary of property. Entry to Leotta Road is at the road end, further minimizing interference with public traffic.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises; (b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	n/a	Not applicable. The proposed development is for extractive industry.
	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	n/a	Not applicable. The proposed development does not propose buildings or structures.
Siting, where not involving a Dwelling house			
Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	n/a	Not applicable. The proposed development does not propose buildings or structures.
	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	n/a	Not applicable. The proposed development does not propose buildings or structures.
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other	n/a	Not applicable. The proposed development does not propose buildings or structures.

	road that is not a State-controlled road;		
Accommodation density			
PO3 The density of Accommodation activities: (a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.1 Residential density does not exceed one dwelling house per lot.	n/a	Not applicable. A new accommodation activity is not being proposed.
	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	n/a	Not applicable. A new accommodation activity is not being proposed.
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	n/a	Not applicable. The proposed development does not propose buildings or structures.
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	n/a	Not applicable. The proposed development does not propose buildings or structures.

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

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 sediment build up, in effect improving the sediment trap capacity and containing future stormwater runoff. In reference to Section 8.2.1.2 (2), the land is within Class A 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 A area captures the use of the proposed development as it will utilise the land to improve stormwater runoff and maintain natural environmental impacts of sediment build up.



The development is compliant with PO1 as per the following:

- The fragmentation or loss of productive capacity land is minimal as the use will occur on the edge of agricultural land, where the proposed extractive industry will be increasing dam capacity slightly, in effect improving agricultural use for the site. No suitable alternative is available as the sand resource only located in the proposed area outlined above. Additionally, the sand resource to be extracted is not suitable for other agricultural uses due to the requirement of rich soil in order to carry out uses such as crop production.

The development is compliant with PO2 as per the following:

- Odours and emissions will be minor as the use of the required equipment is of similar nature to the existing machinery used on the subject site and for rural purposes. Impacts on traffic will be mitigated through dust suppression, minimising the affect of dust on neighbouring properties and passing vehicles along Leotta Road and Shanty Creek Road.
- The fragmentation or loss of primary production capacity is minimal as the use will occur on the edge of agricultural land, where the proposed extractive industry will be increasing dam capacity slightly, in effect improving agricultural use for the site.

AO and PO 4-6 of the Agricultural land overlay code is compliant as the proposed use is not for Reconfiguring of a lot purpose.

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

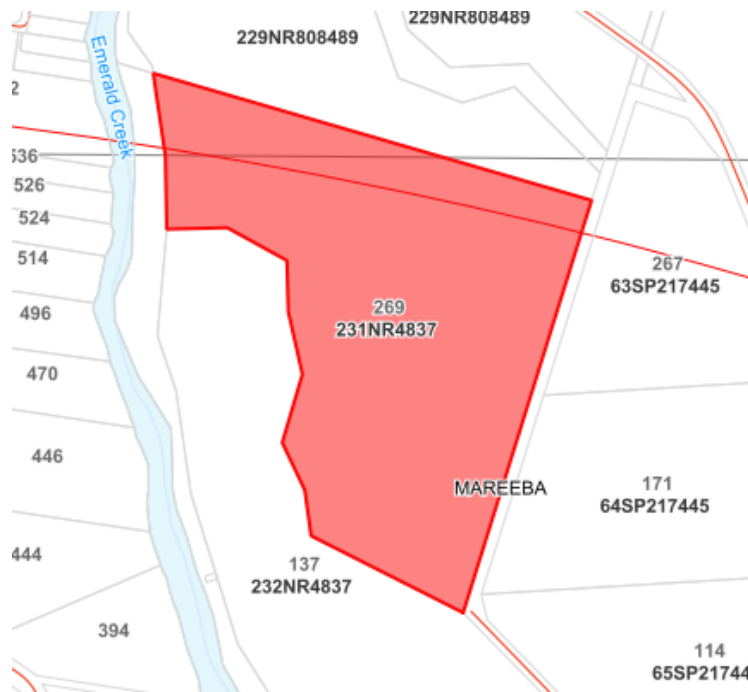
Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
<p>PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless:</p> <p>(a) an overriding need exists for the development in terms of public benefit;</p> <p>(b) no suitable alternative site exists; and</p> <p>(c) loss or fragmentation is minimised to the extent possible.</p>	<p>AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with:</p> <p>(a) animal husbandry; or</p> <p>(b) animal keeping; or</p> <p>(c) cropping; or</p> <p>(d) dwelling house; or</p> <p>(e) home based business; or</p> <p>(f) intensive animal industry (only where for feedlotting); or</p> <p>(g) intensive horticulture; or</p> <p>(h) landing; or</p> <p>(i) roadside stalls; or</p> <p>(j) winery.</p>	<p>✓</p>	<p>EIL site occurs on the edge of agricultural land. The works will improve the sites agricultural use by increasing dam capacity slightly.</p> <p>Loss or fragmentation is minimised as materials are to be relocated within the property.</p> <p>No suitable alternative site exists.</p>
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2 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 increasing dam capacity slightly.</p>
<p>PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n):</p> <ul style="list-style-type: none"> (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land. 	<p>AO3 No acceptable outcome is provided.</p>	✓	<p>The proposed use will not constrain the usage of agricultural land as the subject area on the site is unfit for other agricultural purposes.</p> <p>The works will improve the agricultural use by increasing dam capacity slightly.</p>
If for Reconfiguring a lot			
<p>PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.</p>	<p>AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n).</p>	n/a	<p>Not applicable.</p> <p>The proposed development is not for Reconfiguring of a lot.</p>

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

3. Airport environs overlay code

The proposed site is affected by the Airport Environs Overlay and triggers the Airport environs overlay code. The proposed use on the site is consistent with the purpose of the code where the proposed development does not impact on the current and ongoing operations of established airports, aerodromes, and aviation infrastructure in Mareeba Shire. In reference to Section 8.2.2.2 (2), the land is within the Bird and Bat Strike Zone (13km from the Airport), and does not threaten aviation safety. The proposed use does not compromise the operation airspace and will not contribute to the potentially serious hazard from wildlife (bird or bat) strike.



AO and PO 1-7 of the Airport environ overlay code is compliant as the proposed use is in alignment with the acceptable outcomes for the code.

The development is compliant with AO8.3 as the proposed use is not a putrescible waste disposal site, and no development is to occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of both the Mareeba Airport and Cairns Airport.

Table 8.2.2.3 - Airport environs overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Protection of operational airspace			
PO1 Development does not interfere with movement of aircraft or the safe operation of an airport or aerodrome where within the: (a) Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c) ; or (b) Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1) ; or (c) 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) ; or (d) 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) .	AO1.1 Development does not exceed the height of the Obstacle Limitation Surface (OLS) where located within the Airport environs: OLS area of: (a) Mareeba Airport identified on Airport environs overlay map (OM-002c) ; or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1) .	✓	Compliant. The development does not involve buildings or structures nor does the machinery exceed the height of the Obstacle Limitation Surface (OLS) of AO1.1 (a & b).
	AO1.2 Development has a maximum height of 10 metres where within the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) .	n/a	Not applicable. Development site is not within the 'Airport environs: Airport buffer - 1 kilometre'.
	AO1.3 Development has a maximum height of 15 metres where within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) .	n/a	Not applicable. Development site is not within the 'Airport environs: Airport buffer - 3 kilometres.
Lighting			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Development does not include lighting that:</p> <p>(a) has the potential to impact on the efficient and safe operation of Mareeba Airport or an aerodrome; or</p> <p>(b) could distract or confuse pilots.</p>	<p>AO2 Development within the 'Airport environs: Distance from airport - 6 kilometres' area for Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) does not:</p> <p>(a) involve external lighting, including street lighting, that creates straight parallel lines of lighting that are more than 500 metres long; and</p> <p>(b) does not contain reflective cladding upwards shining lights, flashing lights or sodium lights.</p>	n/a	<p>Not applicable.</p> <p>The subject site is not within the 6 kilometres area.</p>
Noise exposure			
<p>PO3 Development not directly associated with Mareeba Airport is protected from aircraft noise levels that may cause harm or undue interference.</p>	<p>AO3 Sensitive land uses are acoustically insulated to at least the minimum standards specified by AS2021 Acoustics - Aircraft Noise Intrusion - Building Siting and Construction where located within the 'Airport environs: 20-25 ANEF' area identified on Airport environs overlay map (OM-002d).</p>	n/a	<p>Not applicable.</p> <p>The subject land is not within the Airport environs: 20-25 ANEF area.</p>
Public safety			
<p>PO4 Development does not compromise public safety or risk to property.</p>	<p>AO4 Development is not located within the 'Airport environs: Mareeba Airport public safety area' identified on Airport environs overlay map (OM-002e).</p>	n/a	<p>Not applicable.</p> <p>The subject land is not within the Airport environs: Mareeba Airport public safety area.</p>
State significant aviation facilities associated with Mareeba Airport			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Development does not impair the function of state significant aviation facilities by creating: <ul style="list-style-type: none"> (a) physical obstructions; or (b) electrical or electro-magnetic interference; or (c) deflection of signals. 	AO5.1 Development within 'Airport environs: Zone B (600 metre buffer)' for the 'Saddle Mountain VHF' facility identified on Airport environs overlay map (OM-002a.1) does not exceed a height of 640 metres AHD.	n/a	Not applicable. The development site is not located within the Airport environs: Zone B.
	AO5.2 Development within 'Airport environs: Zone B (4,000 metre buffer)' for the 'Hahn Tableland Radar (RSR)' facility identified on Airport environs overlay map (OM-002a) does not exceed a height of 950 metres AHD, unless associated with Hann Tableland Radar facility.	n/a	Not applicable. The development site is not located within the Airport environs: Zone B.
	AO5.3 Building work does not occur within 'Airport environs: Zone A (200 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a) unless associated with the Biboohra CVOR facility.	n/a	Not applicable. The development site is not located within the Airport environs: Zone A.

