

Our Ref: M3-24

19 December 2024

Chief Executive Officer
Mareeba Shire Council
65 Rankin Street
Mareeba, QLD, 4880

Attention: Planning Department

Dear Sir/Madam,

**DEVELOPMENT APPLICATION SEEKING A DEVELOPMENT PERMIT
MATERIAL CHANGE OF USE – RURAL WORKERS’ ACCOMMODATION
SITUATED AT 733 BILWON ROAD, BIBOOHRA
FORMALLY DESCRIBED AS LOT 15 ON RP855858**

We act on behalf of our client, Galati Farming Pty Ltd ATF The Galati Farming Trust in preparing and submitting the following development application which seeks a Development Permit for a Material Change of Use under the *Planning Act 2016*, located at 733 Bilwon Road, Biboohra to facilitate the establishment of a Rural Workers’ Accommodation facility at the property.

The subject land is described as Lot 15 on RP855858, located at 733 Bilwon Road, Biboohra. The subject site covers a total of 28.823 hectares, with approximately 340m of road frontage to Bilwon Road. The property is located approximately 7.3km from the Mulligan and approximately 14km from the CBD of Mareeba and is surrounded by mix of lot sizes within the rural zone. The proposed development is considered to be suitably designed to complement the rural zone within which it is located and provides suitable accommodation in the right location for workers staying and working on the Galati Farm. The proposed development application is impact assessable due to recent administrative changes to the *Planning Regulations 2017*, therefore making it an undefined use in the planning scheme.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed within the attached planning report and approval of the plans. The report will include a complete assessment of the proposed development against the relevant assessment benchmarks within the Mareeba Shire Planning Scheme 2016. The relevant fees are listed as **\$1,822.00** as agreed 16.10.24. Please give our office a call to process payment.

Should there be any questions or queries please give our office a call.

Yours faithfully,



Ramon Samanes
Director, U&i Town Plan
Bachelor of Applied Science, Majoring in Environmental and Urban Planning

PLANNING REPORT

DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE – RURAL WORKERS’ ACCOMMODATION

PROJECT LOCATION:

**SITUATED AT 733 BILWON ROAD, BIBOOHRA
FORMALLY DESCRIBED AS LOT 15 ON RP855858**

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ASSESSMENT MANAGER:	MAREEBA SHIRE COUNCIL, PLANNING DEPARTMENT
DEVELOPMENT TYPE:	DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE
PROPOSED WORKS:	RURAL WORKERS’ ACCOMMODATION
REAL PROPERTY DESCRIPTION:	LOT 15 ON RP855858
LOCATION:	733 BILWON RD, BIBOOHRA
ZONE:	RURAL ZONE
APPLICANT:	GALATI FARMING PTY LTD ATF THE GALATI FARMING TRUST C/- U&i TOWN PLAN
ASSESSMENT CRITERIA:	MATERIAL CHANGE OF USE (IMPACT ASSESSABLE)
REFERRAL AGENCIES:	STATE ASSESSMENT AND REFERRAL AGENCY
STATE PLANNING:	SDAP CODE 16 – NATIVE VEGETATION CLEARING

IMPORTANT NOTE

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This Report has been prepared for Galati Farming Pty Ltd ATF The Galati Farming Trust for the sole purpose of making a Development Application seeking a Development Permit for Material Change of Use for a Rural Workers’ Accommodation (over Lot 15 on RP855858). This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilised for any other purpose, use, matter or application.

U&i Town Plan has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;*
- b) That information obtained as a result of a search of a government register or database is complete and accurate.*

U&i Town Plan is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, U&i Town Plan does not accept any responsibility in relation to any financial or business decisions made by parties’ other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and/or content of this Report without consent of U&i Town Plan, U&i Town Plan disclaims all risk and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified U&i Town Plan from any loss, damage, claim or liability arising directly or indirectly from the use of or reliance on this report.

1.0 EXECUTIVE SUMMARY

This development application is seeking a development permit for a Material Change of Use under the *Planning Act 2016* at 733 Bilwon Road, Biboohra to facilitate establishment of a Rural Workers' Accommodation. By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

The conclusion of this report is that all the requirements set by the assessment criteria can be met and that the strategic level policy outcomes sought by the planning scheme and any applicable State planning instruments can be achieved. It is the opinion of the applicant that once all the policy requirements have been considered by assessing authorities and equitably balanced with the site constraints and benefits of the proposal; the assessment process established under the Planning Act will result in the approval of this development application and the issuing of a development permit subject to conditions. This opinion is based on the level of strategic and analytical justification provided in support of the proposal and the decision-making requirements imposed on regulatory authorities under the Planning Act.

2.0 SITE DESCRIPTION

The subject land is described as Lot 15 on RP855858, located at 733 Bilwon Road, Biboohra. The subject properties cover a combined total of 28.828 hectares, fronting onto Bilwon Road for approximately 340 metres. The property is located approximately 14km from the CBD of Mareeba and is surrounded by smaller rural lots adjacent and surrounded by properties all within the rural zone.



Figure 1: Aerial View of the Subject Land (© The State of Queensland, all rights reserved, 2019.)

A site summary is provided below:

Table 2.0: Site summary

Street address:	733 Bilwon Road, Biboorha
Real property description:	Lot 15 on RP855858
Local government area	Mareeba Shire Council
Tenure:	Freehold
Site area:	28.823 hectares
Zone:	Rural zone
Current use:	Proposed Lot 1: Dwelling house with Sheds associated with the Galati Farming operations
Road frontage:	Bilwon Road, Biboohra
Adjacent uses:	The property is located approximately 14km from the CBD of Mareeba and is surrounded by smaller rural lots adjacent and surrounding areas all within the rural zone.
Topography / Vegetation:	The site slopes towards the Barron River, with the majority of the property covered by citrus crops. There is a small portion where the accommodation is proposed to be located with some very sparsely vegetated areas.
Easements:	No easements relevant.

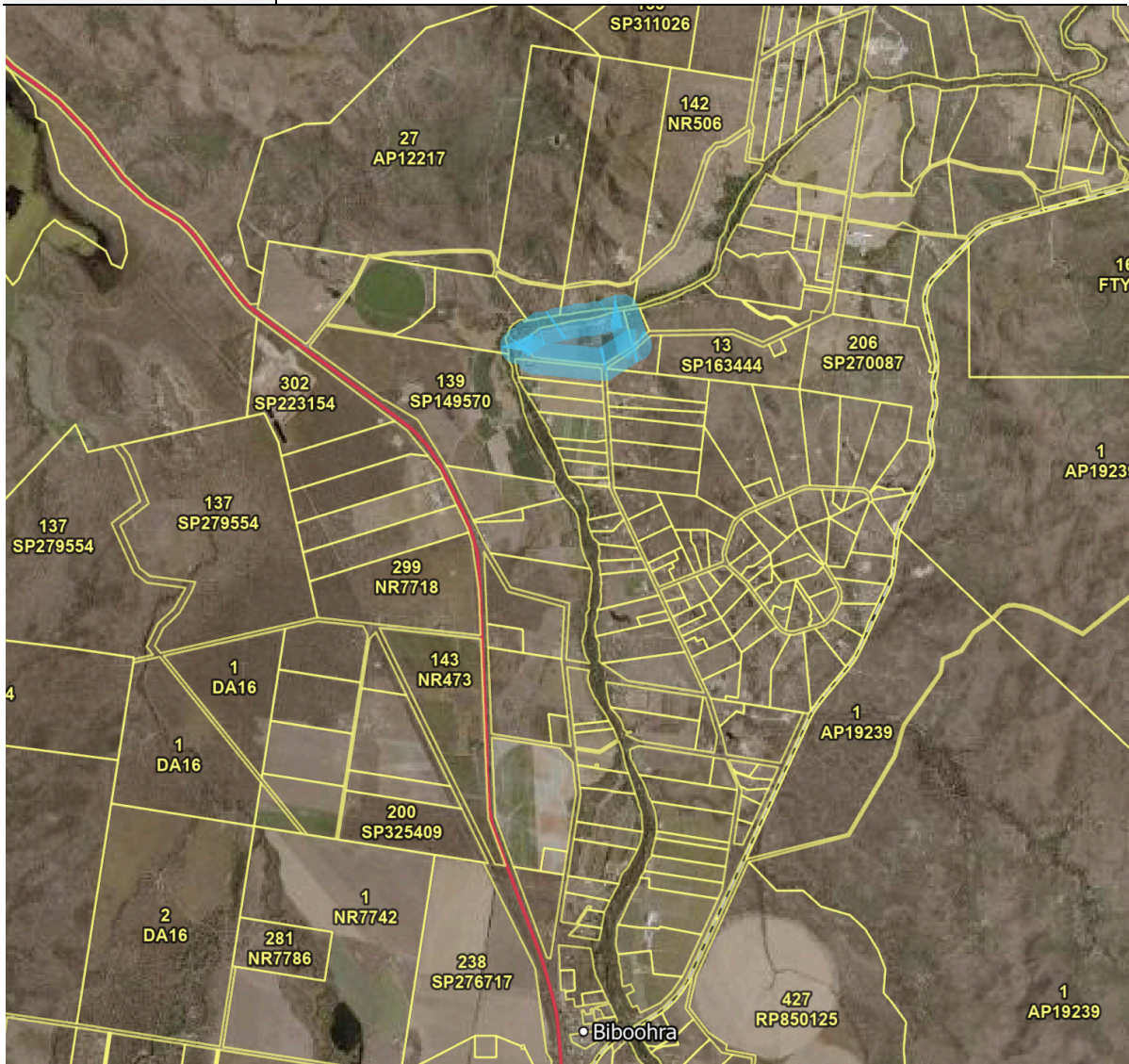


Figure 2: Site Locality (© The State of Queensland, all rights reserved, 2023.)

3.0 DEVELOPMENT PROPOSAL

This development application is seeking a development permit to Reconfigure the allotments under the *Planning Act 2016* at 733 Bilwon Road, Bibbohra to facilitate the establishment of a Rural Workers' Accommodation facility. The proposed rural workers accommodation facility is designed to cater for up to 10 workers with 10 separate rooms, and four (4) separate showers and toilets to service the rooms. As part of the facility the workers will also have a worker's kitchen and laundry facilities on-site.

The workers will be staying on site through the week typically and travel away on weekends to take a break. There has been adequate area allocated to the north of the buildings to accommodate a suitably designed on-site effluent disposal system. There is an existing access crossover and driveway into the property with existing hardstand areas that will provide more than enough space to cater for the workers staying on-site.

The site is also fenced with a gate and established landscape plantings located along the property boundary to Bilwon Road.

By way of this development application, the applicant is seeking specific approval to undertake the development as detailed in this planning report and approval of the plans.

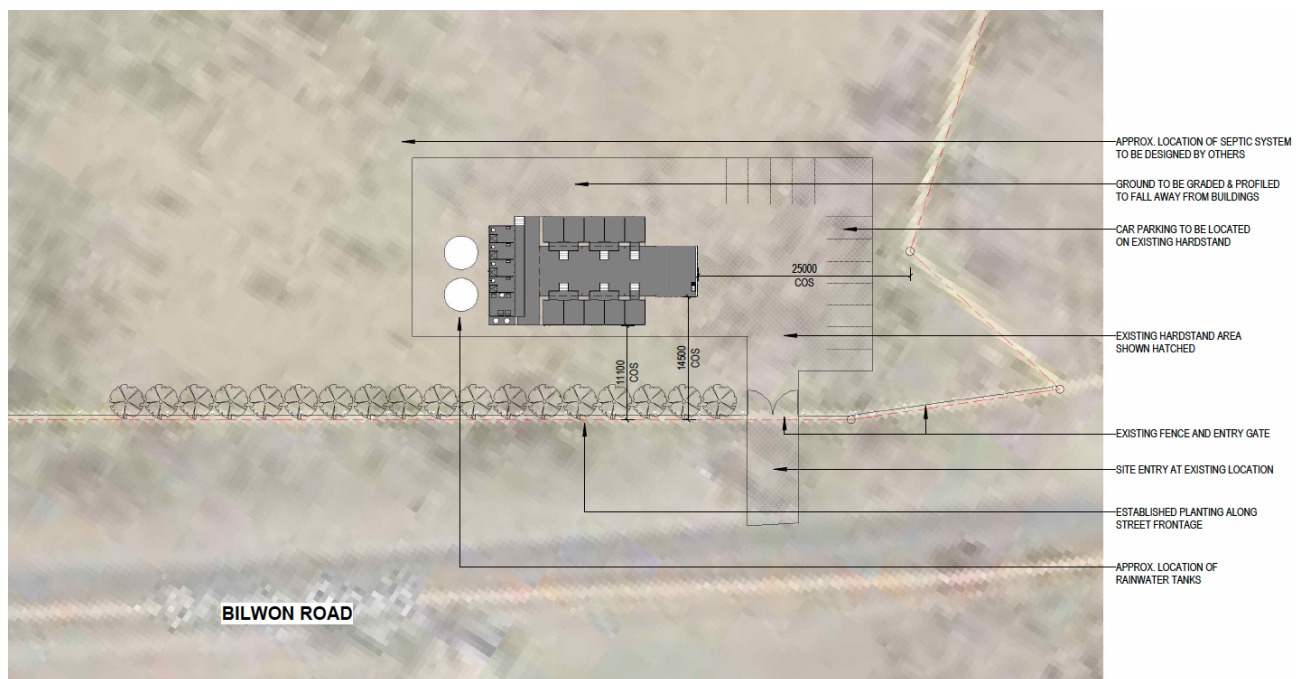


Figure 3: Extract from Development Plans (Prepared by U&i Town Plan.)

See Appendix 3: Development Plans for further detail.

3.1 Development Definition

The proposal is described as a “Material Change of Use” under the Planning Act and planning scheme. The proposal is defined under the Planning Act as follows:

material change of use, of premises, means any of the following that a regulation made under [section 284\(2\)\(a\)](#) does not prescribe to be minor change of use—

- (a) the start of a new use of the premises;*
- (b) the re-establishment on the premises of a use that has been abandoned;*
- (c) a material increase in the intensity or scale of the use of the premises.*

The proposed ‘Rural Workers’ Accommodation’ use that we are seeking to establish was defined as a code assessable land use within the Rural Zone, however, now being undefined, the proposed use becomes impact assessable development. The application includes therefore an assessment against the relevant aspects of the Planning Scheme’s Strategic Framework and Development Codes. The proposed use does not conflict with any relevant aspect of the Planning Scheme.

4.0 DEVELOPMENT APPLICATION DETAILS

This impact assessable development application seeks a development permit for a Material Change of Use under the *Planning Act 2016* to facilitate the new Rural Workers’ Accommodation Facility to cater for up to 10 workers. The facility is located close to Bilwon Road for access and to separate the accommodation from any impacts associated with spray drift, or also to evacuate in the event of a flood. By way of this development application, the applicant is seeking specific approval of the following development permit to authorise the subdivision of the allotments as detailed in this planning report.

5.0 PLANNING JUSTIFICATION

This development application is made in accordance with the requirements of the *Planning Act 2016* and is for a Material Change of Use located at 733 Bilwon Road, Biboohra to facilitate the new Rural Workers’ Accommodation Facility to cater for up to 10 workers. The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Strategic Framework, Rural Zone Code and Accommodation Activities Code.

5.1 Mareeba Shire Planning Scheme 2016

Given that the application is code assessable, the application is required to be assessed against only the relevant codes within the planning scheme where applicable to the development. In particular, the following sections of the planning scheme are considered relevant to this development:

- Strategic Framework
- Rural Zone Code

- Accommodation Activities Code
- Parking and Access Code
- Works, Services and Infrastructure Code
- Agricultural Land Overlay Code
- Bushfire Hazard Overlay Code
- Flood Hazard Overlay Code

Accordingly, an assessment of the proposed development against the above listed codes has been completed. Where the requirements of an Acceptable Outcome were impractical or inappropriate to address, the Performance Outcome was addressed and satisfied. By satisfying the requirements of the Performance Outcomes, the overall “Purpose” of the code was inherently satisfied, as was the Strategic Framework for the planning scheme. In terms of the assessment documented in this report, should any part of the development not comply with any sections of the codes, the relevant sections will be adequately referenced and addressed in further detail to ensure compliance has been achieved.

5.1.1 Strategic Framework

The Strategic Intent, and the Strategic Framework (SF) as a whole is a set of high order strategic outcomes and land use strategies which set the overarching policy intent for the lower order, more detailed components of the planning scheme i.e. zones, codes and policies. The Framework is split into various themes which cover the main aspects of land use planning and development governance. Given the level the Framework operates at, it is difficult to provide a direct, site specific assessment of the proposal against its many components. However, a proposal that satisfies the lower order components of the planning scheme, i.e. zone codes, development codes, overlay codes, planning scheme policies, etc; inherently satisfies the intent of the Framework.