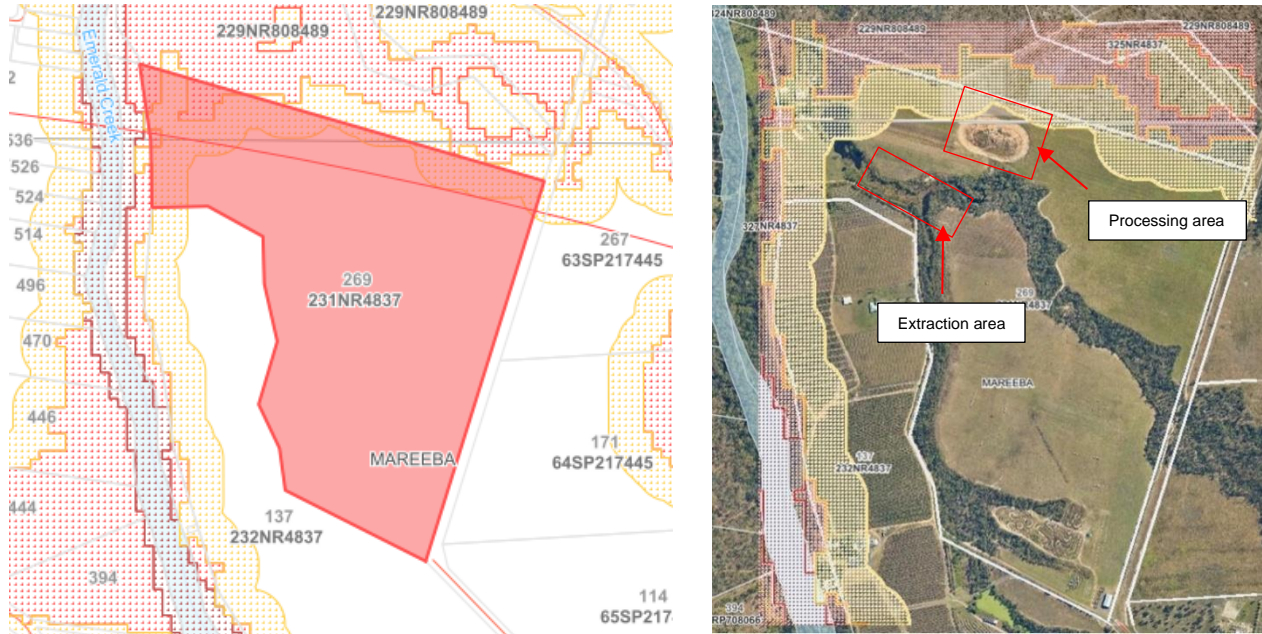
Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO5.4 Development within 'Airport environs: Zone B (1,500 metre buffer)' of the 'Biboohra CVOR' facility identified on Airport environs overlay map (OM-002a), but outside 'Zone A (200 metre buffer)' identified on Airport environs overlay map (OM-002a), does not include:</p> <ul style="list-style-type: none"> (a) the creation of a permanent or temporary physical line of sight obstruction above 13 metres in height; or (b) overhead power lines exceeding 5 metres in height; or (c) metallic structures exceeding 7.5 metres in height; or (d) trees and open lattice towers exceeding 10 metres in height; or (e) wooden structures exceeding 13 metres in height. 	n/a	<p>Not applicable.</p> <p>The development site is not located within the Airport environs: Zone B.</p>
For assessable development			
Mareeba Airport			
Protection of operational airspace			
<p>PO6 Development within the vicinity of Mareeba Airport or an aerodrome does not interfere with the:</p> <ul style="list-style-type: none"> (a) movement of aircraft; or (b) safe operation of the airport or facility. 	<p>AO6.1 Development involving sporting and recreational aviation activities such as parachuting, hot air ballooning or hang gliding, does not occur within the Airport environs: OLS area of:</p> <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002c); or (b) Cairns Airport identified on Airport environs overlay map (OM-002c.1). 	n/a	<p>Not applicable.</p> <p>The development does not involve sporting and recreational activities.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO6.2 Development involving temporary or permanent aviation activities does not occur within the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f).</p>	n/a	<p>Not applicable.</p> <p>The development does not involve temporary or permanent aviation activities.</p>
<p>PO7 Development does not affect air turbulence, visibility or engine operation in the operational airspace of Mareeba Airport or regional aerodromes.</p>	<p>AO7 Development does not result in the emission of a gaseous plume, at a velocity exceeding 4.3 metres per second, or smoke, dust, ash or steam within:</p> <p>(a) the Airport environs: OLS area of Mareeba Airport identified on Airport environs overlay map (OM-002c); or</p> <p>(b) the Airport environs: OLS area of Cairns Airport identified on Airport environs overlay map (OM-002c.1); or</p> <p>(c) the 'Airport environs: Airport buffer - 1 kilometre' of a regional aerodrome identified on Airport environs overlay map (OM-002f).</p>	n/a	<p>Not applicable.</p> <p>The development is not located within areas outlined in AO7 (a-c).</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Managing bird and bat strike hazard to aircraft			
PO8 Development in the environs of Mareeba Airport or an aerodrome does not contribute to the potentially serious hazard from wildlife (bird or bat) strike.	AO8.1 Development within the 'Airport environs: Distance from airport - 8 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 3 kilometres' of an aerodrome identified on Airport environs overlay map (OM-002f) provides that potential food and waste sources are covered and collected so that they are not accessible to wildlife.	n/a	Not applicable. The development site is not within the Airport environs: Distance from airport - 8 kilometres.
	AO8.2 Development within the 'Airport environs: Distance from airport - 3 kilometres' Bird and bat strike zone of Mareeba Airport identified on Airport environs overlay map (OM-002b) or the 'Airport environs: Airport buffer - 1 kilometre' of an aerodrome identified on Airport environs overlay map (OM-002f) does not include: <ul style="list-style-type: none"> (a) food processing; or (b) abattoir; or (c) intensive horticulture; or (d) intensive animal husbandry; or (e) garden centre; or (f) aquaculture. 	n/a	Not applicable. The development site is not within the Airport environs: Distance from airport - 1 kilometre.
	AO8.3 Putrescible waste disposal sites do not occur within the 'Airport environs: Distance from airport - 13 kilometres' Bird and bat strike zone of: <ul style="list-style-type: none"> (a) Mareeba Airport identified on Airport environs overlay map (OM-002b); or (b) Cairns Airport identified on Airport environs overlay map (OM-002b.1). 	✓	Compliant. Development does not involve putrescible waste disposal.

4. 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 (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.



Although the subject site occupies both 'Medium Potential Bushfire Intensity Buffer' and the 'Potential Impact Buffer', the proposed extraction area identified above is not impacted by any bushfire buffers, while the processing area is only slightly within the 'Potential Impact Buffer'.