The SF sets the policy direction for the Shire for the life of the Planning Scheme. Regarding this development the relevant provisions of the SF are:

- Settlement Pattern and built environment – Protection of Rural Zones; and
- Economic Development – Rural and Agricultural Land

3.3 Settlement pattern and built environment

3.3.11 Element - Rural areas

3.3.11.1 Specific Outcomes

- (1) *Rural areas include rural activities and land uses of varying scale, consistent with surrounding land use, character and site conditions.*

Comment

Rural workers' accommodation is considered to be a rural agricultural support use, ensuring convenient, reliable access to farm workers. The scale of development proposed is not unreasonable and is consistent with other similar developments in the Rural zone, and other built form on the site itself.

The proposed development is not likely to compromise Specific Outcome 1.

3.7 Economic Development

3.7.2 Element - Rural and Agricultural land

3.7.2.1 Specific outcomes

- (4) *Built infrastructure and non-agricultural uses within farms will be co-located and clustered with existing farm dwellings and infrastructure to prevent encroachment on productive land.*

Comment

The proposed location of the workers' accommodation complex is on the edge of the existing orchard and will therefore not encroach on productive land.

- (5) *Development ensures rural activities in all rural areas are not compromised by incompatible development and fragmentation.*

Comment

Rural workers' accommodation is considered to be a rural agricultural support use, ensuring convenient, reliable access to farm workers. Despite being sited adjacent the orchard, the nature of the proposed use (short - medium term accommodation for farm workers only who are employed on-site) the development and its occupants are likely to be more resilient and subsequently less susceptible to land use conflict arising from farming activity. No other farming enterprises are established nearby.

The proposed development is not likely to compromise Specific Outcomes 5.

5.1.2 Rural Zone Code

1. *The purpose of the Rural Zone Code is to:*
 - a) *Provide for rural uses including cropping, intensive horticulture, intensive animal industries, animal husbandry, animal keeping and other primary production activities;*
 - b) *Provide opportunities for non-rural uses that are compatible with agriculture, the environmental features, and landscape character of the rural area where the uses do not compromise the long-term use of the land for rural purposes;*
 - c) *Protect or manage significant natural resources and processes to maintain the capacity for primary production.*

2. *Mareeba Shire Council's purpose of the Rural zone code is to recognise the importance of primary productions to the economy of the region and to maintain and strengthen the range of primary industries which contribute to the rural economy.*

The purpose of the Rural zone code is to:

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

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

- (a) *Areas for use for primary production are conserved and fragmentation below economically viable lot sizes is avoided;*
- (b) *The establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, forestry, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;*
- (c) *The establishment of extractive industries, mining and associated activities and alternative forms of energy generation is appropriate where environmental impacts and land use conflicts are minimised;*
- (d) *Uses that require isolation from urban areas as a consequence of their impacts such as noise or odour may be appropriate where land use conflicts are minimised;*
- (e) *Development is reflective of and responsive to the environmental constraints of the land;*
- (f) *Residential and other development is appropriate only where directly associated with the rural nature of the zone;*

- (g) *Low-impact tourism and recreation activities do not compromise the long-term use of the land for rural purposes;*
- (h) *The viability of both existing and future rural uses and activities is protected from the intrusion of incompatible uses;*
- (i) *Visual impacts of clearing, building, materials, access ways and other aspects of development are minimised or appropriately managed;*
- (j) *Adverse impacts of development both on-site and from adjoining areas are avoided and any impacts are minimised through location, design, operation and management; and*
- (k) *Natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed, enhanced and separated from adjacent development.*

Complies:

Rural workers' accommodation is considered to be a rural agricultural support use, ensuring convenient, reliable access to farm workers. Despite being sited adjacent the orchard, the nature of the proposed use (short - medium term accommodation for farm workers only who are employed on-site) the development and its occupants are likely to be more resilient and subsequently less susceptible to land use conflict arising from farming activity. No other farming enterprises are established nearby.

The proposal is considered to satisfy the requirements set by the applicable assessment benchmarks from the planning scheme, specifically the Rural Zone Code. It is considered that this development in these particular and unique circumstances, meets the performance outcomes and purpose statements outlined within the Rural Zone Code and Reconfiguring a Lot Code.

5.1.3 Accommodation Activities Code

- (1) *The purpose of the Accommodation activities code is to facilitate the provision of Accommodation activities in appropriate locations throughout the shire.*
- (2) *The purpose of the code will be achieved through the following overall outcomes:*
 - (n) *Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;*
 - (o) *Accommodation activities in the Centre zone are facilitated where they can integrate and enhance the fabric of the centre and are located behind or above commercial development;*
 - (p) *Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;*
 - (q) *Accommodation activities are generally established in accessible, wellconnected locations with access or future access to public transport, cycling and pedestrian networks;*
 - (r) *Accommodation activities do not compromise the viability of the hierarchy and network of centres, namely:*
 - (i) *Mareeba as a major regional activity centre, which accommodates the most significant concentrations of regional-scale business, retail, entertainment, government administration, secondary and tertiary educational facilities and health and social services within the shire;*

- (ii) Kuranda as a village activity centre, which accommodates services, arts and cultural facilities, sports and recreation facilities, business and employment uses to support the village and its constituent surrounding rural and rural residential communities;
- (iii) Chillagoe and Dimbulah as Rural activity centres, which provide commercial and community services to their rural catchments; and
- (iv) Biboohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
- (s) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

ASSESSMENT BENCHMARKS

Performance Outcomes	Acceptable Outcomes	Proposal Justification
For accepted development subject to requirements and assessable development		
All Accommodation activities, apart from Dwelling House		
PO1	AO1	Rural Workers' Accommodation is not listed in Table 9.3.1.3B. Regardless, the development complies with PO1. Satisfied.
All Accommodation activities, apart from Tourist Park and Dwelling House		
PO2	AO2.1	Can be conditioned to comply. Satisfied.
All Accommodation activities, apart from Dwelling House		
PO3	AO3	Complies with all the relevant criteria. Satisfied.
PO4	AO4.1, AO4.2, AO4.3 & AO4.4	All are not applicable except for AO4.3 in which it can be conditioned to provide clothes drying facilities. Satisfied.
If for Caretaker's Accommodation		
PO5	AO5.1 & AO5.2	Not applicable as the use does not involve caretaker's accommodation facility. Satisfied.
If for a Dwelling House		
PO6	AO6	Not applicable as the use does not involve dwelling house. Satisfied.
If for a Dual Occupancy		
PO7	N/A	Not applicable as the use does not involve dual occupancy. Satisfied.
If for Multiple Dwelling, Residential care facility or Retirement Facility		
PO8	AO8	Not applicable as it does not involve the listed uses.

		Satisfied.
PO9	AO9.1 – AO9.2	Not applicable to this development. Satisfied.
If for Residential Care Facility or Retirement Facility		
PO10	N/A	Not applicable as the use does not involve a residential care facility of retirement facility. Satisfied.
If for Home Based Business		
PO11 & PO12	All listed outcomes.	Not applicable as the use does not involve a Home Based Business. Satisfied.
If for Rural Worker's Accommodation		
PO13 & PO14	All listed outcomes.	The proposed Rural Workers' Accommodation (RWA) complex will house 10 workers. The site contains an extensive Citrus farm which easily justifies the number of workers proposed. Additional workers may still need to be sourced from off-site in the peak harvest times. It is envisaged that the RWA complex will be occupied all year round as the citrus orchard runs all year round. The facility has been designed to include all the necessary services for a RWA. The development complies with PO13 & 14. Satisfied.
For Assessable development		
If for Caretaker's Accommodation		
PO15	N/A	Not applicable as the use does not involve caretaker's accommodation facility. Satisfied.
If for Residential Care Facility or Retirement Facility		
PO16	N/A	Not applicable as the use does not involve a residential care facility of retirement facility. Satisfied.
If for Tourist Park		
PO17, PO18, PO19 & PO20	N/A	Not applicable as the use does not involve a tourist park. Satisfied.

5.1.4 Parking and Access Code

The proposed RWA has an existing access crossover onto Bilwon Road that leads into a dust suppressed sealed carpark that wraps around the entire facility as shown in the image below. There is ample space available on-site, with 11 car parks shown on the site plan, although we anticipate that there will be only two (2) or three (3) cars and the workers will carpool. As such, the proposed development is considered to comply with the criteria within the code and can be conditioned to comply where relevant.



5.1.5 Works, Service and Infrastructure Code

The proposed Rural Workers' Accommodation is located within the Rural Zone, and as such limited services and infrastructure are required to be provided as part of this development. In terms of water, the proposed facility is already connected with the necessary water infrastructure and will not result in any changes to water supply. The water will continue to be supplied from the Barron River as well as a bore, and 2 x 27,000litre tank with cam lock for firefighting purposes. There is an area dedicated for on-site sewerage treatment system which will be designed and installed as part of subsequent development permits for plumbing and drainage, therefore a condition of approval will ensure it complies.

Access to the proposed development site is already existing and established in accordance with the rural standard, in accordance with the standard drawings in the Planning Scheme Policy 4 – FNQROC Regional Development Manual. This detail has been noted and included on the development plans.

To summarise, the following is proposed in terms of services to be provided as part of this development:

- **Access:** Existing access crossover from Bilwon Road into the proposed site and is considered to be consistent with the rural standards in accordance FNQROC Standard Drawing S1105e for rural property accesses;
- **Water:** In terms of water, the proposed facility is already connected with the necessary water infrastructure and will not result in any changes to water supply. The water will continue to be supplied from the Barron River as well as a bore, and 2 x 27,000litre tank with cam lock for firefighting purposes;
- **Sewerage:** There is an area dedicated for on-site sewerage treatment system which will be designed and installed as part of subsequent development permits for plumbing and drainage, therefore a condition of approval will ensure it complies;
- **Power:** Power is located along Bilwon Road, and the development has an existing connection to power into the site; and
- **Telecommunications:** The site will either be serviced by NBN or StarLink at the time of commencement of the use.

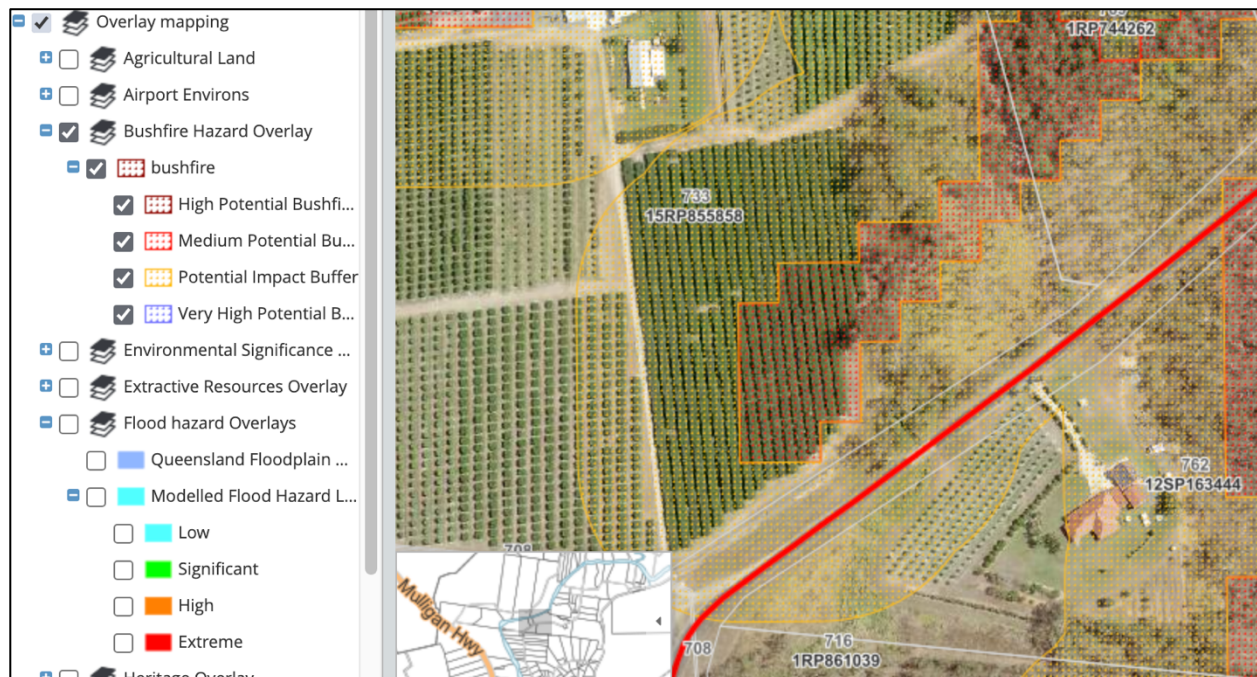
It is considered that the proposed development achieves compliance with the outcomes sought to be achieved within Works, Services and Infrastructure Code.

5.1.6 Bushfire Hazard Overlay Code

The purpose of the Bushfire hazard overlay code is to minimise the threat of bushfire to people and property.

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

- Development in a Bushfire hazard area is compatible with the nature of the hazard;*
- The number of people and properties subject to bushfire hazards are minimised through appropriate building design and location;*
- Development does not result in a material increase in the extent, duration or severity of bushfire hazard; and*
- Appropriate infrastructure is available to emergency services in the event of a bushfire.*



The site is mapped as containing areas of Potential Impact Buffer (100 metres) and Medium Bushfire Hazard, which do not necessarily correlate with the areas on the site covered by natural bushland. The development site has existing access to water with connections to infrastructure already established currently available to be used for fire-fighting purposes. Additionally, as part of the development permit for building works, there is already an established buffer around the infrastructure to protect it from any fires, and is regularly maintained ensuring it complies with the relevant bushfire overlay code requirements. The owners have also installed irrigation to landscaped strip along Bilwon road to establish a green landscaped strip. As outlined, the development site area is regularly maintained by the landowners to ensure no build-up of hazardous materials and that existing firebreaks are maintained. Accordingly, it is considered that this development achieves compliance with the outcomes sought under the Bushfire Hazard Overlay Code.

5.1.7 Environmental Significance Overlay Code

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

The Environmental significance overlay code ensures that:

- (a) waterways and high ecological significance wetlands are protected and enhanced to maintain ecosystem services and hydrological processes and provide aquatic habitat for flora and fauna; and*
- (b) the environmental values of regulated vegetation, wildlife habitat, protected areas and legally secured offset areas are protected and managed.*

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

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



The site is mapped as containing areas of land considered regulated vegetation, albeit that it does not reflect the entire area as illustrated on the state regulatory mapping. The proposed development is seeking approval to establish a Rural Workers' Accommodation on the property in areas mapped as regulated vegetation to which referral to the state government applies. The area in question on this associated overlay mapping is not impacted in any way by this development. Accordingly, the outcomes

sought within this code are considered to be achieved as a consequence and no further assessment of this development is required against the Environmental Significance Overlay Code.

5.1.8 Flood Hazard Overlay Code

The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the Flood hazard overlay maps (OM-006ao) so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.

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

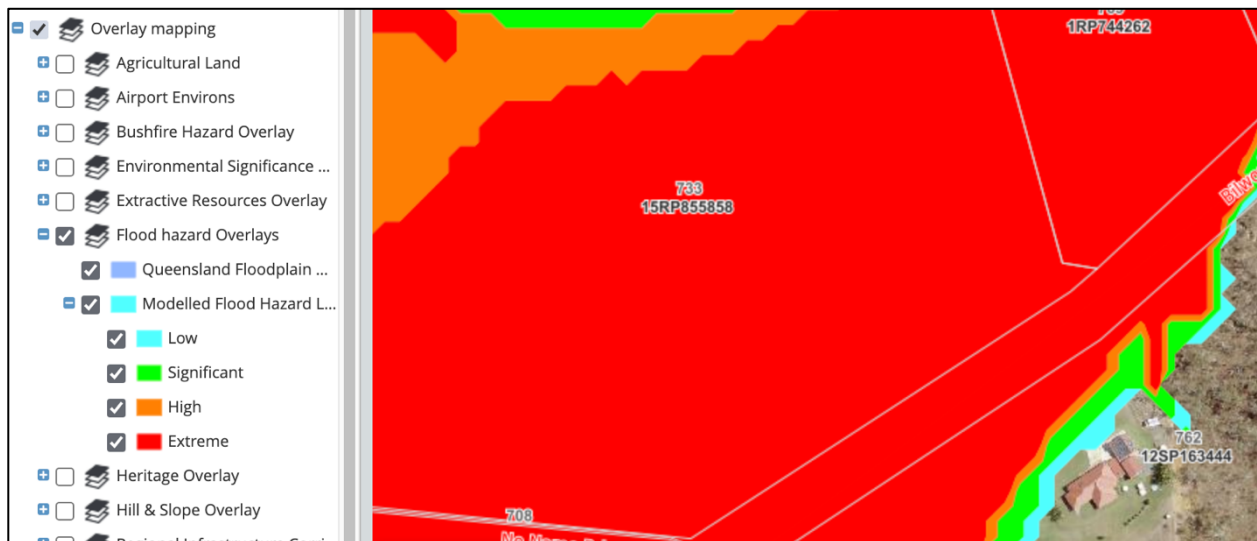
- (a) *Development in the 'Extreme flood hazard area':*
- i. maintains and enhances the hydrological function of the land;*
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;*
 - iii. is limited to:*
 - A. flood proofed Sport and recreation activities;*
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;*
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;*
 - D. conservation and natural area management; and*
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;*

Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.

- (b) *Development in the 'High flood hazard area':*
- i. maintains the hydrological function of the land;*
 - ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;*
 - iii. is limited to:*
 - A. flood proofed Sport and recreation activities and Club uses;*
 - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;*

- C. *a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;*
 - D. *Rural activities where for Animal husbandry, Cropping or Permanent plantation;*
 - E. *Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;*
 - F. *flood proofed Utility installations, Substations or Major electricity infrastructure;*
 - G. *conservation and natural area management; and*
 - H. *replacement of existing lawful development; Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.*
- iv. *protects surrounding land and land uses from increased flood hazard impacts;*
 - v. *elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.*
- (c) *Development in the 'Significant flood hazard area':*
- i. *minimises risk to life and property from flood events;*
 - ii. *involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;*
 - iii. *is limited to:*
 - A. *Sport and recreation activities;*
 - B. *Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;*
 - C. *Rural activities;*
 - D. *Accommodation activities, excluding Residential care facility and Retirement facility;*
 - E. *flood proofed Community activities, excluding Child care centre, Hospital and Community use where a flood emergency evacuation plan ensures the safety of people during a flood event;*
 - F. *flood proofed Utility installations, Substations or Major electricity infrastructure;*
 - G. *conservation and natural area management;*

- iv. *locates habitable rooms for all accommodation activities above the defined flood level, including freeboard; and*
 - v. *locates the minimum floor level for all buildings other than accommodation activities, industrial activities and business activities above the defined flood level.*
- (d) *Development in the 'Low flood hazard area':*
- i. *minimises risk to life and property from flood events;*
 - ii. *locates habitable rooms for all Accommodation activities above the defined flood level, including freeboard; and*
 - iii. *locates the minimum floor level for all buildings other than Accommodation activities above the defined flood level, including freeboard.*
- (e) *Development in the 'Potential flood hazard area':*
- i. *maintains the safety of people on the development site from flood events and minimises the potential damage from flooding to property;*
 - ii. *does not result in adverse impacts on people's safety, the environment or the capacity to use land within the floodplain;*
 - iii. *locates habitable rooms for all Accommodation activities above a 1% Annual Exceedance Probability (AEP), including freeboard; and*
 - iv. *locates the minimum floor level for all building work other than Accommodation activities above the 1% AEP flood level, including freeboard.*



The site is mapped within the Extreme Flood Hazard area along the Barron River. In terms of locating such a facility on-site, as you can see an area available across the site that falls outside the mapped flood zone is limited, therefore this location away from the Barron River as selected. The reason it was selected are listed as follows:

- Sufficient separation from the waterways being the Barron River, if put near the existing dwelling it would be too close to these waterways;

- The location being right next to Bilwon Road provides the ability for the occupants to evacuate to Bilwon Road and higher ground in the event of a flood;
- The location also has more efficient access to electricity along Bilwon Road and access of course to Bilwon Road; and
- The RWA is also located away from the citrus orchid therefore providing suitably buffers and separation for spray drift and other impacts. It's a great outcome to keep the accommodation separated from the farming activities.

Overall, the development location is considered the best possible location for the RWA that is as far away as possible from the Barron River, and as close as possible to Bilwon Road in the event they have to evacuate to higher grounds.

5.2 State Development Assessment Provisions

The State Development Assessment Provisions (SDAP) set out the matters of interest to the state for development assessment. The SDAP identifies the matters of interest – where relevant they have been addressed by heading in this section. Where the State is a referral agency for a development application under the provisions, the state code applies.

5.2.1 Clearing Native Vegetation

The subject site is mapped by the state government as containing regulated vegetation protected under the *Vegetation Management Act 1999*. Accordingly, the development triggers referral under Schedule 10, part 3, division 4, table 2 – Clearing native vegetation of the *Planning Regulations 2017*, because the proposed buildings associated with the development are apparently located within protected vegetation. The relevant SDAP code response is provided in **Appendix 4**.

5.3 Far North Regional Plan 2009-2031

The site is located within the 'Regional Landscape and Rural Production Area Regional Land Use Category of the Far North Queensland 2009-2031 (see also Attachment 3). The Minister has identified that the planning scheme, specifically the Strategic Framework, appropriately advances the FNQRP 2009- 2031. Hence, compliance with the FNQRP is demonstrated through the compliance with the Planning Scheme (refer to this report and attachments for demonstration of this compliance).

6.0 CONCLUSION

It is considered that the proposed development being for a Material Change of Use for a Rural Workers' Accommodation located at 733 Bilwon Road, Biboohra is appropriate. In particular, the proposed development:

- Achieves compliance with the Performance Outcomes and Purpose Outcomes relating to Rural Zone;

- Achieves compliance with the Performance Outcomes, Purposes and the Intent of the Accommodation Activities Code for land included in the Rural Zone;
- Satisfies compliance with the relevant applicable mapped Overlays, with particular regard to the Flood Hazard, Environmental Significance 1 Bushfire Hazard Overlay Codes;
- Does not conflict with the Far North Queensland Regional Plan 2009 – 2031, in particular the Rural Production Area Regional Land Use Category.

The applicant strongly believes that an assessment of the common material forming part of this development application in accordance with the decision-making rules established under the Planning Act will result in the approval of the development application and the issuing of a development permit subject to conditions. The proposal is consistent with the “Purpose” of the Rural Zone & Accommodation Activities Code and the applicable State level policy. The proposal constitutes works and a use of the site in a manner that meets the strategic outcomes sought by the planning instruments and the expectations of the community. The conclusion of this report is that all the requirements set by the assessment benchmarks can be met and that the strategic level policy outcomes sought by the planning scheme for the site and locality can be achieved. The common material provided as part of this development application contains sufficient justification to establish compliance with the assessment benchmarks. It is the applicant’s opinion that the development application contains sufficient justification to warrant approval subject to reasonable and relevant conditions.

We request that Council provide a copy of the Draft Conditions with sufficient time for review prior to issuing a Decision Notice for the development. If you have any queries, please do not hesitate to contact our office on 0411 344 110.



Ramon Samanes

Director, U&i Town Plan

Bachelor of Applied Science, Majoring in Environmental and Urban Planning

APPENDIX 1: DA FORM 1 – DEVELOPMENT APPLICATION DETAILS

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	Galati Farming Pty Ltd ATF The Galati Farming Trust
Contact name (only applicable for companies)	Ramon Samanes
Postal address (P.O. Box or street address)	PO Box 426
Suburb	Cooktown
State	QLD
Postcode	4895
Country	Australia
Contact number	0411344110
Email address (non-mandatory)	Ramon.samanes@gmail.com
Mobile number (non-mandatory)	0411344110
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	M3-24

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

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
		733	Bilwon Road	Bibohra
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4880	15	RP855858	Mareeba Shire Council
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)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

Coordinates of premises by easting and northing

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

3.3) Additional premises

Additional premises are relevant to this development application and the details of these premises have been attached in a schedule to this development application

Not required

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

In a tidal area

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

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

<input type="checkbox"/> On airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i>
Name of airport: <input type="text"/>
<input type="checkbox"/> Listed on the Environmental Management Register (EMR) under the <i>Environmental Protection Act 1994</i>
EMR site identification: <input type="text"/>
<input type="checkbox"/> Listed on the Contaminated Land Register (CLR) under the <i>Environmental Protection Act 1994</i>
CLR site identification: <input type="text"/>

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect
a) What is the type of development? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input checked="" type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input checked="" type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
Rural Workers' Accommodation
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms guide: Relevant plans.</i>
<input checked="" type="checkbox"/> 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? <i>(tick only one box)</i>
<input type="checkbox"/> Material change of use <input type="checkbox"/> Reconfiguring a lot <input type="checkbox"/> Operational work <input type="checkbox"/> Building work
b) What is the approval type? <i>(tick only one box)</i>
<input type="checkbox"/> Development permit <input type="checkbox"/> Preliminary approval <input type="checkbox"/> Preliminary approval that includes a variation approval
c) What is the level of assessment?
<input type="checkbox"/> Code assessment <input type="checkbox"/> Impact assessment <i>(requires public notification)</i>
d) Provide a brief description of the proposal <i>(e.g. 6 unit apartment building defined as multi-unit dwelling, reconfiguration of 1 lot into 3 lots):</i>
e) Relevant plans
Note: <i>Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
<input type="checkbox"/> 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

6.4) Is the application for State facilitated development?

- Yes - Has a notice of declaration been given by the Minister?
- No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

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

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

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

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

- Yes
- No

8.3) Does the proposed development relate to temporary accepted development under the Planning Regulation?

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

--

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

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

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

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

10.2) Will the subdivision be staged?

- Yes – provide additional details below
 No

How many stages will the works include?	
What stage(s) will this development application apply to?	

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

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

12) Boundary realignment**12.1) What are the current and proposed areas for each lot comprising the premises?**

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

12.2) What is the reason for the boundary realignment?

--

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

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

Division 3 – Operational work*Note: This division is only required to be completed if any part of the development application involves operational work.***14.1) What is the nature of the operational work?**

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

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

- Yes – specify number of new lots: _____
- No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

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

PART 5 – REFERRAL DETAILS

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

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

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

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

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



Queensland
Government

- SEQ northern inter-urban break – community activity
- SEQ northern inter-urban break – indoor recreation
- SEQ northern inter-urban break – urban activity
- SEQ northern inter-urban break – combined use
- Tidal works or works in a coastal management district
- Reconfiguring a lot in a coastal management district or for a canal
- Erosion prone area in a coastal management district
- Urban design
- Water-related development – taking or interfering with water
- Water-related development – removing quarry material *(from a watercourse or lake)*
- Water-related development – referable dams
- Water-related development –levees *(category 3 levees only)*
- Wetland protection area

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

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

PART 6 – INFORMATION REQUEST

19) Information request under 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 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

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 536: 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.desi.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 Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.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 planning.statedevelopment.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 Resources at www.resources.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, Science and Innovation at www.desi.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.resources.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.desi.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.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.

For a heritage place that has cultural heritage significance as a local heritage place and a Queensland heritage place, provisions are in place under the Planning Act 2016 that limit a local categorising instrument from including an assessment benchmark about the effect or impact of, development on the stated cultural heritage significance of that place. See guidance materials at www.planning.statedevelopment.qldgov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

23.14) 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

23.15) 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.statedevelopment.qld.gov.au for further information.

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



**Queensland
Government**

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

APPENDIX 2: OWNER'S CONSENT



CLIENT ACCEPTANCE FORM / OWNER'S CONSENT
 (TO BE COMPLETED AND RETURNED)

PROJECT:	Material Change of Use
PROJECT ADDRESS:	733 Bilwon Road, Biboohra (Lot 15 on RP855858)

Client Details

Client:	GALATI FARMING PTY LTD ATF THE GALATI FARMING TRUST <small>(enter client name) (primary contact)</small>
Invoice Address:	PO BOX 512 MAREEBA QLD 4880 <small>(enter invoice address)</small>
Phone:	0439 932 590 <small>(enter client phone)</small>
Email:	admin@galatifarming.com.au <small>(enter client email)</small>
Accounts Contact:	Cina Galati - 0437932642 <small>(enter accounts email & phone)</small>

Landowner Details *(proof of ownership to be supplied by owner's, i.e. rates notices OR current title search supplied)*

Landowner Name/s:	GIOVANI & CINA GALATI <small>(enter landowner name/s) As shown on rates notice</small>
Address:	733 BILWON ROAD, BIBOOHRA Q 4880 <small>(enter address)</small>
All Owners Signatures:	  <small>(signatures from all landowners & Dated)</small> 21/3/24

I / we, the party named below (the Client), confirm the commission of R&A Samanes Pty Ltd t/a U&I Town Plan (the Consultant), in relation to the project referenced above and accept all terms and conditions of the Quote and in particular confirm responsibility for payment of fees generated by this commission and payable to the Consultant strictly prior to lodgement of the Application and in other cases within 7 days of the date of invoice.

Signed:  

Name: GIOVANI & CINA GALATI

Date: 21/3/2024

Please complete, sign and return to: ramon@uitownplan.com.au. Along with a copy of the receipt of payment of selected fees.

APPENDIX 3: DEVELOPMENT PLANS

WORKER ACCOMMODATION

GALATI FARMING PTY LTD

733 BILWON ROAD BIBOOHRA

SHEET LIST

1892-A-00	COVER SHEET	0
1892-A-01	PART SITE PLAN	2
1892-A-10	FLOOR PLAN	0
1892-A-11	FOOTING PLAN	0
1892-A-12	ROOF FRAMING PLAN	0
1892-A-13	ROOF PLAN	0
1892-A-20	ELEVATIONS	0

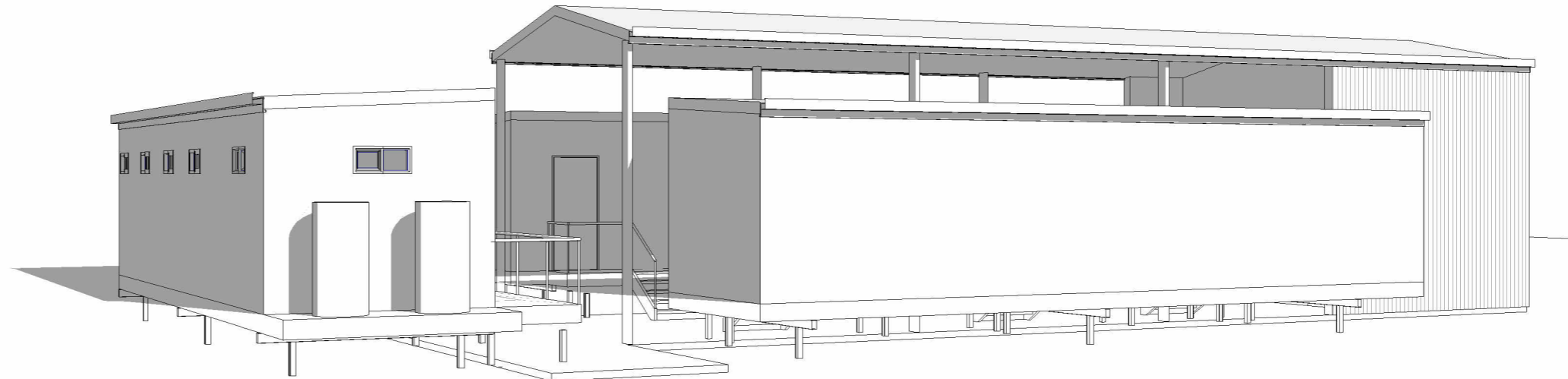
ABBREVIATION LEGEND

CT	COOKTOP
DP	DOWNPIPE
DRY	CLOTHES DRYER - PROVISIONS ONLY
HWS	HOT WATER SYSTEM
LT	LAUNDRY TUB
SK	KITCHEN SINK
WM	WASHING MACHINE - PROVISIONS ONLY

GENERAL LEGEND

THE CONTRACT WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND COMPLY WITH ALL REGULATIONS:
 - NATIONAL CONSTRUCTION CODE 2022
 - NATIONAL CODE OF PRACTICES FOR THE CONSTRUCTION INDUSTRY
 - AUSTRALIAN GOVERNMENT GUIDELINES FOR THE NATIONAL CODE OF PRACTICE FOR THE CONSTRUCTION INDUSTRY
 - COMPLY WITH QUEENSLAND DEVELOPMENT CODE