The proposed development complies with AO1.1 – AO5, AO7, & AO8. The development is compliant with PO6 as the proposed use does not result in a material increase in the extent, duration or severity of bushfire hazard. The proposed use does not impact the fire ecology, slope of site, or height and mix of plant species on the subject site. Additionally, a Bushfire hazard management plan has been provided further demonstrating the compliance of PO6.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire	n/a	Not applicable. Refer AO1.2.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure characteristics of 10 litres a second at 200 kPa. OR AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (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>		
For assessable development			
Land use			
<p>PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire hazard risk having regard to the: (a) the bushfire risk compatibility of development; (b) the vulnerability of and safety risk to persons associated with the use; and (c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</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>AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o): (a) child care centre; or (b) community care centre; or (c) correctional facility; or (d) educational establishment; or (e) emergency services; or (f) hospital; or (g) residential care facility; or (h) retirement facility; or (i) rooming accommodation; or (j) shopping centre; or (k) tourist park; or (l) tourist attraction.</p>	n/a	<p>Not applicable.</p> <p>Development is not proposed for the listed uses.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Lot design			
<p>PO3 Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</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>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the perimeter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>	n/a	<p>Not applicable.</p> <p>No new lots are to be created.</p>
Firebreaks and access			
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</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 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>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</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>Compliant.</p> <p>Existing roads on the property are constructed within the acceptable outcomes.</p> <p>Firebreaks and access ensure adequate access for fire-fighting and other emergency vehicles.</p>
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p>	✓	<p>Compliant.</p> <p>Existing roads on the property are constructed</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<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> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<ul style="list-style-type: none"> (a) consisting of a perimeter road that separates lots from areas of bushfire hazard; (b) a minimum cleared width of 20 metre; (c) a maximum gradient of 12.5%; and (d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual. 		<p>within the acceptable outcomes ensure adequate firebreaks on and between properties.</p>
Hazardous materials			
<p>PO5 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>A05 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	✓	<p>Compliant.</p>
Landscaping			
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. 	<p>A06 No acceptable outcome is provided.</p>	✓	<p>Compliant.</p> <p>Works proposed on the site does not result in a material increase, affecting the bushfire hazard management on the land.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>			
Infrastructure			
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO7 The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 	n/a	<p>Not applicable.</p> <p>No infrastructure is proposed within this application.</p>
Private driveways			
<p>PO8 All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO8 Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	n/a	<p>Not applicable.</p> <p>No private driveways are proposed within this application.</p>

5. 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 8.2.4.3A (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 Regulated Vegetation within the Matters of State Ecological Significance, as well within the MSES Waterway and MSES Waterway Buffer.

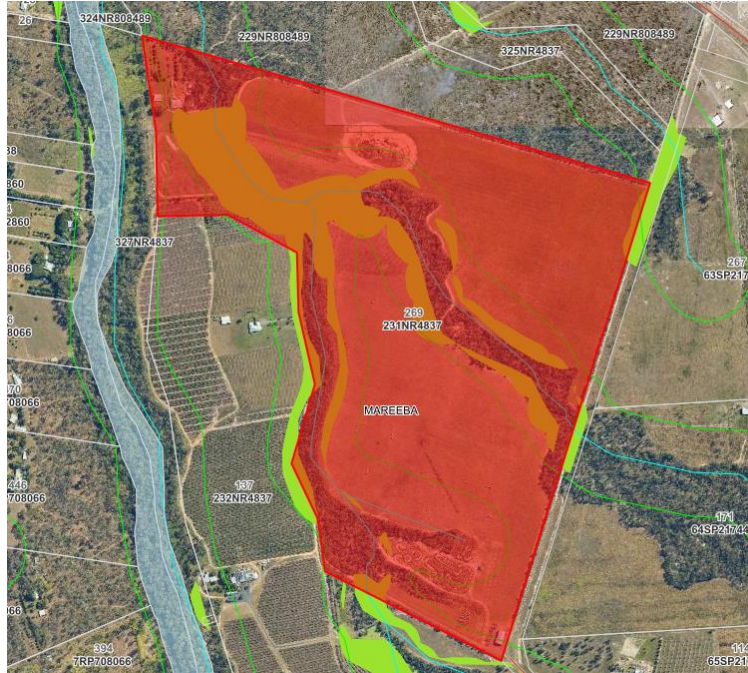


Table 8.2.4.3A - Environmental significance overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Regulated vegetation			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless:</p> <ul style="list-style-type: none"> (a) it is demonstrated that the area does not support regulated vegetation as mapped; (b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; (c) wildlife interconnectivity is maintained or enhanced at a local and regional scale; and (d) the loss or reduction in regulated vegetation is minimised and any residual impacts are offset. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO1.1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>✓</p>	<p>Compliant with PO1.</p> <p>Minimal clearing of native vegetation is to be undertaken within the proposed identified development area.</p> <p>The native vegetation needed to be cleared within the extraction site is small regrowth.</p> <p>The clearing of the vegetation is necessary to conduct the proposed works, and will not impact on the wildlife in the proposed site area.</p>
<p>PO2 Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) protects the environmental significance of regulated vegetation and:</p> <ul style="list-style-type: none"> (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge 	<p>AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	<p>✓</p>	<p>Compliant with PO2.</p> <p>Minimal clearing of native vegetation is to be undertaken within the proposed identified development area.</p> <p>The native vegetation needed to be cleared within the extraction site is small regrowth.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>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>The clearing of the vegetation is necessary to conduct the proposed works, and will not impact on underlying natural ecosystem processes, where the works will slightly enlarge the dam. This will improve (reduce) erosion impacts, enhancing the wildlife movement within the proposed extraction area.</p>
Regulated vegetation intersecting a watercourse			
<p>PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	✓	<p>Compliant</p>
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum</p>	✓	<p>Compliant with PO3.</p> <p>Minimal clearing of native vegetation is to be undertaken within the proposed identified</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	setback identified at AO3.1.		<p>development area.</p> <p>The native vegetation needed to be cleared within the extraction site is small regrowth.</p> <p>The clearing of the vegetation is necessary to conduct the proposed works, and will not impact on the wildlife in the proposed site area.</p> <p>Interconnectivity between habitats will be maintained, where migration or normal movement of significant species between habitats is not inhibited.</p>
Waterways and wetlands			
<p>PO4 'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) and are protected by: (a) maintaining adequate separation distances between waterways/wetlands and development;</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	✓	Compliant.

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>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.2</p> <p>A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p>	n/a	<p>Not applicable.</p> <p>The development is not located within an identified High ecological significance wetland buffer.</p>
<p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.3</p> <p>No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o).</p> <p>Note— An alternative outcome is required to demonstrate that the ecological impacts of stormwater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate stormwater management / treatment (where possible).</p>	✓	<p>Compliant.</p> <p>No stormwater is to be discharged into a waterway.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o) AO4.4</p> <p>No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Map (OM-004a-z).</p> <p>Note— A alternative outcome is required to demonstrate that the ecological impacts of wastewater discharge to a 'Waterway' or 'High ecological significance wetland' are mitigated in accordance with PO3 through appropriate wastewater management / treatment (where possible).</p>	✓	<p>Compliant.</p> <p>No stormwater is to be discharged into a waterway.</p>
For assessable development			
Wildlife Habitat			
<p>PO5 Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</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</p>	<p>AO5 No acceptable outcome is provided</p>	n/a	<p>Not applicable.</p> <p>The development is not located within an identified Wildlife habitat area.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(d) at a local and regional scale; and mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p> <p>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>			
Legally secured offset areas			
<p>PO6 Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p> <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not applicable.</p> <p>The development is not located within an identified Legally secured offset area.</p>
Protected areas			
<p>PO7 Development within a 'Protected area' identified on the Environmental</p>	<p>AO7 No acceptable outcome is provided</p>	<p>n/a</p>	<p>Not applicable.</p> <p>The development is</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <ul style="list-style-type: none"> (a) supports the inherent ecological and community values of the Protected Area asset; (b) maintains or enhances wildlife interconnectivity at a local and regional scale; and (c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Protected Area. <p>Note—A supporting Ecological Assessment Report is prepared in accordance with Planning Scheme Policy 2 – Ecological Assessment Reports.</p>			<p>not located within an identified Protected area.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Ecological corridors and Habitat linkages			
<p>PO8 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 Environmental Significance Overlay Maps (OM-004a-o)</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 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>AO8 No acceptable outcome is provided</p>	<p>n/a</p>	<p>Not applicable.</p> <p>The site is not located within an 'Ecological corridor' or a 'Habitat linkage' overlay.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<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>			

6. Flood hazard overlay code

The proposed site is affected by the Flood Hazard Overlay and triggers the Flood hazard 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 low to extreme flood hazard mapping as identified below, however the proposed site area is not impacted by any flooding which has also been identified below. In reference to Section 8.2.6.3A, the proposed use will be appropriately located and managed to mitigate flooding risk on the property, where the proposed use will not exacerbate flooding effects on the property. Instead, the proposed development aims to eventually increase the dam area, allowing for increased sediment control and mitigating any potential flooding risk on the development site.

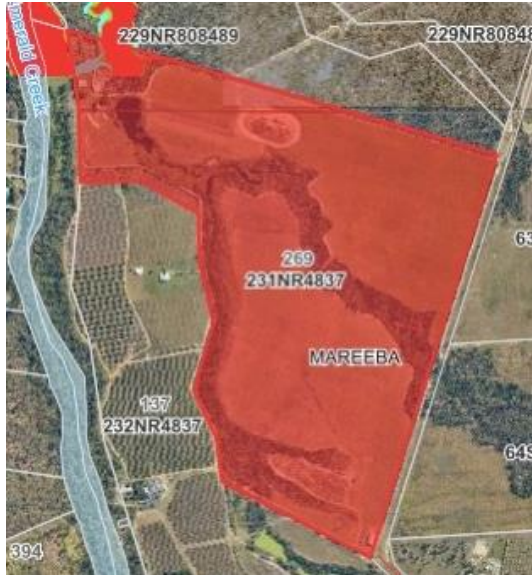


Table 8.2.6.3A - Flood hazard overlay code - For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All flood hazard areas			
PO1 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: <ul style="list-style-type: none"> (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o); or (b) is located above the defined flood level plus 0.3 metre freeboard. 	n/a	Not applicable. There is no processing or storage of dangerous good or hazardous materials are proposed.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Essential community infrastructure is able to function effectively during and immediately after flood events.</p>	<p>AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o).</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
Extreme flood hazard area			
<p>PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood hazard overlay maps (OM006a-o), is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO3.1 Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Accommodation activities;</p> <p>(b) Commercial activities;</p> <p>(c) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(d) Industrial activities;</p> <p>(e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.</p>	✓	<p>Compliant.</p> <p>Rural activities proposed are not within the 'Extreme flood hazard area'.</p>
	<p>AO3.2 Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility;</p> <p>(b) Park; or</p> <p>(c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	n/a	<p>Not applicable.</p> <p>Sport and recreation activities are not proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO4 Development is located and designed to:</p> <p>(a) maintain and enhance the flood conveyance capacity of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) not increase the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that development levels are set above the defined flood level;</p> <p>(e) reduce property damage; and</p> <p>(f) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO4.1-AO4.4 is also demonstrated.</p> <p>Note—In the event that a lawful building or structure is destroyed by flood or other event the building may be replaced in situ where there is no increase in:</p> <ol style="list-style-type: none"> i. gross floor area; or ii. the number of dwellings or bedrooms on the premises. 	<p>AO4.1 Buildings, including extensions to existing buildings, are:</p> <p>(a) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO4.2 All building work must be high set and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO4.3 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO4.4 Development does not increase the number of lots in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	n/a	<p>Not applicable.</p> <p>No new lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO5 Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	✓	<p>Compliant.</p> <p>Use of materials extracted and filled on the lot are not within the 'Extreme flood hazard area'.</p>
High flood hazard area			
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and 	<p>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone; (b) Community activities except where for a Club with a maximum gross floor area of 100m²; (c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation. 	✓	<p>Compliant.</p> <p>Rural activities proposed are not within the 'High flood hazard area'.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	<p>n/a</p>	<p>Not applicable. Sport and recreation activities are not proposed.</p>
<p>PO7 Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate proportion of buildings are set above the defined flood level;</p>	<p>AO7.1 Buildings, including extensions to existing buildings are: (a) not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. OR</p>	<p>n/a</p>	<p>Not applicable. No buildings are proposed.</p>
<p>(e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris)</p>	<p>AO7.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use: (a) administrative areas; or (b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>n/a</p>	<p>Not applicable. No buildings are proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.	<p>AO7.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road.</p> <p>Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o).</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater.</p> <p>Note—Building work must be certified by a qualified structural engineer.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.6 Dwellings do not exceed four bedrooms.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.</p>	n/a	<p>Not applicable.</p> <p>No buildings are proposed.</p>
	<p>AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.</p>	n/a	<p>Not applicable.</p> <p>No lots are proposed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o).</p>	✓	<p>Compliant.</p> <p>Use of materials extracted and filled on the lot are not within the 'High flood hazard area'.</p>
Significant flood hazard area			
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <ul style="list-style-type: none"> (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use; (d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and (e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities. 	<p>AO9 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <ul style="list-style-type: none"> (a) Residential care facility; (b) Retirement facility; (c) Child care centre; (d) Hospital; or (e) Community use. 	✓	<p>Compliant.</p> <p>The uses outlined in (a)-(e) of AO9 are not proposed in this application.</p>
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <p>(a) maintain hydrological function of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) minimises the flood impact on adjoining premises;</p> <p>(d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <p>(a) elevated above the defined flood level; and</p> <p>(b) the defined flood event does not exceed a depth of 600mm; and</p> <p>(c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling.</p> <p>OR</p>	n/a	<p>Not applicable.</p> <p>No proposed buildings are proposed in this application.</p>
	<p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	<p>Not applicable.</p> <p>No proposed buildings are proposed in this application.</p>
	<p>AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	n/a	<p>Not applicable.</p> <p>No building work is to be conducted as part of the application.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining:</p> <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	<p>AO11 Development does not involve in excess of 50m³ of fill above ground level per 1,000m² of site area.</p>	<p>✓</p>	<p>Compliant.</p> <p>Development does not involve more than 50m³ of fill above ground level per 1,000m² of site area.</p>
<p>For assessable development</p>			
<p>Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.</p>			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO12 Flood risk management minimises the impact on property and appropriately protects the health and safety of persons at risk of Extreme, high or significant flood hazard, and:</p> <ul style="list-style-type: none"> (a) indicates the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100 metres of a flood hazard area, hazard warning signage and depth indicators are provided at key hazard points, such as at floodway crossings. <p>Note—A Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the 'Extreme flood hazard area' identified on the Flood hazard overlay map (OM006a-o) is supported by a Flood Emergency Evacuation Plan prepared by suitably qualified persons having regard to Floodplain Management in Australia: Best Practice Principles and Guidelines (2000), prepared by Standing Committee on Agriculture and Resource Management (SCARM), CSIRO.</p>	<p>AO12 No acceptable outcome is provided.</p>	<p>✓</p>	<p>Compliant.</p> <p>Proposed development site is over 100m from identified flood hazard areas identified on the Flood hazard overlay map.</p> <p>Flood risk management imposes minimised risk and impact of the proposed development areas on the property.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			
<p>PO13 Development, where involving Reconfiguring a lot, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.</p>	<p>AO13 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not applicable.</p> <p>Development does not involve reconfiguring of a lot or any new proposed lots apart of this application.</p>

7. 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 north-eastern and central areas on the property. As seen below, the proposed development areas are not 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.