- ⊕ CENTRE LINE
- COS CONFIRM ON SITE
- EX. EXISTING
- OMP OUTER MOST PROJECTION
- FFL FINISHED FLOOR LEVEL
- NGL NATURAL GROUND LEVEL
- SSL STRUCTURAL SLAB LEVEL
- U/S UNDERSIDE
- W.O.T. WINDOW MARKER (REFER TO SCHEDULE)
- D.O.T. DOOR MARKER (REFER TO SCHEDULE)
- W.T. WALL MARKER (REFER TO SCHEDULE)
- |— BREAK IN DRAWING
- ⬠ INTERNAL ELEVATION MARKER
- LEVEL 0000 SECTION/ELEVATION - FLOOR LEVEL
- ⊙ GRID HEAD/GRID LINE
- ⊕ NORTH POINT
- FIRE EXTINGUISHER
- ↑ SETOUT POINT
- ← FALL TO FLOOR
- 20mm SLAB STEP
- + RL XXXXX SPOT REFERENCE LEVEL
- + TOW XXXXX TOP OF WALL REFERENCE LEVEL
- ABC
2800 CEILING TYPE ABBREVIATION; and
CEILING HEIGHT
- P - DENOTES STRUCTURAL BRACING ON SIDE OF WALL AS SHOWN.
REFER TO ENGINEERING NOTES
- CIRCULATION SPACE
- LOW
15° PITCH
HIGH ROOF PITCH SYMBOL



CONSTRUCTION ISSUE

No	DATE	REVISION	BY	APP
0	2024.08.30	ISSUED FOR CONSTRUCTION	TC	SR

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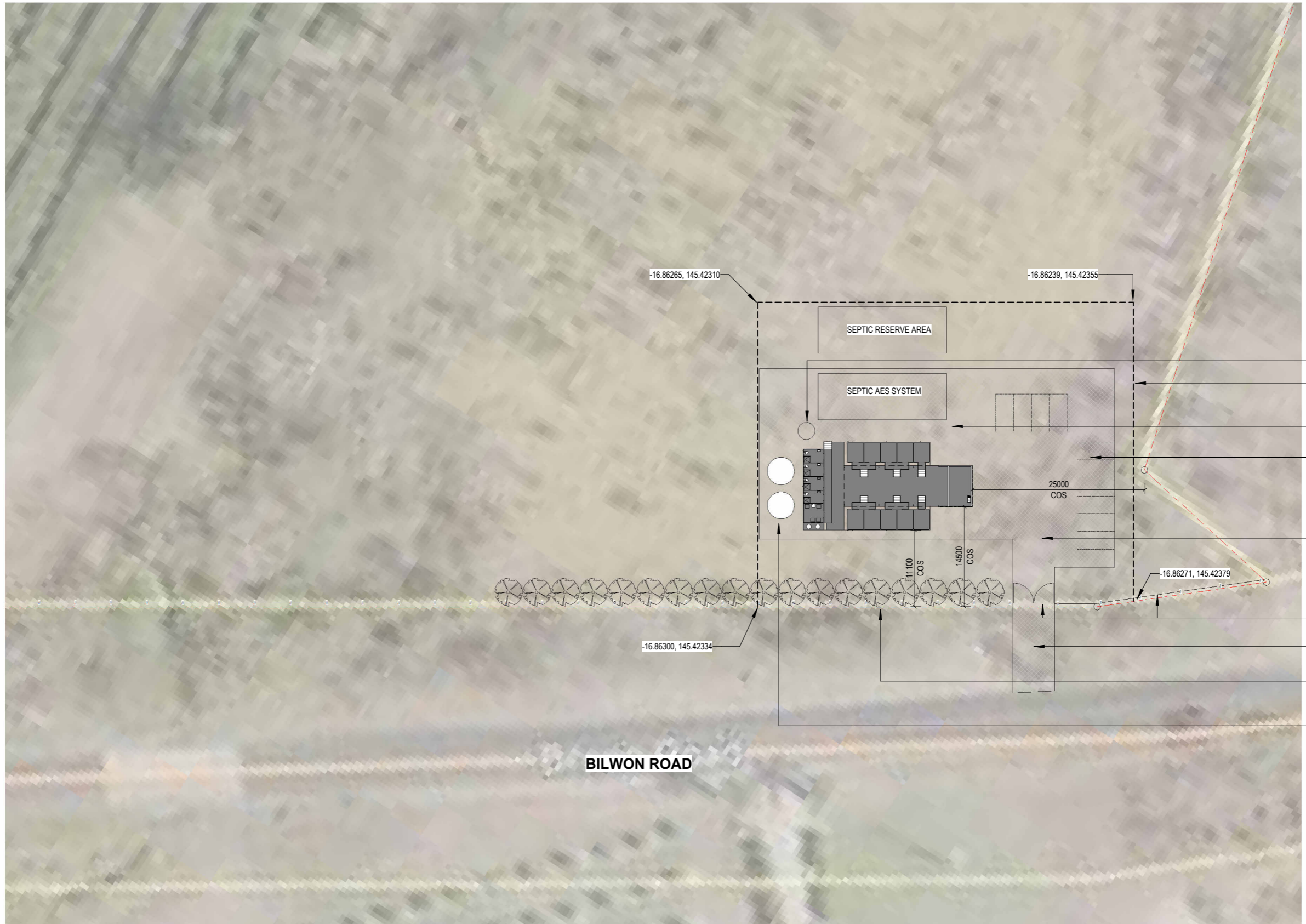
Project:	WORKER ACCOMMODATION 733 BILWON ROAD BIBOOHRA
Client Name:	GALATI FARMING PTY LTD
Drawing Title:	COVER SHEET

Drawn By:	TC
Checked By:	SR
Scale:	1 : 100 AT A1
Revision:	0
Sheet No.:	1892-A-00

DESIGN WIND CLASSIFICATION C2

BUILDING CLASS: **1B**
 RP DESCRIPTION: **15** on **RP855858**
 SITE AREA: **288230** LOCAL AUTHORITY: **MSC**
 SITE COVER: **1%**
 ZONE DESCRIPTION: **RURAL**
 AFFECTED OVERLAYS: **BUSHFIRE HAZARD (POTENTIAL IMPACT BUFFER) FLOOD HAZARD (EXTREME)**

SITE NOTES
 LICENSED PLUMBER TO CONFIRM FINAL ALIGNMENT OF HOUSE SEWER & STORMWATER. CONFIRM ALL FALLS PRIOR TO CONSTRUCTION
 ALL PLUMBING & DRAINAGE WORK SHALL BE IN ACCORDANCE WITH THE PLUMBING AND DRAINAGE ACT, AUSTRALIAN STANDARDS AND APPROVAL OF THE LOCAL COUNCIL
 THE FINISHED SURFACE IMMEDIATELY SURROUNDING THE BUILDINGS OF 1000mm MINIMUM WIDE, IS TO FALL AWAY FROM THE DWELLING AT A SLOPE OF 1 IN 50 MINIMUM AS PER NCC VOL 2 PART 3.3.3
 SURFACE DRAINAGE IS TO DISCHARGE EVENLY WITHIN THE SITE AND WITHOUT NUISANCE TO ADJOINING PROPERTIES
 EARTHWORKS TO COMPLY WITH NCC VOL 2 PART 3.2
 ALL EARTHWORKS TO COMPLY WITH AS. 3798-1996 'GUIDELINES ON EARTHWORKS FOR COMMERCIAL & RESIDENTIAL DEVELOPMENTS'.
 SITE DRAINAGE TO COMPLY WITH NCC VOL 2 PART 3.3
 CUT AND FILL BATTERS NOT TO EXCEED A MAXIMUM SLOPE AS PER NCC TABLE 3.2.1 FOR THE SITE SPECIFIC SOIL TYPE, REFER ALSO TO NCC CLAUSE 4.2.6 FOR SLAB EDGE SUPPORT ON SLOPING SITES
 SITE PREPARATION SHALL GENERALLY CONSIST OF CLEARANCE OF VEGETATION FOLLOWED BY EXCAVATION OF TOPSOILS AND MATERIAL TO SUIT FINAL DESIGN LEVELS

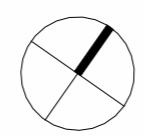


- 4500L SEPTIC TANK
- WORKS TO BE CONTAINED WITHIN NOMINATED AREA BETWEEN COORDINATES
- GROUND TO BE GRADED & PROFILED TO FALL AWAY FROM BUILDINGS
- CAR PARKING TO BE LOCATED ON EXISTING HARDSTAND
- EXISTING HARDSTAND AREA SHOWN HATCHED
- EXISTING FENCE AND ENTRY GATE
- SITE ENTRY AT EXISTING LOCATION
- ESTABLISHED PLANTING ALONG STREET FRONTAGE
- APPROX. LOCATION OF RAINWATER TANKS

PART SITE PLAN
 SCALE 1 : 300 @ A1

CONSTRUCTION ISSUE

No	DATE	REVISION	BY	APP
0	2024.08.30	ISSUED FOR CONSTRUCTION	TC	SR
1	2024.10.15	SITE PLAN UPDATED	TC	SR
2	2024.11.14	SITE PLAN UPDATED	TC	SR



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Project:	WORKER ACCOMMODATION 733 BILWON ROAD BIBOOHRA
Client Name:	GALATI FARMING PTY LTD
Drawing Title:	PART SITE PLAN

Drawn By:	TC
Checked By:	SR
Scale:	As indicated AT A1
Revision:	2
Sheet No.:	1892-A-01

GENERAL NOTES

THE CONTRACT WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING STANDARDS AND COMPLY WITH ALL REGULATIONS:

- NATIONAL CONSTRUCTION CODE 2022
- NATIONAL CODE OF PRACTICES FOR THE CONSTRUCTION INDUSTRY
- AUSTRALIAN GOVERNMENT GUIDELINES FOR THE NATIONAL CODE OF PRACTICE FOR THE CONSTRUCTION INDUSTRY
- COMPLY WITH QUEENSLAND DEVELOPMENT CODE

VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS, MATERIAL PURCHASING, OFF SITE PRODUCTION AND/OR CONSTRUCTION.

ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF HUMAC GROUP STAFF IMMEDIATELY BEFORE ACTION IS TAKEN.

DO NOT SCALE OFF DRAWINGS.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO DIMENSIONS SCALED OFF DRAWINGS.

SMALL SCALE DETAILS TAKE PRECEDENCE OVER GENERAL ARRANGEMENT PLANS.

DIMENSIONS SHOWN ARE IN MILLIMETRES UNLESS OTHERWISE NOTED.

CROSS REFERENCE ALL DRAWING WITHIN SET; PROVIDE ALL MATERIALS AND LABOUR, INCLUDING MAKING GOOD TO AFFECTED AREAS, TO ENSURE COMPLETELY SAFE AND RELIABLE INSTALLATION.

ALL TIMBER OR STEEL FRAMED WALLS TO WET AREAS TO BE LINED WITH FC OR APPROVED WET AREA CLADDING, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

ALL GLAZING TO COMPLY WITH RELEVANT CODES & STANDARDS & MUST BE DESIGNED FOR THE WIND LOADS SPECIFIC TO THE BUILDING.

SMOKE ALARMS MUST BE INSTALLED IN ACCORDANCE WITH RELEVANT CODES & STANDARDS, BE MAINS CONNECTED & COMPLY WITH RELEVANT CODES & STANDARDS.

ALL BALUSTRADES / BARRIERS TO BE 1000 MINIMUM ABOVE FINISHED FLOOR LEVEL (i.e. TOP OF TILES, CARPET etc) AND HAVE NO OPENINGS GREATER THAN 124mm, IN ACCORDANCE WITH RELEVANT CODES & STANDARDS. NCC VOL 2 PART 11.3

STEEL TO BE PROTECTED WITH CORROSION PROTECTION AS PER NCC VOL 2 PART 6.3.9

SUSPENDED TIMBER OR STEEL FRAMED FLOORS TO HAVE WET AREA FLOORING TO ALL WET AREAS, FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.

THE SUB-FLOOR SPACE OF A DWELLING MUST BE VENTILATED IN ACCORDANCE WITH NCC VOL 2 PART 6.2.1; SUB-FLOOR CLEARANCE HEIGHT TO ALLOW FOR TERMITE INSPECTIONS

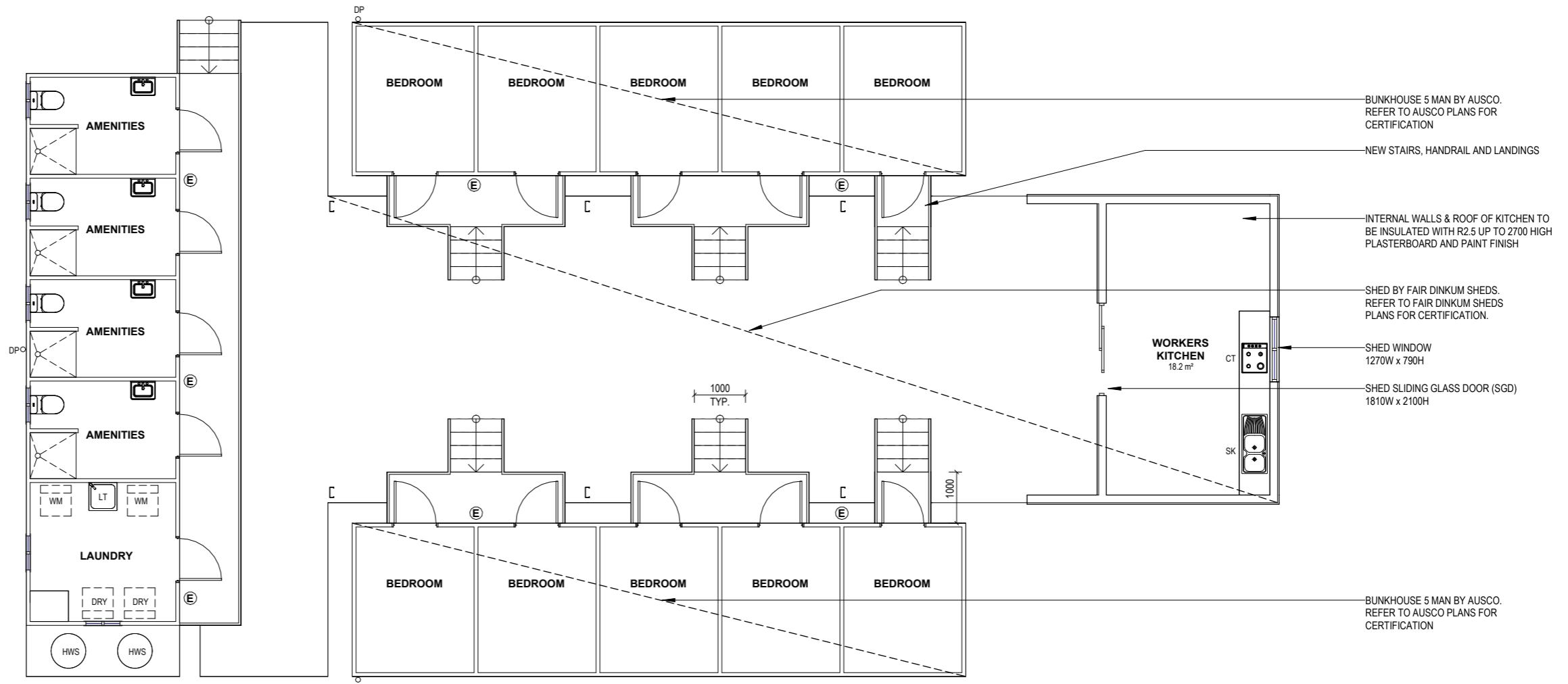
TERMITE PROTECTION NOTES

STEEL SUPPORT POSTS TO HAVE A MINIMUM 75mm EXPOSED WITHOUT CLADDING FOR TERMITE INSPECTION

WET AREA WATERPROOFING

WATERPROOFING TO BE IN COMPLIANCE WITH NCC PART 10.2. ALL LININGS/ SHEETING WITHIN AMENITIES TO BE WATERPROOF AS PER AUSCO DRAWINGS

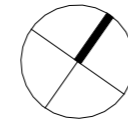
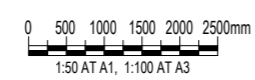
E EMERGENCY LIGHTING
EXTERNAL WALL LIGHTS TO INTERCONNECTED TO THE SMOKE ALARMS AND ILLUMINATE UPON ALARM



KITCHEN NATURAL LIGHT/VENTILATION CALCULATIONS
 FLOOR AREA = 18.2m²
 LIGHT REQUIREMENT (10%) = 1.82m²
 VENTILATION REQUIREMENT (5%) = 0.91m²
LIGHT
 WINDOW AND SGD = 1.27 x 0.79 + 1.8 x 2.1 = 4.78m² (PASS)
VENTILATION
 WINDOW AND SGD = 4.78 / 2 = 2.39m² (PASS)

CONSTRUCTION ISSUE

No	DATE	REVISION	BY	APP
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Project:	WORKER ACCOMMODATION 733 BILWON ROAD BIBOOHRA
Client Name:	GALATI FARMING PTY LTD
Drawing Title:	FLOOR PLAN

Drawn By:	TC
Checked By:	SR
Scale:	As indicated AT A1
Revision:	0
Sheet No.:	1892-A-10

DESIGN WIND CLASSIFICATION C2

DESIGN LOADS

THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE FOLLOWING LOADING CODES:
AS1170.1 - DEAD & LIVE LOADS AND LOAD COMBINATIONS
AS4055 WIND LOADS FOR HOUSES

STRUCTURAL STEEL

ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF AS4100 AND AS1554 EXCEPT WHERE VARIED BY THE CURRENT DOCUMENTS.

UNLESS NOTED OTHERWISE ALL STEEL SHALL BE IN ACCORDANCE WITH:
AS1204 GRADE 250 FOR ROLLED SECTIONS
AS1163 GRADE 350 FOR R.H.S SECTIONS
AS1163 GRADE 200 FOR C.H.S SECTIONS
AS1163 GRADE 350 FOR C.H.S. SECTIONS
AS1204 GRADE 350 FOR ALL HIGH STRENGTH STEEL

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE CATEGORY SP IN ACCORDANCE WITH CLAUSE 1.3.2 AS1554 - PART 1.

UNLESS NOTED OTHERWISE ALL WELDS SHALL BE 6mm CONTINUOUS FILLET WELDS.

HIGH STRENGTH FRICTION GRIP BOLTS, NUTS AND WASHERS (8.8/TF) SHALL COMPLY WITH THE RELEVANT REQUIREMENTS OF AS1252 AND SHALL BE TIGHTENED TO THE CORRECT TENSION USING APPROVED LOAD INDICATING WASHERS. CONTACT SURFACES OF ALL HIGH STRENGTH FRICTION GRIP BOLTED CONNECTIONS SHALL BE LEFT UNPAINTED OR AS SPECIFIED

UNLESS NOTED OTHERWISE ALL BOLTS SHALL BE OF A GRAD 4.6/S.

ALL DIMENSIONS SHALL BE CHECKED BY THE CONTRACTOR ON SITE PRIOR TO FABRICATION.

CONCRETE ENCASED STEEL WORK SHALL BE WRAPPED WITH W4 WIRE AT 200mm CENTRES AND SHALL HAVE A MIN OF 50mm COVER UNLESS NOTED OTHERWISE.

THE STEEL FABRICATOR SHALL PROVIDE ALL BOLTS NECESSARY FOR THE ERECTION OF THE STEELWORK AND BOLT HOLES AND GIRTS NECESSARY FOR THE ERECTION OF TIMER WORK AND WHETHER OR NOT DETAILED IN THE DRAWINGS.

ALL LAPS, FIXINGS AND ACCESSORIES TO PURLINS AND GIRTS TO BE STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS REQUIREMENTS.

CONCRETE

ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE CURRENT EDITIONS OF AS360 AND AS1379, EXCEPT WHERE VARIED BY THE CONTRACT DOCUMENTS.

CONCRETE QUALITY

ELEMENT	CONC. GRADE	SLUMP	MAX. AG. SIZE	CEMENT TYPE	ADMIXTURE
GROUND SLAB	N25	80	20	GP	-
FOUNDATIONS	N25	80	20	GP	-
CORE FILL	S20	250	10	GP	-

CONCRETE GRADE TO BE CONCRETE CHARACTERISTIC STRENGTH (f_c) AT 28 DAYS.
METHOD OF PLACEMENT - PUMPED
TYPE OF ASSESSMENT - PRODUCTION

ALL CONCRETE TO BE ADEQUATELY VIBRATED.

NO HOLES OR CHASES OTHER THAN THOSE SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT THE PRIOR APPROVAL OF THE ENGINEER. PIPES OR ELECTRICAL CONDUITS SHALL NOT BE PLACED WITHIN THE CONCRETE COVER TO REINFORCEMENT WITHOUT THE APPROVAL OF THE ENGINEER. THE CONCRETE COVER TO EMBEDDED PIPES OR CONDUITS SHALL BE A MIN OF 20mm.

CONSTRUCTION JOINTS SHALL BE MADE ONLY WHERE SHOWN ON THE DRAWINGS OR WHERE APPROVED BY THE ENGINEER.

ALL CONCRETE SURFACES SHALL BE CURED BY AN APPROVED METHOD FOR SEVEN DAYS IMMEDIATELY THE CONCRETE IS SET

ALL FORMWORK AND PROPPING TO SUSPEND SLABS AND BEAMS SHALL REMAIN IN POSITION FOR 14 DAYS AFTER PLACING CONCRETE UNLESS SPECIFIED OTHERWISE. SUCH FLOOR SHALL REMAIN UNLOADED FOR 28 DAYS.

FLOOR SLABS ON GROUND:
ALL TOP SOIL AND UPPER STRATA CONTAINING ORGANIC MATTER IS TO BE REMOVED AND REPLACED BY AN APPROVED FILLING MATERIAL COMPACTED AS FOLLOWS:
COHESIONLESS SOILS - MINIMUM DENSITY INDEX = 85% COHESIVE SOILS - (MAX P.I 15%) = 95% STANDARD COMPACTION.

BUILDER TO PROVIDE HIGH STRENGTH NON-SHRINK GROUT UNDER STEEL COLUMNS, BASEPLATES AS SPECIFIED

ALL REINFORCEMENT TO COMPLY WITH THE CURRENT EDITIONS OF AS1302, AS1304 AND SHALL BE DESIGNATED THUS:

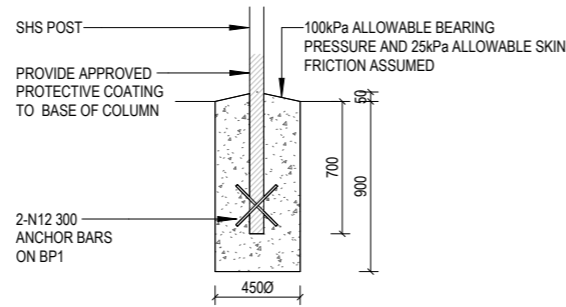
N	DEFORMED BARS	GRADE 500
Y	HOT ROLLED DEFORMED BARS	GRADE 400Y
R	PLAIN ROUND BARS	GRADE 250R
F	WELDED WIRE FABRIC	GRADE 450F
W	STEEL WIRE, PLAIN AND DEFORMED	GRADE 450W

ALL FABRIC SHALL BE SUPPLIED IN FLAT SHEETS.

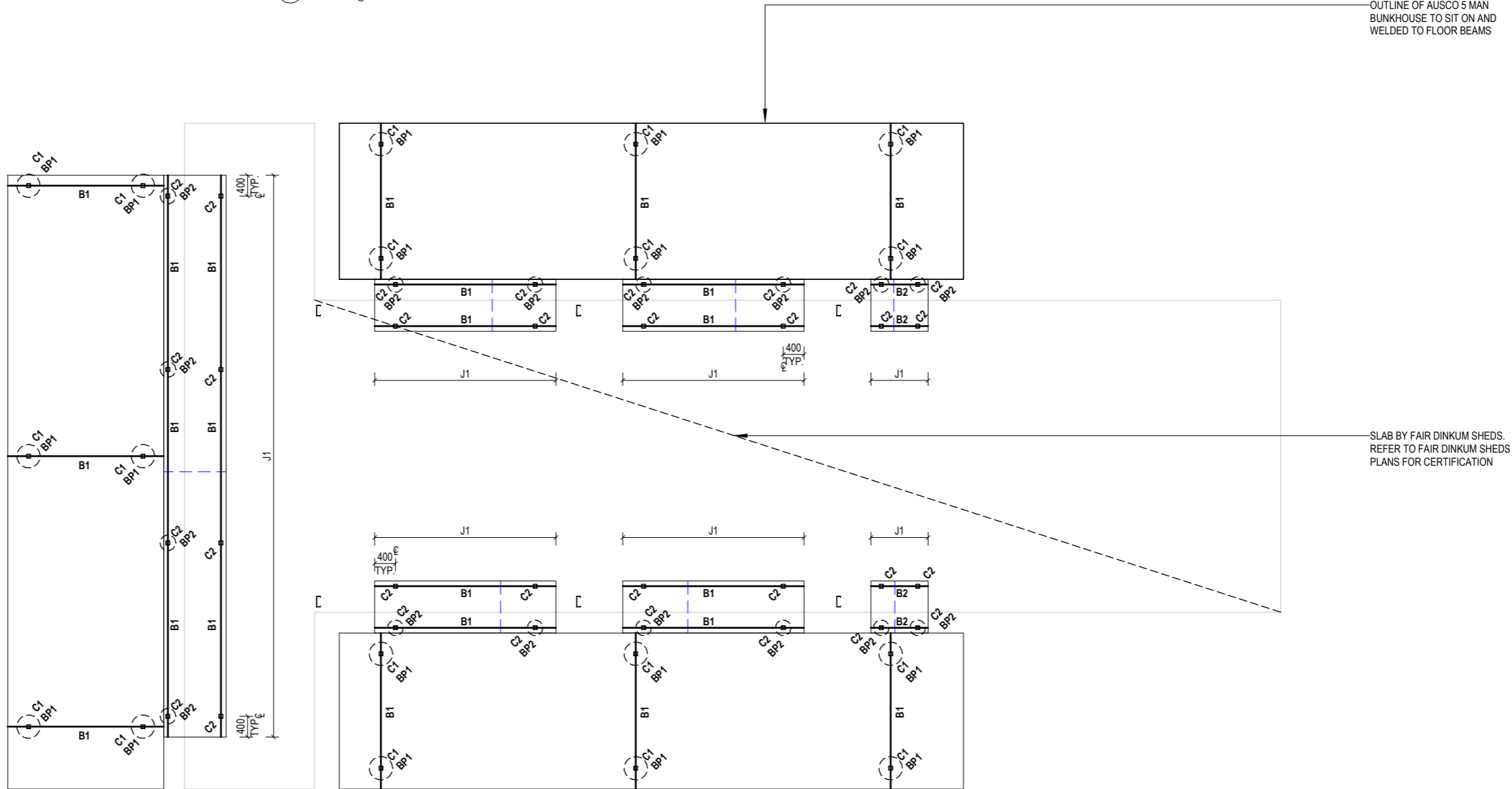
WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED UNLESS SHOWN ON THE DRAWINGS.

MEMBER SCHEDULE

- B1 125 x 75 x 3 RHS FLOOR BEAM
WELDED CONNECTION TO AUSCO BEARERS AND COLUMNS
- B2 75 x 3 SHS FLOOR BEAM
- BP1 450 DIA. x 900 CONCRETE FOOTING
- BP2 300 DIA. x 450 CONCRETE FOOTING
- C1 75 x 4 SHS FLOOR COLUMN
- C2 75 x 3 SHS FLOOR COLUMN
- J1 75 x 50 F14 HWD JOISTS AT 450 CENTRES
OR
90 x 1.2mm STUD SECTION JOISTS AT 450 CENTRES
5 TK CLEAT, 2-No. 14 TEK SCREWS



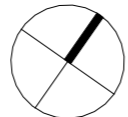
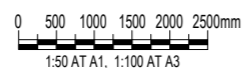
BP1 DETAIL
SCALE 1:20 @ A1



FOOTING PLAN
SCALE 1:50 @ A1

CONSTRUCTION ISSUE

No	DATE	REVISION	BY	APP
0	2024.08.30	ISSUED FOR CONSTRUCTION	TC	SR

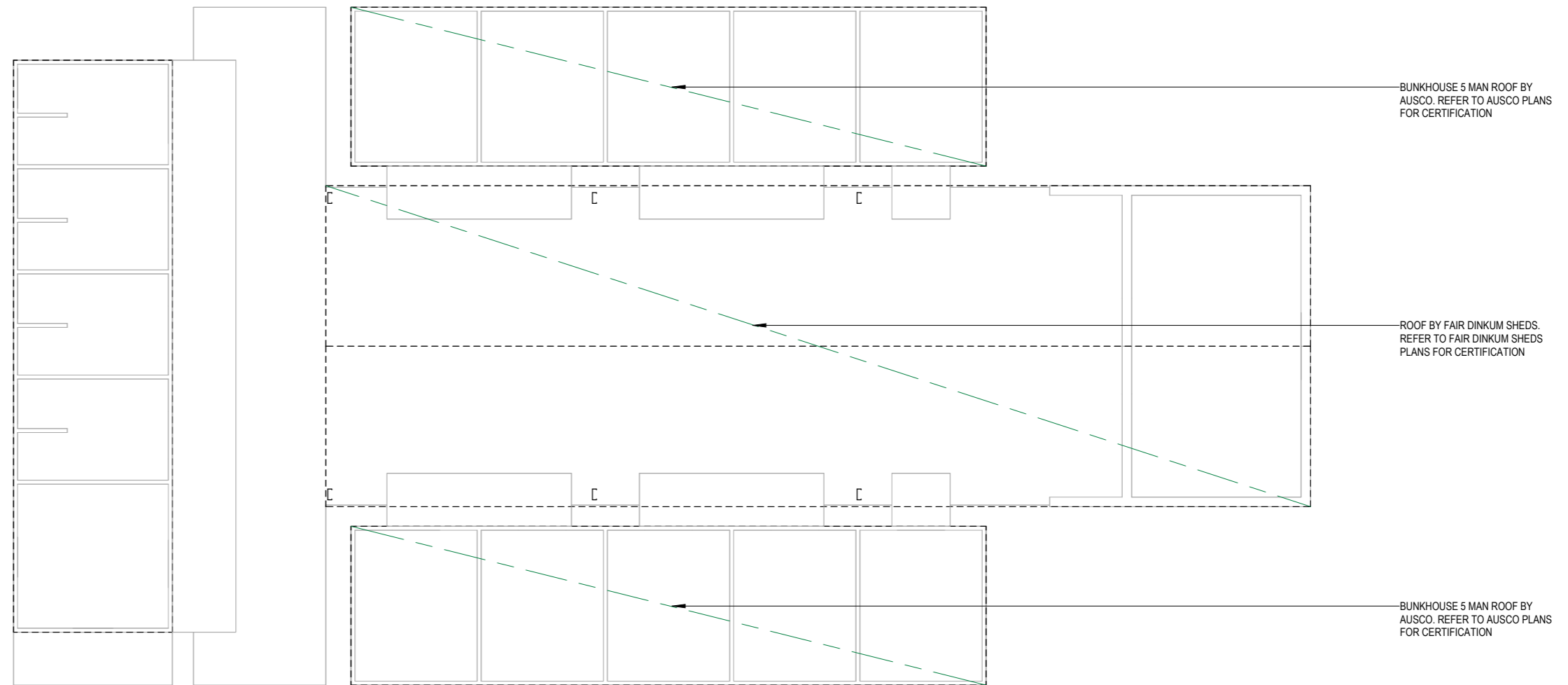


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BIBOOHRA
Client Name: **GALATI FARMING PTY LTD**
Drawing Title: **FOOTING PLAN**

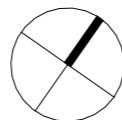
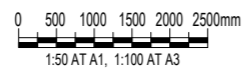
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Sheet No.: **1892-A-11**



ROOF FRAMING PLAN
SCALE 1:50 @ A1

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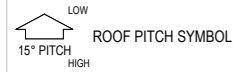
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Client Name: **GALATI FARMING PTY LTD**
Drawing Title: **ROOF FRAMING PLAN**

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Scale: 1 : 50 AT A1
Revision: 0
Sheet No.: **1892-A-12**

ROOF LEGEND



ROOFING NOTES

ROOF SYSTEM SHALL BE PRE-FINISHED METAL PROFILED SHEETING, SCREW FIXED TO ROOF FRAMING. OTHER ROOF SYSTEMS (SUCH AS RIGID FOAM SANDWICH PANELS) SHALL ONLY BE USED WHERE SPECIFICALLY BRIEFED OR SPECIFIED.

SHEETS SHALL BE FULL LENGTH SHEETS WITH NO END LAPS

ALL MATERIALS, FINISH, FLASHINGS AND FIXINGS SHALL BE PROTECTED FROM THE EFFECTS OF GALVANIC CORROSION

ROOF FLASHINGS GENERALLY SHALL BE DESIGNED TO MINIMISE THE USE OF SEALANTS AND SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH THE ROOF DECK MANUFACTURER'S RECOMMENDATIONS. THE PLUMBING DESIGNER SHALL DESIGN AND SPECIFY FLASHINGS NECESSARY FOR ROOFING PENETRATIONS. FLASHINGS, CAPPINGS AND OTHER ITEMS ASSOCIATED WITH THE ROOFING SHALL BE PREFINISHED TO MATCH THE DECKING. ALL FIXING TYPES ARE TO BE AS RECOMMENDED BY THE ROOF DECK MANUFACTURER. UNDER NO CIRCUMSTANCES SHALL PLASTIC TAP IN FIXINGS SHALL BE USED ON ANY EXPOSED SECTION OF ROOFING. ALL CAULKING AND RIVETS SHALL MATCH THE COLOUR OF THE ROOF AND FLASHINGS.