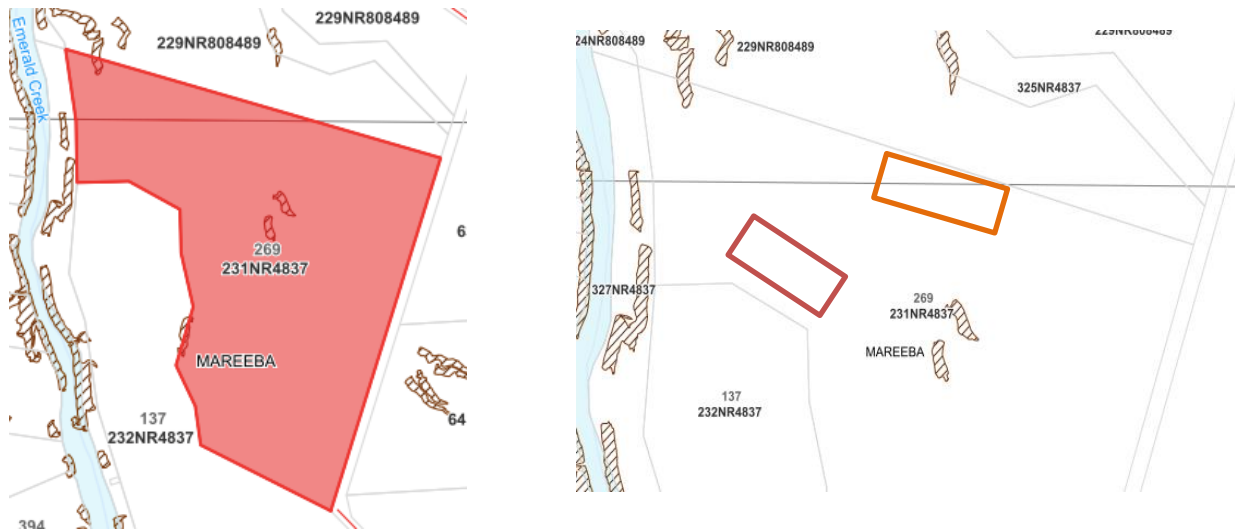


Table 8.2.8.3 – Hill and slope overlay code - For assessable development

Performance outcomes	Acceptable outcomes	Complies	Comment
For assessable development			
Slope stability			
<p>PO1 Where clearing of vegetation, building work or filling or excavation occurs on land within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o), a geotechnical report is prepared in accordance with Planning Scheme Policy 5 - Preparation of Geotechnical Reports that demonstrates:</p> <ol style="list-style-type: none"> the long term stability of the development site; development will not be adversely affected by landslide activity originating on sloping land above the development site; and development will not adversely affect other property outside the development site through landslide activity or alterations to surface or groundwater. 	<p>AO1 No acceptable outcome is provided.</p>	<p>n/a</p>	<p>Not applicable. Development area is not within an identified hill and slope area.</p>

Performance outcomes	Acceptable outcomes	Complies	Comment
<p>PO2 Development is designed and located to ensure that the use can appropriately function in the 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) having regard to:</p> <ul style="list-style-type: none"> a. the nature and scale of the proposed use; b. the gradient of the land; c. the extent of land disturbance proposed; d. stormwater discharge and its potential for erosion. 	<p>AO2.1 Development for a Child care centre or Educational establishment is not located on land in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p>	n/a	<p>Not applicable. Development area is not for a proposed childcare centre or educational establishment.</p>
	<p>AO2.2 Development is not located on land with a gradient of greater than 25%.</p>	✓	<p>Compliant. Development area is not within an identified hill and slope area.</p>
	<p>AO2.3 No lot less than 2,000m² is created in a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o).</p> <p>Note – Where a minimum lot size of less than 2,000m² applies under the Reconfiguring a lot code, the lot size requirements of the Hill and slope overlay code prevail.</p>	n/a	<p>Not applicable. No new lots are proposed.</p>
Community infrastructure and essential services			
<p>PO3 Community infrastructure and essential services located within a 'Hill and slope area' identified on the Hill and slope overlay maps (OM-008a-o) are able to function effectively during and immediately after landslide events.</p>	<p>AO3 No acceptable outcome is provided.</p>	n/a	<p>Not applicable. Development does not propose community infrastructure or essential services. Additionally, there is no existing community or essential service infrastructure located on the property.</p>

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 the site and surrounding areas. In reference to Section 9.3.5.3, 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	Complies	Comments
For accepted development subject to requirements and assessable development			
Separation			
<p>PO1 Industrial activities are appropriately separated from sensitive uses to ensure their amenity is maintained, having regard to:</p> <ul style="list-style-type: none"> a. noise; b. odour; c. light; and d. emissions. <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>AO1 Development is separated from sensitive uses as follows:</p> <ul style="list-style-type: none"> a. medium impact industry—250 metres; or b. high impact industry—500 metres; or c. special industry— 1.5 kilometres. 	✓	<p>Compliant.</p> <p>Proposed use is set back appropriately from dwelling houses on the property and on neighbouring lots.</p> <p>No further sensitive uses are located in close proximity to the site.</p>
For assessable development			
Amenity			
<p>PO2 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"> a. air conditioning; b. refrigeration plant; c. mechanical plant; and d. refuse bin storage areas. 	<p>AO2 No acceptable outcome is provided.</p>	✓	<p>Compliant.</p> <p>Proposed development is to protect and enhance the character and amenity of the site as indicated in the Quarry Management Plan.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 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>AO3 No acceptable outcome is provided.</p>	n/a	<p>Not applicable.</p> <p>Proposed development does not impact ground water.</p>
If for Extractive industry			
<p>PO4 The site has sufficient area and dimensions to safely accommodate: a. the extractive use; b. vehicular access and on site vehicular movements; c. buildings including staff facilities; d. parking areas for visitors and employees; e. storage areas and stockpiles; f. any environmentally significant land; and g. landscaping and buffer areas.</p> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	<p>AO4 No acceptable outcome is provided.</p>	✓	Compliant.
<p>PO5 Extractive industry is established and operated in a way that does not impact on public safety.</p>	<p>AO5 Safety fencing is provided for the full length of the perimeter of the site and is appropriately signed with warning signs advising of the nature of the use and any danger or hazard.</p>	✓	Compliant.
<p>PO6 Extractive industry is appropriately located to adequately mitigate visual, noise, vibration and dust impacts on sensitive uses.</p>	<p>AO6 All aspects of the Extractive industry are setback from all boundaries: a. 200 metres where not involving blasting or crushing; and b. 1,000 metres for where involving blasting or crushing.</p> <p>Note—Refer to Planning Scheme Policy 3 - Extractive Industry.</p>	✓	<p>Compliant with PO6.</p> <p>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</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
			<p>site are within appropriate distance to ensure mitigation of development impacts.</p> <p>Additionally, measures are to be put in place as outlined in the Quarry Management Plan to ensure mitigation of development impacts.</p>
<p>PO7 The Extractive industry is designed and managed to appropriately address its interface with the natural environment and landscape, having regard to:</p> <p>a. water quality; b. existing vegetation; and c. declared plants.</p>	<p>A07.1 The Extractive industry does not cause a reduction in the quality of ground water or receiving surface waters.</p>	✓	<p>Compliant.</p> <p>No ground water is to be affected.</p>
	<p>A07.2 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>Compliant.</p> <p>Vegetation is to be retained on site with minimal to no impacts on the natural environment on the site.</p>
	<p>A07.3 No declared plants are transported from the site.</p>	✓	<p>Compliant.</p>
<p>PO8 Extractive industry actively integrates rehabilitation into the ongoing operations on the site to progressively restore the site to its original (or an improved) condition, having regard to matters of:</p> <p>a. locally prevalent plant species; b. plant spacing; c. local climatic conditions; d. locations of waterways and wetlands; e. ongoing maintenance;</p>	<p>A08 No acceptable outcome is provided.</p>	✓	<p>Compliant.</p> <p>As addressed in the Quarry Management Plan, the development is to include rehabilitation methods on the extraction</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
f. potential habitat opportunities; g. erosion and sediment control; and h. fencing. Note—A revegetation plan must be prepared by a suitably experienced person in the field of natural area revegetation and rehabilitation, at a standard acceptable to Council, which addresses the items identified in Performance Outcome PO8.			site to restore the natural amenity.

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
For accepted development subject to requirements and assessable development			
Car parking spaces			
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	n/a	Not applicable. Car parking spaces are not required.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to: <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	n/a	Not applicable. No new vehicle access or crossovers required for this application.