'DECKTITE' FLASHINGS (OR APPROVED EQUIVALENT) ARE ACCEPTABLE FOR PENETRATIONS.

ROOFWATER DRAINAGE

THE AREA SPECIFIC RAINFALL INTENSITY MUST BE SELECTED FROM THE RELEVANT CODES & STANDARDS.

RAINWATER DRAINAGE FOR EAVES GUTTERS

CAPTURE: RAINFALL INTENSITY OF 230mm/hr WITH ANNUAL EXCEEDANCE PROBABILITY OF 5% (CAIRNS)

OVERFLOW: RAINFALL INTENSITY OF 279mm/hr WITH ANNUAL EXCEEDANCE PROBABILITY OF 1% (CAIRNS)

THE ROOF AREA PER DOWNPIPE IS CALCULATED USING NCC VOL 2 PART 7.4

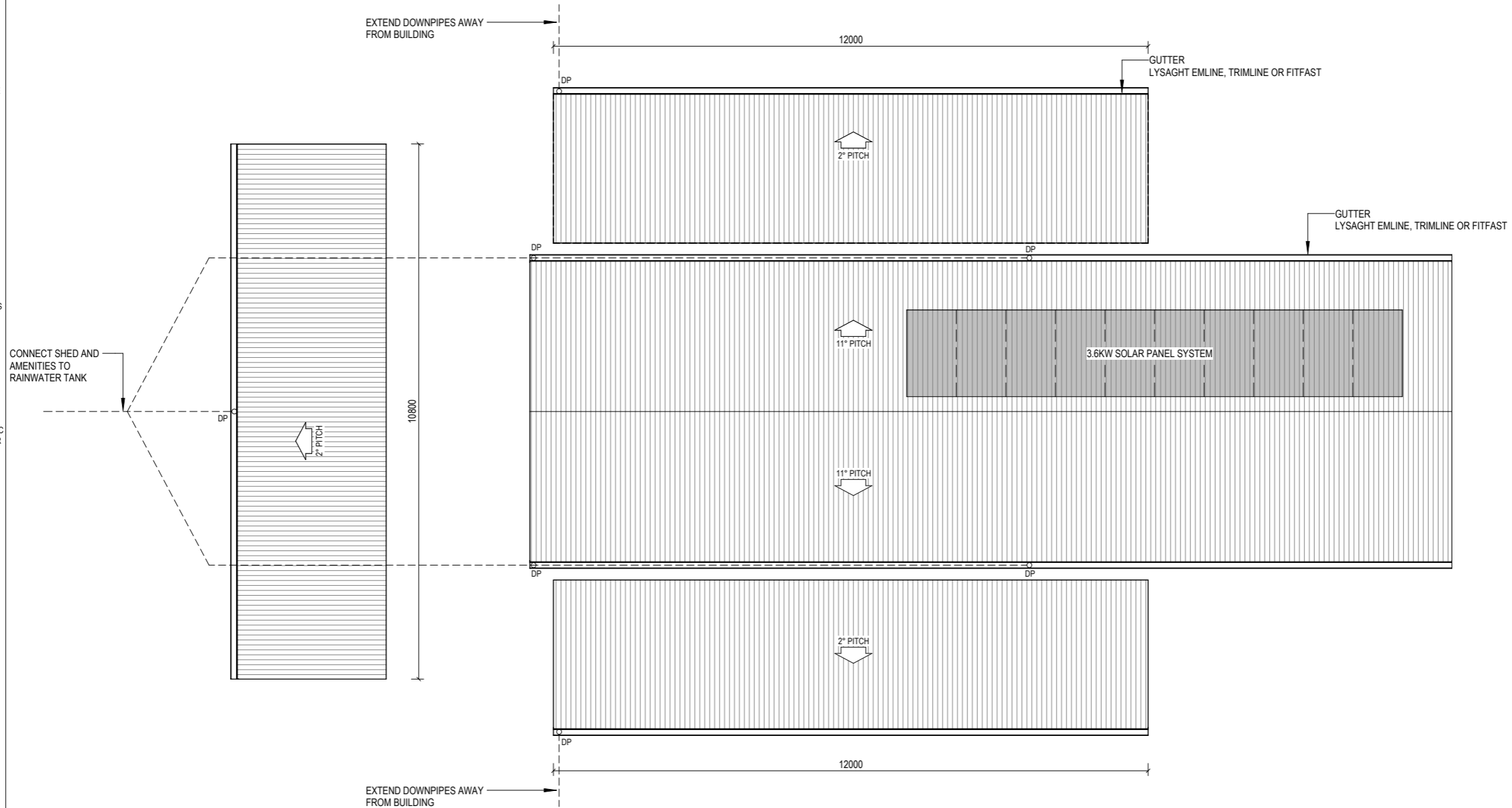
STORMWATER DRAINAGE TO COMPLY WITH NCC VOL 2 PART 3.3.5

ALL ROOFWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO A STORMWATER DRAINAGE SYSTEM COMPLYING WITH RELEVANT CODES & STANDARDS:

EAVES GUTTERS MUST BE INSTALLED AT A FALL NOT LESS THAN 1 IN 500 WITH SUPPORT BRACKETS AT 1.2m MAXIMUM CENTRES:

SPACINGS BETWEEN DOWNPIPES NOT TO EXCEED 12m. PROVISIONS FOR OVERFLOWS MUST BE MADE FOR DOWNPIPES FURTHER THAN 1.2m FROM VALLEY GUTTERS
MIN FALL FOR EAVES GUTTERS = 1:500

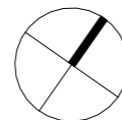
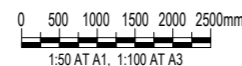
MAX 500kPa WATER PRESSURE. IF GREATER, INSTALL PRESSURE LIMITING DEVICE TO MANUFACTURERS SPECS SIZE & LOCATION OF PVC STORMWATER PITS WITH REMOVABLE GREAT LID VERIFIED BY PLUMBER ON SITE



ROOF PLAN
SCALE 1:50 @ A1

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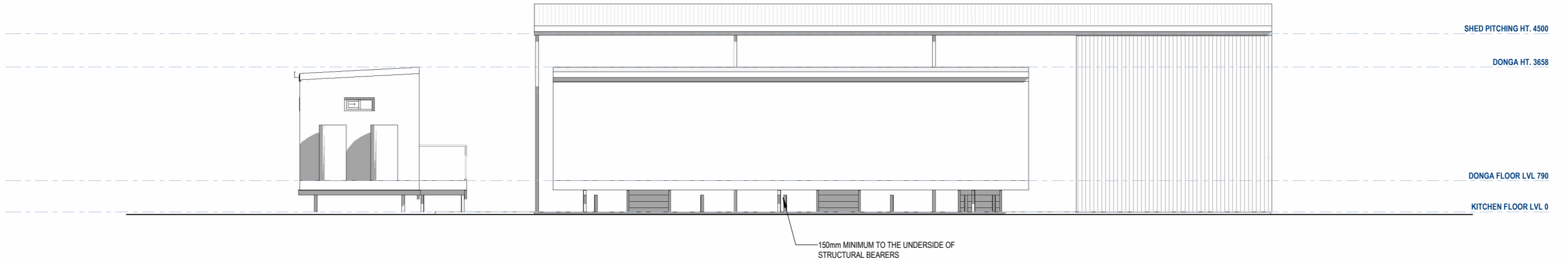


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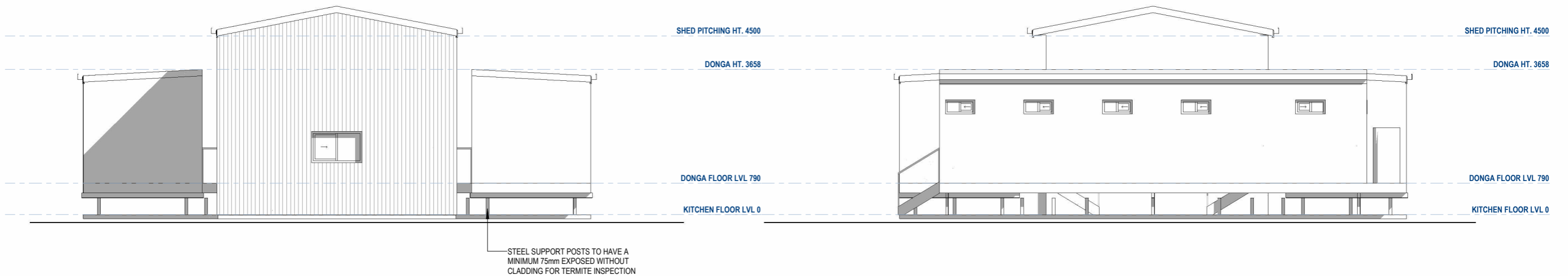
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BIBOOHRA**
Client Name: **GALATI FARMING PTY LTD**
Drawing Title: **ROOF PLAN**

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Checked By: SR
Scale: As indicated AT A1
Revision: 0
Sheet No.: **1892-A-13**



ELEVATION 1
SCALE 1:50 @ A1

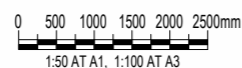


ELEVATION 2
SCALE 1:50 @ A1

ELEVATION 3
SCALE 1:50 @ A1

CONSTRUCTION ISSUE

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Project:	WORKER ACCOMMODATION 733 BILWON ROAD BIBOOHRA
Client Name:	GALATI FARMING PTY LTD
Drawing Title:	ELEVATIONS

Drawn By:	TC
Checked By:	SR
Scale:	1 : 50 AT A1
Revision:	0
Sheet No.:	1892-A-20

APPENDIX 4: STATE CODE 16 – NATIVE VEGETATION CLEARING

State code 16: Native vegetation clearing

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

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

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

Table 16.1: Relevant code provisions for each type of development

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

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
<p>PO1 Clearing of vegetation is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.</p>	<p>No acceptable outcome is prescribed.</p>	<p>No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.</p>
<p>PO2 Clearing of vegetation is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.</p>	<p>No acceptable outcome is prescribed.</p>	<p>No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.</p>
<p>PO3 Clearing of vegetation in a legally secured offset area:</p> <ol style="list-style-type: none"> 1. is consistent with the offset delivery plan; or 2. is consistent with an agreement for the offset area on the land subject to the development application; or 3. only occurs if an additional offset is provided. 	<p>No acceptable outcome is prescribed.</p>	<p>No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.</p>

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
<p>PO4 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.
Clearing associated with wetlands		
<p>PO5 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO5.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO5.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code. 	n/a
<p>PO6 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
<p>PO7 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a</p>	<p>AO7.1 Clearing does not occur in any of the following areas:</p>	n/a

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State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
<p>watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO7.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	
<p>PO8 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Connectivity		
<p>PO9 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to:</p> <ol style="list-style-type: none"> 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes. 	AO9.1 Clearing occurs in accordance with reference table 3 in this code.	n/a
Soil erosion if the local government is not the assessment manager for the development application		
<p>PO10 Clearing of vegetation does not result in accelerated soil erosion within or outside the land the subject of the development application.</p>	AO10.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent increased soil erosion and instability resulting from the clearing .	n/a

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State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
Salinity		
PO11 Clearing of vegetation within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO11.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		
PO12 Clearing of vegetation for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of least concern regional ecosystems .	AO12.1 Clearing for temporary use areas to construct necessary infrastructure does not occur in a least concern regional ecosystem . OR AO12.2 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed the widths prescribed in table reference table 1 of this code. OR AO12.3 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed areas prescribed in table reference table 1 of this code.	n/a
PO13 Where clearing of vegetation in a regional ecosystem for temporary use areas to construct necessary infrastructure does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	n/a
Conserving endangered and of concern regional ecosystems		
PO14 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO14.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem .	n/a

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State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p>AO14.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p> <p>AO14.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.</p>	
<p>PO15 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact. 	<p>No acceptable outcome is prescribed.</p>	<p>n/a</p>
<p>Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017</p>		
<p>PO16 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.</p>	<p>AO16.1 Clearing does not occur in essential habitat.</p> <p>OR</p> <p>AO16.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p>	<p>n/a</p>

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

Table 16.4: Extractive industry

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO19 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	n/a
Clearing associated with wetlands		

State Development Assessment Provisions v3.1

State code 16: Native vegetation clearing

Performance outcomes	Acceptable outcomes	Response
<p>PO20 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO20.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO20.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table reference table 1 in this code. 	n/a
<p>PO21 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
<p>PO22 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO22.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO22.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	n/a

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State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
PO23 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Connectivity		
PO24 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to maintain: 1. ecological processes ; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes .	AO24.1 Clearing occurs in accordance with reference table 3 in this code.	n/a
Soil erosion if the local government is not the assessment manager for the development application		
PO25 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO25.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	n/a
Salinity		
PO26 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO26.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a
Conserving endangered and of concern regional ecosystems		
PO27 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO27.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO27.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code.	n/a

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State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p>AO27.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.</p>	
<p>PO28 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot be rehabilitated, an offset is provided for any acceptable significant residual impact. 	No acceptable outcome is prescribed.	n/a
<p>Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017</p>		
<p>PO29 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.</p>	<p>AO29.1 Clearing does not occur in essential habitat.</p> <p>OR</p> <p>AO29.2 Clearing in essential habitat does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p> <p>AO29.3 Clearing in essential habitat does not exceed the areas prescribed in table reference table 1 of this code.</p>	n/a
<p>PO30 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual</p>	No acceptable outcome is prescribed.	n/a

State Development Assessment Provisions v3.1

State code 16: Native vegetation clearing

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Performance outcomes	Acceptable outcomes	Response
impact for each protected wildlife species individually.		
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO31 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides 2. mobilisation of acid or metals.	AO31.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR AO31.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	n/a
Staged clearing		
PO32 Clearing of vegetation: 1. is staged in line with operational needs that restrict clearing to the current operational area; and 2. only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure , within the term of the development approval; and 3. does not occur without required permits.	No acceptable outcome is prescribed.	n/a

Table 16.5: Coordinated project (agriculture)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO33 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or	No acceptable outcome is prescribed.	n/a

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Performance outcomes	Acceptable outcomes	Response
2. reasonably minimised where it cannot be reasonably avoided.		
Clearing associated with wetlands		
<p>PO34 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO34.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO34.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table reference table 1 in this code. 	n/a
<p>PO35 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
<p>PO36 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO36.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO36.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in table reference table 1 of this code; and 	n/a

Performance outcomes	Acceptable outcomes	Response
	2. does not occur within 10 metres of the defining bank , unless clearing is required into or across the watercourse or drainage feature .	
PO37 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Connectivity		
PO38 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes ; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes .	AO38.1 Clearing occurs in accordance reference table 3 of this code.	n/a
PO39 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes ; and 2. the regional ecosystem does not remain in the landscape despite threatening processes ; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Soil erosion if the local government is not the assessment manager for the development application		
PO40 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO40.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	n/a
Salinity		
PO41 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ;	AO41.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a

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Performance outcomes	Acceptable outcomes	Response
2. the salinisation of groundwater , surface water or soil.		
Conserving endangered and of concern regional ecosystems		
PO42 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	<p>AO42.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem.</p> <p>OR</p> <p>AO42.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p> <p>AO42.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.</p>	n/a
PO43 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot be rehabilitated, an offset is provided for any acceptable significant residual impact. 	No acceptable outcome is prescribed.	n/a
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO44 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	<p>AO44.1 Clearing does not occur in essential habitat.</p> <p>OR</p>	n/a

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Performance outcomes	Acceptable outcomes	Response
	<p>AO44.2 Clearing in essential habitat does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p> <p>AO44.3 Clearing in essential habitat does not exceed the areas prescribed in table reference table 1 of this code.</p>	
<p>PO45 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.</p>	No acceptable outcome is prescribed.	n/a
Acid sulfate soils if the local government is not the assessment manager for the development application		
<p>PO46 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO46.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO46.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	n/a
Clearing for agriculture		
<p>PO47 Clearing of vegetation only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.</p>	No acceptable outcome is prescribed.	n/a
<p>PO48 For applications for irrigated crops, the owner of the land has, or may have, access to enough</p>	No acceptable outcome is prescribed.	n/a

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Performance outcomes	Acceptable outcomes	Response
water for establishing, cultivating and harvesting the crops to which the clearing of vegetation relates.		

Table 16.6: Coordinated project (extractive industry)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO49 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: <ol style="list-style-type: none"> reasonably avoided; or reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	n/a
Clearing associated with wetlands		
PO50 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: <ol style="list-style-type: none"> bank stability by protecting against bank erosion; water quality by filtering sediments, nutrients and other pollutants; aquatic habitat; terrestrial habitat. 	AO50.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO50.2 Clearing within 100 metres of the defining bank of any natural wetland : <ol style="list-style-type: none"> does not occur within 10 metres of the defining bank of any natural wetland; and does not exceed widths in reference table 1 in this code. 	n/a
PO51 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
PO52 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the	AO52.1 Clearing does not occur in any of the following areas: <ol style="list-style-type: none"> inside the defining bank of a watercourse or drainage feature; and 	n/a

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Performance outcomes	Acceptable outcomes	Response
<p>regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<ol style="list-style-type: none"> 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO52.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	
<p>PO53 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	<p>No acceptable outcome is prescribed.</p>	<p>n/a</p>
<p>Connectivity</p>		
<p>PO54 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to:</p> <ol style="list-style-type: none"> 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes. 	<p>AO54.1 Clearing occurs in accordance with reference table 3 of this code.</p>	<p>n/a</p>
<p>PO55 Where:</p> <ol style="list-style-type: none"> 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated <p>an offset is provided for any acceptable significant residual impact.</p>	<p>No acceptable outcome is prescribed.</p>	<p>n/a</p>

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Performance outcomes	Acceptable outcomes	Response
Soil erosion if the local government is not the assessment manager for the development application		
PO56 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO56.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	n/a
Salinity		
PO57 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO57.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a
Conserving endangered and of concern regional ecosystems		
PO58 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO58.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO58.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in reference table 1 of this code. OR AO58.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.	n/a
PO59 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or	No acceptable outcome is prescribed.	n/a

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Performance outcomes	Acceptable outcomes	Response
2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .		
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO60 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO60.1 Clearing does not occur in essential habitat . OR AO60.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO60.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	n/a
PO61 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	n/a
Acid sulfate soils if the local government is not the assessment manager for the development application		

Performance outcomes	Acceptable outcomes	Response
<p>PO62 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> aeration of horizons containing iron sulphides; mobilisation of acid or metals. 	<p>AO62.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO62.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	n/a
Staged clearing		
<p>PO63 Clearing:</p> <ol style="list-style-type: none"> is staged in line with operational needs that restrict clearing to the current operational area; and only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure, within the term of the development approval; and does not occur without required permits. 	No acceptable outcome is prescribed.	n/a

Table 16.7: Coordinated project (all other purposes)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
<p>PO64 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> reasonably avoided; or reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	n/a
Clearing associated with wetlands		

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Performance outcomes	Acceptable outcomes	Response
<p>PO65 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO65.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p> <p>AO65.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ol style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table reference table 1 in this code. 	n/a
<p>PO66 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
<p>PO67 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO67.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO67.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ol style="list-style-type: none"> 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	n/a

Performance outcomes	Acceptable outcomes	Response
PO68 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Connectivity		
PO69 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes ; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes .	AO69.1 Clearing occurs in accordance with reference table 3 of this code.	n/a
PO70 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes ; and 2. the regional ecosystem ; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Soil erosion if the local government is not the assessment manager for the development application		
PO71 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO71.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	n/a
Salinity		
PO72 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO72.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		

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Performance outcomes	Acceptable outcomes	Response
<p>PO73 Clearing of vegetation for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of least concern regional ecosystems.</p>	<p>AO73.1 Clearing for temporary use areas to construct necessary infrastructure does not occur in a least concern regional ecosystem.</p> <p>OR</p> <p>AO73.2 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p> <p>AO73.3 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed areas prescribed in table reference table 1 of this code.</p>	n/a
<p>PO74 Where clearing of vegetation in a regional ecosystem for temporary use areas to construct necessary infrastructure does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area is rehabilitated.</p>	No acceptable outcome is prescribed.	n/a
Conserving endangered and of concern regional ecosystems		
<p>PO75 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems.</p>	<p>AO75.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem.</p> <p>OR</p> <p>AO75.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code.</p> <p>OR</p>	n/a

Performance outcomes	Acceptable outcomes	Response
	AO75.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.	
PO76 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or 2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO77 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO77.1 Clearing does not occur in essential habitat . OR AO77.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO77.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	n/a
PO78 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	n/a
Acid sulfate soils if the local government is not the assessment manager for the development application		

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Performance outcomes	Acceptable outcomes	Response
<p>PO79 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> aeration of horizons containing iron sulphides mobilisation of acid or metals. 	<p>AO79.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO79.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	n/a

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
<p>PO80 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> reasonably avoided; or reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.
Clearing associated with wetlands		
<p>PO81 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> bank stability by protecting against bank erosion; 	<p>AO81.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland.</p> <p>OR</p>	n/a

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Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO81.2 Clearing within 100 metres of the defining bank of any natural wetland:</p> <ul style="list-style-type: none"> 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code. 	
<p>PO82 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with watercourses and drainage features		
<p>PO83 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:</p> <ul style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO83.1 Clearing does not occur in any of the following areas:</p> <ul style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO83.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <ul style="list-style-type: none"> 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. 	n/a
<p>PO84 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been</p>	No acceptable outcome is prescribed.	n/a

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

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

Performance outcomes	Acceptable outcomes	Response
<p>PO92 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO92.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO92.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the Queensland Acid Sulfate Soil Technical Manual. 	n/a

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

Performance outcomes	Acceptable outcomes	Response
<p>PO93 Clearing as a result of a material change of use or clearing as a result of reconfiguring a lot does not occur.</p>	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		

Performance outcomes	Acceptable outcomes	Response
<p>PO94 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.
Clearing that could already be done under an exemption		
<p>PO95 Clearing of vegetation does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.</p>	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and also away from the farming activities and avoid and spray drift or similar impacts on the residents.

Table 16.11: Necessary environmental clearing

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
<p>PO96 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 	No acceptable outcome is prescribed.	No clearing occurring on-site although the area is mapped as containing regulated vegetation. The process being that we have to apply for a Section 22a relevant purpose determination before we can proceed with the MCU for a Rural Workers Accommodation facility. The location of the proposed facility has been located so as to reduce any costs in providing infrastructure, access to Bilwon Road in the event of a flood and to evacuate, access to power along Bilwon Road and

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Performance outcomes	Acceptable outcomes	Response
		also away from the farming activities and avoid and spray drift or similar impacts on the residents.
Clearing associated with wetlands (Land Restoration and Natural Disaster Preparation)		
<p>PO97 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO97.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. <p>OR</p> <p>AO97.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and: b. clearing does not exceed 100 square metres; and c. clearing does not occur outside the defining banks of a natural wetland.. <p>OR</p> <p>AO97.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or 	n/a

Performance outcomes	Acceptable outcomes	Response
	b. is required to provide access across the wetland .	
<p>PO98 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area is rehabilitated.</p>	No acceptable outcome is prescribed.	n/a
Clearing associated with wetlands (natural channel diversion and contaminants removal)		
<p>PO99 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO99.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland. <p>OR</p> <p>AO99.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. <p>OR</p> <p>AO99.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. 	n/a

Performance outcomes	Acceptable outcomes	Response
<p>PO100 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact. 	<p>No acceptable outcome is prescribed.</p>	<p>n/a</p>
Clearing associated with watercourses and drainage features (Land Restoration and Natural Disaster Preparation)		
<p>PO101 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO101.1 Clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO101.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: <ol style="list-style-type: none"> a. clearing is undertaken by felling only; and b. clearing does not exceed 100 square metres; and c. clearing does not occur outside of the defining bank of any watercourse or drainage feature. <p>OR</p>	<p>n/a</p>

Performance outcomes	Acceptable outcomes	Response
	<p>AO101.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing:</p> <ol style="list-style-type: none"> 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. 	
<p>PO102 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area is rehabilitated.</p>	<p>No acceptable outcome is prescribed.</p>	<p>n/a</p>
<p>Clearing associated with watercourses and drainage features (natural channel diversion and contaminants removal)</p>		
<p>PO103 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO103.1 Clearing does not occur within any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. <p>OR</p> <p>AO103.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. 	<p>n/a</p>

Performance outcomes	Acceptable outcomes	Response
	<p>OR</p> <p>AO103.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed 10 metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. 	
<p>PO104 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact. 	No acceptable outcome is prescribed.	n/a
Connectivity (land restoration and natural disaster preparation)		
<p>PO105 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to:</p> <ol style="list-style-type: none"> 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes. 	AO105.1 Clearing occurs in accordance with reference table 3 of this code.	n/a
<p>PO106 Where:</p> <ol style="list-style-type: none"> 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem does not remain in the landscape despite threatening processes; and 	No acceptable outcome is prescribed.	n/a

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Performance outcomes	Acceptable outcomes	Response
3. the clearing cannot be avoided; and 4. the clearing has been mitigated; the cleared area is rehabilitated .		
Connectivity (natural channel diversion and contaminants removal)		
PO107 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes ; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes .	AO107.1 Clearing occurs in accordance with reference table 3 of this code.	n/a
PO108 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes ; and 2. the regional ecosystem does not remain in the landscape despite threatening processes ; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated; the cleared area: a. is rehabilitated ; or b. where the cleared area cannot reasonably be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	n/a
Soil erosion if the local government is not the assessment manager for the development application		
PO109 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO109.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	n/a
Salinity		
PO110 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO110.1 Clearing does not occur within 100 metres of a salinity expression area .	n/a
Essential habitat (land restoration and natural disaster preparation) excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		

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Performance outcomes	Acceptable outcomes	Response
PO111 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO111.1 Clearing does not occur in essential habitat . OR AO111.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO111.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	n/a
PO112 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem for each protected wildlife species individually, and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	n/a
Essential habitat (natural channel diversion and contaminants removal) excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO113 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO113.1 Clearing does not occur in essential habitat . OR AO113.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO113.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	n/a
PO114 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat	No acceptable outcome is prescribed.	n/a

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Performance outcomes	Acceptable outcomes	Response
<p>does not maintain the composition, structure and function of the regional ecosystem for each protected wildlife species individually, and cannot be avoided and has been mitigated, the cleared area:</p> <ol style="list-style-type: none"> 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually. 		
Acid sulfate soils if the local government is not the assessment manager for the development application		
<p>PO115 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO115.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO115.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	n/a
Maintaining the composition, structure and function of the regional ecosystem (land restoration and natural disaster preparation)		
<p>PO116 Clearing of vegetation maintains the composition, structure and function of the regional ecosystem.</p>	<p>AO116.1 Clearing retains all of the following:</p> <ol style="list-style-type: none"> 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. <p>OR</p> <p>AO116.2 Clearing is for the purpose of natural disaster preparation and does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p>	The rest of the items in this SDAP code are not applicable to this development.

Performance outcomes	Acceptable outcomes	Response
	AO116.3 Clearing is for the purpose of natural disaster preparation and does not exceed the areas prescribed in reference table 1 of this code.	
PO117 Where clearing of vegetation in a regional ecosystem does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	
Maintaining the composition, structure and function of the regional ecosystem (natural channel diversion and contaminants removal)		
PO118 Clearing of vegetation maintains the composition, structure and function of the regional ecosystem .	AO118.1 Clearing retains all of the following: 1. habitat trees ; 2. mature trees ; and 3. the natural floristic composition and range of sizes across the application area .	
PO119 Where clearing of vegetation in a regional ecosystem does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or 2. where the cleared area cannot reasonably be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems (Land Restoration, Natural Disaster Preparation and Contaminates Removal)		
PO120 Clearing occurs only during a period that: 1. will not contribute to land degradation ; and 2. ensures the ongoing maintenance of ecological processes and biodiversity ; and 3. maintains the regional ecosystem .	No acceptable outcome is prescribed.	

Table 16.12: Control non-native plants or declared pests

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO121 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless	No acceptable outcome is prescribed.	

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Performance outcomes	Acceptable outcomes	Response
<p>the application has demonstrated that the clearing and the adverse impacts of clearing have been:</p> <ol style="list-style-type: none"> 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided. 		
Clearing associated with wetlands		
<p>PO122 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO122.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. <p>AND</p> <p>AO122.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where:</p> <ol style="list-style-type: none"> 1. clearing does not exceed five metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: <ol style="list-style-type: none"> a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. <p>AND</p> <p>AO122.3 Chemical clearing retains:</p> <ol style="list-style-type: none"> 1. all mature trees; and 2. all habitat trees; and 	

Performance outcomes	Acceptable outcomes	Response
	<p>3. at least 50 per cent of immature trees in each 50 metre by 50 metre area.</p> <p>AND</p> <p>AO122.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p> <p>AO122.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a natural wetland;</p> <ol style="list-style-type: none"> 1. 50 metres; or 2. the distance specified for wetlands on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Clearing associated with watercourses or drainage features		
<p>PO123 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 	<p>AO123.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; and 	

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Performance outcomes	Acceptable outcomes	Response
<ul style="list-style-type: none"> 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<ul style="list-style-type: none"> 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. <p>AND</p> <p>AO123.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where:</p> <ul style="list-style-type: none"> 1. clearing does not exceed five metres in width; and 2. clearing retains all habitat trees and mature trees; and 3. the access track: <ul style="list-style-type: none"> a. runs parallel to the watercourse or drainage feature and is not within 10 metres of the defining bank of the watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. <p>AND</p> <p>AO123.3 Chemical clearing retains all of the following:</p> <ul style="list-style-type: none"> 1. mature trees; and 2. habitat trees; and 3. at least 50 per cent of immature trees in any 50 metre by 50 metre area. <p>AND</p> <p>AO123.4 Root absorbed broad spectrum herbicides are not applied within whichever is the</p>	

Performance outcomes	Acceptable outcomes	Response
	<p>greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. <p>AND</p> <p>AO123.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 1. 50 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Soil erosion		
<p>PO124 Clearing of vegetation does not result in accelerated soil erosion within or outside the land subject of the development application.</p>	<p>AO124.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. <p>AND</p> <p>AO124.2 Mechanical clearing:</p> <ol style="list-style-type: none"> 1. does not occur on a slope greater than 15 percent; and 2. in each 50 by 50 metre area (0.25 hectares), retains 50 per cent of the ground cover and 	

Performance outcomes	Acceptable outcomes	Response
	<p>does not disturb more than 50 per cent of the ground cover.</p> <p>AND</p> <p>AO124.3 New access tracks required to provide necessary access to control a non-native plant or declared pests do not exceed five metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use.</p>	
Acid sulfate soils if the local government is not the assessment manager for the development application		
<p>PO125 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO125.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO125.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	
Conserving remnant vegetation that is a regional ecosystem		
<p>PO126 Clearing activities:</p> <ol style="list-style-type: none"> 1. maintain the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 2. retain all habitat trees and mature trees. 	<p>AO126.1 Mechanical clearing:</p> <ol style="list-style-type: none"> 1. only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the clearing is required to provide necessary access to control a non-native plant or declared pest; and 2. does not occur using two machines linked by chain or cable; and 3. retains all habitat trees and mature trees. <p>AND</p>	

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Performance outcomes	Acceptable outcomes	Response
	<p>AO126.2 Clearing to provide necessary access to control non-native plants or declared pests does not exceed five metres in width.</p> <p>AND</p> <p>AO126.3 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).</p> <p>AND</p> <p>AO126.4 Chemical clearing retains all of the following:</p> <ol style="list-style-type: none"> 1. mature trees; and 2. habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. <p>AND</p> <p>AO126.5 Aerial application of a root-absorbed broad spectrum herbicides does not occur.</p> <p>AND</p> <p>AO126.6 Root-absorbed broad spectrum herbicides are not applied within whichever distance is the greater from a mature tree or a habitat tree;</p> <ol style="list-style-type: none"> 1. 30 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		

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Performance outcomes	Acceptable outcomes	Response
PO127 Clearing occurs only during a period that: <ol style="list-style-type: none"> will not contribute to land degradation; and ensures the ongoing maintenance of ecological processes and biodiversity; and maintains the regional ecosystem. 	No acceptable outcome is prescribed.	