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 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>AO5.1 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>Compliant.</p> <p>Access and maneuverability will not be affected due to the locality of the development areas.</p>
	<p>AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.</p>	✓	Compliant.
	<p>AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.</p>	✓	<p>Compliant.</p> <p>Refer Quarry Management Plan.</p>
	<p>AO5.4 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>	✓	Compliant.
<p>PO6 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>AO6.1 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>Not applicable.</p> <p>Development is not for a Tourist Park.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>uses on the site and on adjoining sites, having regard to matters of:</p> <ul style="list-style-type: none"> (i) hours of operation; (ii) noise (iii) light; and (iv) odour; <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>AO6.2 For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <ul style="list-style-type: none"> (a) a minimum approach and departure curve radius of 12 metres; and (b) a minimum turning circle radius of 8 metres. 	n/a	<p>Not applicable.</p> <p>Development is not for a Tourist Park.</p>
	<p>AO6.3 Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	n/a	<p>Not applicable.</p> <p>No new internal roads are to be created.</p>
	<p>AO6.4 Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	n/a	<p>Not applicable.</p> <p>No new internal roads are to be created.</p>
	<p>AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.</p>	n/a	<p>Not applicable.</p> <p>Development is not for an energy or infrastructure related activity.</p>

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

Performance outcomes	Acceptable outcomes	Complies	Comments
adjoining sensitive land uses and streetscape quality.	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B.	✓	Compliant. Refer Quarry Management Plan.
Maintenance			
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	n/a	Not applicable. No parking areas will be required.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	n/a	Not applicable. No parking areas will be required.
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users.	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D.	n/a	Not applicable. No parking areas will be required.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D.	n/a	Not applicable. No end of trip facilities will be required for the nature of the proposed development.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO10 A traffic impact report is prepared by a suitably qualified person that identifies: (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts.</p>	<p>n/a</p>	<p>Not applicable. Application is not for an Educational Establishment or Child Care Centre.</p>
<p>If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park</p>			
<p>PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.</p>	<p>AO11 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>Not applicable. Application is not for an Educational Establishment or Child Care Centre.</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
For accepted development subject to requirements and assessable development			
Water supply			
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	n/a	Not applicable. Development is not to be connected to a water supply system for development purposes nor will require connection after the development has completed. Existing dwellings on site are connected.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</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>Not applicable.</p> <p>Refer AO1.1.</p>
Wastewater disposal			
<p>PO2 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 receiving environment.</p>	<p>AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located:</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>Not applicable.</p> <p>Development is not to be connected to the reticulated sewerage system for development purposes nor will require connection after the development has completed.</p> <p>Existing dwellings on site are connected.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO2.2 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>Not applicable.</p> <p>Refer AO2.1.</p>
Stormwater infrastructure			
<p>PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.</p>	<p>AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p>Not applicable.</p> <p>Refer AO3.2.</p>
	<p>AO3.2 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>Not applicable.</p> <p>Development is not of the nature to be connected to on-site drainage systems. The existing lot currently facilitates stormwater management.</p>
Electricity supply			

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

Telecommunications infrastructure

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO5 Each lot is provided with an adequate supply of telecommunication infrastructure</p>	<p>AO5 Development is provided with a connection to the national broadband network or telecommunication services.</p>	n/a	<p>Not applicable.</p> <p>Development is not of the nature to be connected to telecommunications infrastructure.</p> <p>Existing dwellings on site are connected.</p>
Existing public utility services			
<p>PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.</p>	<p>AO6 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p>Not applicable.</p> <p>No public utility facilities or services will be affected through the proposed development.</p>
Excavation or filling			
<p>PO7 Excavation or filling must not have an adverse impact on the:</p> <p>(a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability; (e) accessibility; or</p>	<p>AO7.1 Excavation or filling does not occur within 1.5 metres of any site boundary.</p>	✓	<p>Compliant.</p> <p>Development is to be conducted over 1.5m from site boundaries.</p>
	<p>AO7.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.</p>	✓	<p>Compliant.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
(f) privacy of adjoining premises.	<p>A07.3 Earthworks batters:</p> <ul style="list-style-type: none"> (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained. 	✓	Compliant.
	<p>A07.4 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"> (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation. 	✓	Compliant.
	<p>A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	✓	Compliant.

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p>Compliant.</p> <p>Retaining walls are not required within the proposed development.</p>
	<p>A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	✓	<p>Compliant.</p>
For assessable development			
Transport network			
<p>PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.</p>	<p>A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.</p>	n/a	<p>Not applicable.</p> <p>No new vehicle access points are proposed or required within the development.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO8.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.</p>	n/a	<p>Not applicable.</p> <p>No footpaths are proposed nor along the access roads to the property.</p>
Public infrastructure			
<p>P09 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.</p>	<p>AO9 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.</p>	n/a	<p>Not applicable.</p> <p>Public infrastructure is not proposed nor is there public infrastructure in close proximity to the site area.</p>
Stormwater quality			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development has a non-worsening effect on the site and surrounding land and is designed to:</p> <ul style="list-style-type: none"> (a) optimise the interception, retention and removal of waterborne pollutants, prior to the discharge to receiving waters; (b) protect the environmental values of waterbodies affected by the development, including upstream, on-site and downstream waterbodies; (c) achieve specified water quality objectives; (d) minimise flooding; (e) maximise the use of natural channel design principles; (f) maximise community benefit; and (g) minimise risk to public safety. 	<p>AO10.1 The following reporting is prepared for all Material change of use or Reconfiguring a lot proposals:</p> <ul style="list-style-type: none"> (a) a Stormwater Management Plan and Report that meets or exceeds the standards of design and construction set out in the Queensland Urban Drainage Manual (QUDM) and the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; and (b) an Erosion and Sediment Control Plan that meets or exceeds the Soil Erosion and Sedimentation Control Guidelines (Institute of Engineers Australia), including: <ul style="list-style-type: none"> (i) drainage control; (ii) erosion control; (iii) sediment control; and (iv) water quality outcomes. 	<p>✓</p>	<p>Compliant.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO10.2 For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity. 	✓	Compliant.

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

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	✓	Compliant.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Compliant.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✓	Compliant.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: <ul style="list-style-type: none"> (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises. 	AO14 Access to the premises (including all works associated with the access): <ul style="list-style-type: none"> (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual. 	✓	Compliant.
Weed and pest management			
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓ / x	Compliant.
Contaminated land			

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

Site Based Management Plan For Extractive Operations

Wallace Quarrying & Mining P/L – Shanty Creek Project

Lot 231 NR4837 Parish Formartine, County Nares
Leotta Road via Emerald Creek
Mareeba Shire Council Queensland



July 2023

Manager: Ian Earl Wallace

Stirling Tavener, Anson Advisory

ABN: 69 159 306 895

PO Box 782, Bungalow, Cairns, Qld 4870

Ph: 07 4054 7444 Mob: 0438 877 856

stirling@ansonadvisory.com.au

www.ansonadvisory.com.au

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1 SITE DETAILS

Project Name: Shanty Creek dam cleanout

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

Plan Date: 15/5/2023

LOT	231	PLAN	SP4837	TENURE	Freehold
LOCAL AUTHORITY	Mareeba			MUID No.	
FM AREA	<2ha	Address	269 Shanty Creek Road, Mareeba QLD 4880		

The site is the home farm of the applicant.

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

Adjoining land use/ forest types:

The EIL site is surrounded by:

- **North:** applicant's home, scrubland & farmland
- **East:** scrubland & farmland
- **South:** scrubland & farmland
- **West:** Barron River, scrubland & farmland

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

Material Type/s:	Sediment, gravel, sand
Quantity extracted to date:	0
Average Annual extraction:	<5,000tons
Average weekly truck movements / traffic management	5000t/yr / 50ton/truck load = 100 loads/yr = 1.92 truck movements/wk
Intended maximum working area (ha):	2ha
Quarry life expectancy (yrs)/Sale duration:	ongoing

4.1 History of Workings

The site is an old extraction area previously issued by Mareeba Shire Council for extraction & construction of the farm dam (built early 1990's) with silt & sand built up since construction.

4.2 Future Working Proposal

This project is essentially a dam cleanout. This proposal is to remove the sediment build up and increase the existing dam capacity. This project will improve the dam's sediment trap capacity and also contain any average storm runoff.

The sand / sediment material extracted will be primarily utilised to improve roads within the applicant's properties.

4.3 Quarry operations

1. **The activity is essentially a dam cleanout.** The impact/effect of this activity will remove the sediment build up and increase the existing dam to slightly larger than its original capacity. The activity will improve its sediment trap capacity and ability to contain any storm runoff.
2. The water level of the existing dam would be dropped below the high-water mark using pumps. The water will be used for irrigation of crops, processing sand and dust suppression.
3. Once the area is dewatered, silt/sand extraction can occur.
4. The **extracted material** would then be **stockpiled and processed** within the nearby existing turkey's nest (previously used as a rally car track with higher sides than surrounding topography, meaning zero overland flow into this bunded structure). This bunded area (~80x100m) is within the dam catchment area, thus two sediment traps are in place.
5. Overland **water** flow will drain into the existing dam. The lower side of the dam (untouched by this activity) will act as a settling pond, with water extraction from this area for use as dust suppression and washing facility. Extraction activities can ONLY occur when water levels are low, meaning dam overflows containing sediment are very unlikely, as the site would have significant water holding capacity before a dam overflow occurred. The time taken to fill the dam from a rainfall event/s will

allow sediment to settle out and if the dam were to overflow, released water would be low in sediment.

6. **Total area of temporary disturbance** will be approximately 2ha, which includes the extraction area of up to 150 x 50 x 2.5m, and the processing and storage area approximately 100x150m. The area between the extraction and storage and processing areas is included in the overall site footprint.
7. **Noise** from activities will be from an excavator, screen, wash plant and dump truck. 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.
8. The site of the **processing equipment** (see Attachment 1) will be >453m from the closest neighbour's dwelling.
The closest dwelling is the applicant's home.
9. **Dust suppression** would take place via watering roads and tracks including stockpile areas and work areas. A wet screening plant will be employed to minimise the production of dust. Operations are situated more than 300m from the nearest dwelling and the prevailing wind will carry dust away from this dwelling. Trees also screen the site from neighbouring properties, further limiting any potential dust hazards.
10. Transport would use existing roads and tracks on the property. Access to Leotta road will be via the property's existing road on the eastern boundary of property. Entry to Leotta road is at the road end, minimizing interference with public traffic. See Figure 2b for route.
11. There will be no need for crushing of extracted material.
12. The site is not required to be fenced. The surrounding area is under hay production, farmed by the applicant. The farm boundary is fenced.

Vegetation

13. The proposed areas have been cleared for >30 years and are classed as farmland.

Risk Prevention

14. The Quarry Manager has developed a **Safety and Risk Management Plan** 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.
15. 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.
16. 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.

Infrastructure

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

Water Management and Discharge

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

Environmental Protection and Biodiversity Management

19. The entire area is freehold agricultural cleared land.

Waste Management

20. 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.

21. 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.

22. No hazardous substances shall be stored on the quarrying area unless prior written approval by Mareeba Council has been granted. 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*.

23. 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.

Rehabilitation

24. The site will be rehabilitated to its previous agricultural purpose (farming). The extraction area will be within the existing dam.

Weed Control

25. 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.

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

Aboriginal Cultural Heritage

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

Monitoring and Review

28. 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:

- i. Time, date and nature of complaint
- ii. Type of communication (letter, telephone, personal communication)
- iii. 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.
- iv. Any procedures or measures undertaken to prevent further disturbances.

On receipt of a reasonable complaint the site manager shall:

- i. Identify the offending activity
- ii. Issue a stop work notice on the offending activity
- iii. Determine corrective action to prevent ongoing environmental harm and, if necessary, commence environmental monitoring.
- iv. Implement corrective action and recommence activity
- v. If necessary carry out environmental monitoring to evaluate the effectiveness of corrective action.

General Conditions

29. All quarrying activities shall comply with all relevant legislative requirements including those not mentioned in the QMP.
30. The quarrying area shall be maintained at all times in a state of tidiness.

QMP prepared by Wallace Quarrying & Mining

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.

Name: Ian Earl Wallace on behalf of Wallace Quarrying & Mining Pty Ltd

Signed:.....

Permittee or Permittee's Representative

Date:.....

5 MAPS & PLANS

Figure 1 –Locality Map

Red highlighted areas show extraction and processing areas. Blue line shows truck route to end of Leotta road for delivery of product.



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

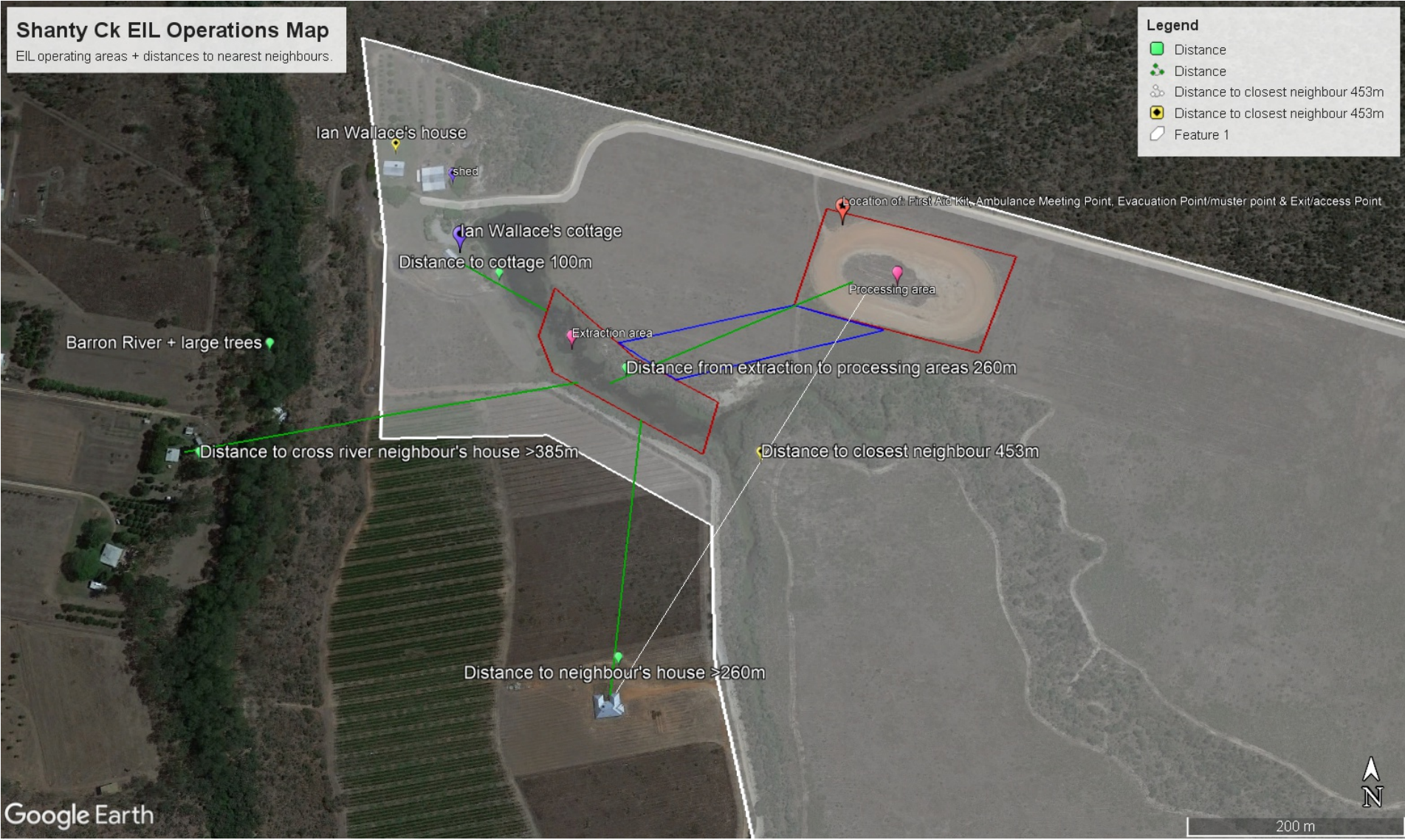


Figure 2b – site access road



Figure 3 – Topographic map

Shows area is fairly flat and drains toward dam wall.

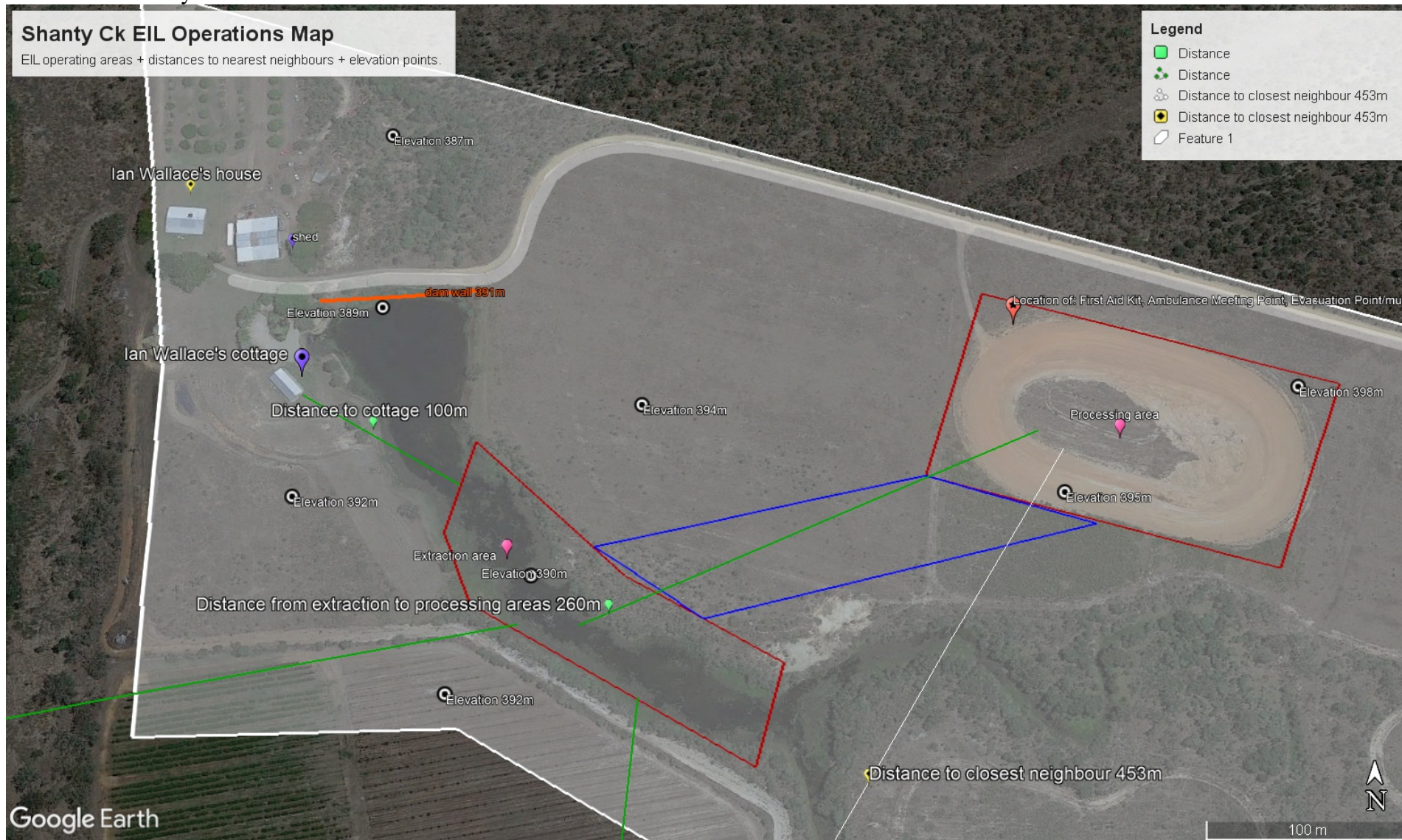


Figure 4 – Official topography + EIL sites

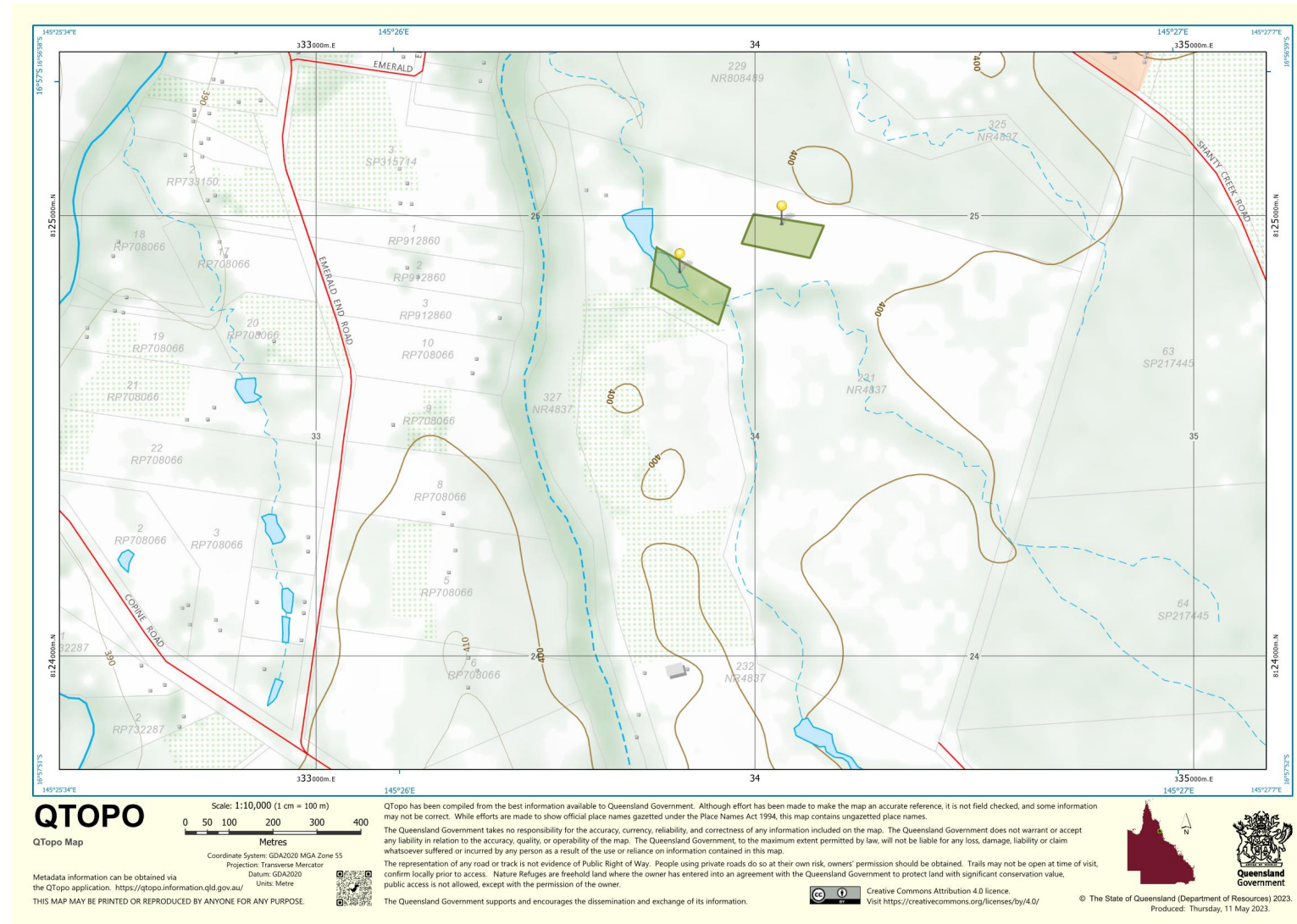


Figure 5 – Safety and Risk Management Plan

Shanty Ck Rd dam pit

SP 000001

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 Forest Products . Fencing shall be kept free of invasive vegetation. The site entry and the man proof fences shall be signposted at least every 100 metres indicating that entry is prohibited and that it is dangerous to proceed further.	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
Public nuisance and health issues from dust	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	Quarry Manager, All

Issue	Management Action	Responsible Person
from transport	generated during excavation. All trucks must pass over a shake down grid and wheel washing bay when exiting the site.	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

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 260m away from the extraction site and over 450m to processing site.

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
Impact of noise and vibration on native fauna	If blasting is deemed to be impacting native fauna, mitigation measures will be implemented. These will include: <ul style="list-style-type: none"> • Limiting the noise generation activities to daylight hours (if nocturnal species are present); and • Minimising blasting during the breeding season. 	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

Issue	Management Actions	Responsible Person
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	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. Project personnel with fire fighting experience are to be identified.	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*	269 Shanty Creek Road, Mareeba QLD
Ambulance Meeting Point*	Edge of processing area; 16°57'10.2"S 145°26'29.88"E
Helicopter Landing Point* (Lat/Long preferred)	16°57'10.2"S 145°26'29.88"E
Local Authority	Mareeba

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



Map attached 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 / Rep	Ian Wallace	0403 181 264		
On-Site Quarry Manager (1 st Call)	Ian Wallace	0403 181 264		
On-Site Supervisor/ First Aid Officer (2 nd Call)	Ian Wallace	0403 181 264		

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.

Figure 7: Typical Machinery List

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

TYPE	DETAILS/OPERATOR	FUNCTION
Excavator	20ton, 5m ³ Volvo	Strip and stockpile topsoil, Win Gravel, Load Trucks, Rehabilitation
Front End Loader	TBC	Load trucks & wash plant
Grader	140H	Roads & clean-up
Dozer	D8N	Roads & stripping soil
Truck	12ton	Cart to plant
Truck	24ton	Delivery of sand product
Water Truck	15000L	Dust suppression
Screen	Power screen	Screen & wash extracted material