Table 16.13: Encroachment

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO128 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following: <ol style="list-style-type: none"> bank stability by protecting against bank erosion; water quality by filtering sediments, nutrients and other pollutants; aquatic habitat; terrestrial habitat. 	AO128.1 Mechanical clearing does not occur in any of the following areas: <ol style="list-style-type: none"> inside the defining bank of any natural wetland; and within 20 metres of the defining bank of any natural wetland. <p>AND</p> AO128.2 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland : <ol style="list-style-type: none"> 100 metres; or the distance specified on the approved product label; or the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Clearing associated with watercourses or drainage features		
PO129 Clearing of encroachment maintains: <ol style="list-style-type: none"> bank stability by protecting against bank erosion; and water quality by filtering sediments, nutrients and other pollutants; and aquatic habitat; and terrestrial habitat. 	AO129.1 Mechanical clearing does not occur in any of the following areas: <ol style="list-style-type: none"> inside the defining bank of any watercourse or drainage feature; and within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; and 	

Performance outcomes	Acceptable outcomes	Response
	<p>3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and</p> <p>4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature.</p> <p>AND</p> <p>AO129.2 Root-absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature:</p> <ol style="list-style-type: none"> 1. 100 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Soil erosion		
<p>PO130 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.</p>	<p>AO130.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. <p>AND</p> <p>AO130.2 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. within 50 metres of an area of soil erosion and instability; and 2. slopes greater than five per cent. 	

Performance outcomes	Acceptable outcomes	Response
Salinity		
PO131 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO131.1 Clearing does not occur within 100 metres of a salinity expression area .	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO132 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.	AO132.1 Clearing does not occur in land zone 1 , land zone 2 or land zone 3 . OR AO132.2 Clearing in land zone 1 , land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Clearing limited to specific regional ecosystems		
PO133 Clearing of encroachment does not occur, other than in the regional ecosystems listed in reference table 5 of this code.	No acceptable outcome is prescribed.	
Conserving vegetation		
PO134 Clearing activities: 1. result in the restoration of the regional ecosystem ; and 2. retain all habitat trees ; and 3. retain all groves ; and 4. retain species which make up the natural floristic composition of the regional ecosystem , distributed in a natural pattern.	AO134.1 Clearing retains all of the following: 1. all mature trees ; and 2. all habitat trees ; and 3. all woody vegetation within a grove , unless it is undertaken by a regional ecosystem burn . AND AO134.2 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem , as outlined in the	

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Performance outcomes	Acceptable outcomes	Response
	<p>Regional Ecosystem Description Database (REDD).</p> <p>AND</p> <p>AO134.3 Clearing does not result in debris being stacked or pushed against a mature tree or a habitat tree.</p> <p>AND</p> <p>AO134.4 Mechanical clearing does not occur within 10 metres of a mature tree or a habitat tree.</p> <p>AND</p> <p>AO134.5 Aerial application of a herbicide does not occur.</p> <p>AND</p> <p>AO134.6 Chemical clearing does not occur within five metres of a mature tree or a habitat tree.</p> <p>AND</p> <p>AO134.7 Root-absorbed broad spectrum herbicides are not applied in any of the following areas:</p> <ol style="list-style-type: none"> 1. regional ecosystems 11.4.11 and 11.8.11; and 2. within whichever is the greater distance from a mature tree or a habitat tree: <ol style="list-style-type: none"> a. 10 metres; or b. the distance specified by the approved product label; or c. the distance specified in the safety and use conditions prescribed by the 	

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State code 16: Native vegetation clearing

Performance outcomes	Acceptable outcomes	Response
	<p>Australian Pesticides and Veterinary Medicines Authority; and</p> <p>3. within whichever is the greater distance from a grove:</p> <ol style="list-style-type: none"> 30 metres; or the distance specified by the approved product label; or the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. 	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
<p>PO135 Clearing occurs only during a period that:</p> <ol style="list-style-type: none"> will not contribute to land degradation; and ensures the ongoing maintenance of ecological processes and biodiversity; and maintains the regional ecosystem. 	No acceptable outcome is prescribed.	

Table 16.14: Fodder harvesting

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
<p>PO136 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> bank stability by protecting against bank erosion; water quality by filtering sediments, nutrients and other pollutants; aquatic habitat; terrestrial habitat. 	<p>AO136.1 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> inside the defining bank of any natural wetland; and within 20 metres of the defining bank of any natural wetland. <p>AND</p> <p>AO136.2 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> inside the defining bank of any natural wetland; and within 100 metres of the defining bank of any natural wetland. 	

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Performance outcomes	Acceptable outcomes	Response
Clearing associated with watercourses or drainage features		
<p>PO137 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO137.1 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 20 metres of the defining bank of any watercourse or drainage feature. <p>AND</p> <p>AO137.2 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse or drainage feature; and 2. within 100 metres of the defining bank of any watercourse or drainage feature. 	
Soil erosion		
<p>PO138 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.</p>	<p>AO138.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. <p>AND</p> <p>AO138.2 Mechanical clearing does not occur on a slope greater than five percent.</p> <p>OR</p> <p>AO138.3 Mechanical clearing does not occur within 50 metres of an area of soil erosion and instability.</p>	
Salinity		

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Performance outcomes	Acceptable outcomes	Response
<p>PO139 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following:</p> <ol style="list-style-type: none"> waterlogging; the salinisation of groundwater, surface water or soil. 	<p>AO139.1 Clearing does not occur within 100 metres of a salinity expression area.</p>	
<p>Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017</p>		
<p>PO140 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.</p>	<p>AO140.1 Clearing does not occur in essential habitat.</p> <p>OR</p> <p>AO140.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code.</p> <p>OR</p> <p>AO140.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.</p>	
<p>PO141 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.</p>	<p>No acceptable outcome is prescribed.</p>	
<p>Limits to clearing for fodder harvesting</p>		
<p>PO142 Clearing is limited to:</p> <ol style="list-style-type: none"> the extent necessary to provide fodder for stock; and areas where the stock is located, and the stock have sufficient water. 	<p>No acceptable outcome is prescribed.</p>	
<p>PO143 Clearing must only occur:</p>	<p>No acceptable outcome is prescribed.</p>	

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Performance outcomes	Acceptable outcomes	Response
<ol style="list-style-type: none"> 1. in regional ecosystems listed in reference table 6 or reference table 7 of this code; and 2. in accordance with the harvesting method limitations for the regional ecosystem listed in reference table 6 or reference table 7 of this code. 		
<p>PO144 Clearing consists predominantly of fodder species.</p>	<p>No acceptable outcome is prescribed.</p>	
<p>Conserving vegetation</p>		
<p>PO145 Clearing is carried out in a way that conserves:</p> <ol style="list-style-type: none"> 1. remnant vegetation in perpetuity; and 2. the regional ecosystem in which the vegetation is situated. 	<p>AO145.1 Clearing does not result in the removal of non-fodder species with a height of four metres or more.</p> <p>AND</p> <p>AO145.2 Selective harvesting:</p> <ol style="list-style-type: none"> 1. retains all non-fodder species except where the damage is an unavoidable consequence of clearing the selected fodder tree; and 2. when using a chainsaw in regional ecosystems listed in reference table 6 of this code, retains at least one fodder tree for every fodder tree cleared; and 3. in least concern regional ecosystems listed in reference table 7 of this code, retains at least one fodder tree for each fodder tree cleared; and 4. in of concern regional ecosystems listed in reference table 7 of this code, retains at least two fodder trees for each fodder tree cleared. <p>AND</p> <p>AO145.3 Strip harvesting and block harvesting:</p> <ol style="list-style-type: none"> 1. where fodder harvesting has previously occurred in an area of a lot, only occurs if all of the following apply: <ol style="list-style-type: none"> a. the vegetation has not been cleared in the last 10 years; and 	

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Performance outcomes	Acceptable outcomes	Response
	<p>b. the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of fodder species in the regional ecosystem; and</p> <p>c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and</p> <p>2. aligns clearing along the contour where practical; and</p> <p>3. does not occur in patches of regional ecosystems that are less than 10 hectares in area or less than 500 metres wide.</p> <p>AND</p> <p>AO145.4 Strip harvesting:</p> <p>1. does not result in any strip harvesting area exceeding 50 metres in width; and</p> <p>2. results in all strip retention areas:</p> <p>a. being preserved along the length of strip harvest areas to a width of at least 1.5 times that of the adjacent strip harvest area; and</p> <p>b. containing fodder species with an average height of at least four metres; and</p> <p>3. does not result in clearing for machinery access between strip harvest areas exceeding 15 metres in width.</p> <p>AND</p> <p>AO145.5 Block harvesting:</p> <p>1. does not result in any block harvest area exceeding one hectare; and</p> <p>2. results in block retention areas:</p> <p>a. being preserved between block harvest areas in accordance with the widths specified in reference table 8 of this code; and</p>	

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Performance outcomes	Acceptable outcomes	Response
	<ul style="list-style-type: none"> b. containing fodder species with an average height of at least four metres; and 3. does not result in clearing for machinery access between block harvest areas exceeding 10 metres in width. 	
Cleared vegetation		
PO146 Fodder harvesting is carried out in a way that results in the woody biomass of the cleared vegetation remaining where it is cleared .	No acceptable outcome is prescribed.	
Conserving the fodder resource		
PO147 Fodder harvesting is carried out in a way that will conserve the fodder resource.	AO147.1 Clearing does not occur: <ul style="list-style-type: none"> 1. in an area that has been cleared in the previous 10-year period; and 2. more than once in the same area of a lot; and 3. in more than 50 per cent of the area of the regional ecosystem listed in reference table 6 and reference table 7 of this code on the lot; and 4. in areas required to be retained under this code, a development approval or any accepted development vegetation clearing code. 	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO148 Clearing occurs only during a period that: <ul style="list-style-type: none"> 1. will not contribute to land degradation; and 2. ensures the ongoing maintenance of ecological processes and biodiversity; and 3. maintains the regional ecosystem. 	No acceptable outcome is prescribed.	

Table 16.15: Managing thickened vegetation

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO149 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional	AO149.1 Mechanical clearing does not occur in any of the following areas: <ul style="list-style-type: none"> 1. inside the defining bank of a natural wetland; and 	

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Performance outcomes	Acceptable outcomes	Response
<p>ecosystem associated with a natural wetland to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<ol style="list-style-type: none"> 2. within 20 metres of the defining bank of a natural wetland. 	
Clearing associated with watercourses or drainage features		
<p>PO150 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following:</p> <ol style="list-style-type: none"> 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat. 	<p>AO150.1 Mechanical clearing does not occur in any of the following areas:</p> <ol style="list-style-type: none"> 1. inside the defining bank of any watercourse drainage feature; 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. 	
Soil erosion		
<p>PO151 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.</p>	<p>AO151.1 Clearing only occurs where recognised best practice methods are employed to:</p> <ol style="list-style-type: none"> 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. <p>AND</p> <p>AO151.2 Mechanical clearing does not:</p>	

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Performance outcomes	Acceptable outcomes	Response
	<ol style="list-style-type: none"> 1. occur in a regional ecosystem in reference table 4 of this code that states 'mechanical clearing not permitted'; 2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent ground cover; 3. occur on a slope greater than five per cent; and 4. occur within 50 metres of an area of soil erosion and instability. 	
Acid sulfate soils if the local government is not the assessment manager for the development application		
<p>PO152 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:</p> <ol style="list-style-type: none"> 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals. 	<p>AO152.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3.</p> <p>OR</p> <p>AO152.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:</p> <ol style="list-style-type: none"> 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual. 	
Restoring the regional ecosystem		
<p>PO153 Clearing activities:</p> <ol style="list-style-type: none"> 1. restore the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 2. retain mature trees, habitat trees and tall immature trees and thickets. 	<p>AO153.1 Clearing does not occur in thickets.</p> <p>AND</p> <p>AO153.2 Clearing retains:</p> <ol style="list-style-type: none"> 1. all mature trees and habitat trees; 2. a full range of sizes and species typical of the regional ecosystem in the area; and 3. where the number of mature trees plus habitat trees is less than 20 per hectare, tall immature trees to total 20 mature trees, habitat trees and tall immature trees per hectare. 	

Performance outcomes	Acceptable outcomes	Response
	<p>AND</p> <p>AO153.3 Clearing does not result in debris stacked or pushed against a mature tree, habitat tree or tall immature tree.</p> <p>AND</p> <p>AO153.4 If clearing immature trees, retain immature trees in each 50 metre by 50 metre area to at least the density specified reference table 4 of this code.</p> <p>AND</p> <p>AO153.5 If clearing low shrubs:</p> <ol style="list-style-type: none"> 1. in regional ecosystems where clearing is restricted to low shrubs as specified in reference table 4 of this code – clearing retains all immature trees; 2. in regional ecosystems where clearing is not restricted to low shrubs as specified in reference table 4 of this code – clearing retains at least the number of immature trees specified in reference table 4 of this code; and 3. clearing retains at least 10 per cent of the predominate species that have thickened. <p>AND</p> <p>AO153.6 Mechanical clearing does not occur within 5 metres of the trunk of a mature tree, habitat tree or tall immature tree.</p> <p>AND</p> <p>AO153.7 Clearing is not undertaken by:</p> <ol style="list-style-type: none"> 1. aerial application of any herbicide; and/or 	

Performance outcomes	Acceptable outcomes	Response
	<p>2. application of a root-absorbed broad spectrum herbicide.</p> <p>AND</p> <p>AO153.8 Chemical clearing does not occur within five metres of the trunk of a mature tree, habitat tree or tall immature tree.</p> <p>AND</p> <p>AO153.9 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).</p>	
Clearing limited to specific regional ecosystems and specific clearing methods		
<p>PO154 Clearing must be for the purpose of restoring the remnant regional ecosystem and only occur if all of the following apply:</p> <ol style="list-style-type: none"> clearing is in regional ecosystems prescribed in reference table 4 of this code; and clearing is in accordance with the clearing restrictions for the regional ecosystem prescribed in reference table 4 of this code. 	No acceptable outcome is prescribed.	
<p>PO155 Clearing occurs only during a period that:</p> <ol style="list-style-type: none"> will not contribute to land degradation; and ensures the ongoing maintenance of ecological processes and biodiversity; and maintains the regional ecosystem. 	No acceptable outcome is prescribed.	

**APPENDIX 5: RELEVANT PURPOSE DETERMINATION UNDER SECTION
22A OF THE VEGETATION MANAGEMENT ACT 1999**

Author : Rachel Buckley
Ref number : 2024/003883



Department of Resources

18/12/2024

Ramon Samanes
PO Box 512
MAREEBA QLD 4880

Email: ramon@uitownplan.com.au

Dear Ramon,

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot 15 RP855858 - Mareeba Shire Council

I refer to your application submitted to the Department of Resources (the department) on 25 October 2024.

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

This decision is based on:

- the development proposal and information you submitted to the department on 25 October 2024
- circumstances at the time of this determination; and
- the attached RPDP.

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

This relevant purpose determination is valid for 2 years and will expire on 18/12/2026.

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

Telephone: 13 58 34 or 135 VEG
Email: vegetation@resources.qld.gov.au
Web: www.resources.qld.gov.au

ABN 59 020 847 551

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

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

Disclaimer: Please note, assessment of rehabilitation requirements and environmental offset requirements will be undertaken as part of the State Development Assessment Provisions: State Code 16 (SDAP: State Code 16) assessment. Accordingly, any determination that the proposed development is for a relevant purpose under section 22A of the Vegetation Management Act 1999 is not a finding that the proposed development also satisfies any Performance Outcome requirements to rehabilitate or provide environmental offsets where required under SDAP: State Code 16.

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

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

SARA Cairns Office

Location: Ground Floor, Ports North Building,
Cnr Grafton and Hartley Streets, Cairns

Postal address: PO Box 2358, Cairns Qld 4870

Telephone: 07 4037 3214

Email: CairnsSARA@dsdilgp.qld.gov.au

Should you have any enquiries or require assistance regarding this request, please do not hesitate to contact Rachel Buckley, Natural Resource Management Officer on telephone 4530 1210 quoting the above reference number

Yours sincerely



Jessica Deo
Acting Senior Natural Resource Management Officer

Attachment 1 - Legislation and Acts

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Regional Development, Manufacturing and Water (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Department of Resources (Queensland Government)	Ph: 13 QGOV (13 74 68) www.resources.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts (Queensland Government)	Ph: 13 QGOV (13 74 68) www.datsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues Protected plants and protected areas ¹	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i> <i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) www.des.qld.gov.au
Koala mapping and regulations.	<i>Nature Conservation Act 1992</i>	Department of Environment and Science (Queensland Government)	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au www.des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forest activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i> ²	Department of Agriculture and Fisheries (Queensland Government)	Ph: 13 25 23 www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species & ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 803 772 www.dcceew.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Department of State Development, Infrastructure, Local Government and Planning (Queensland Government)	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au

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

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

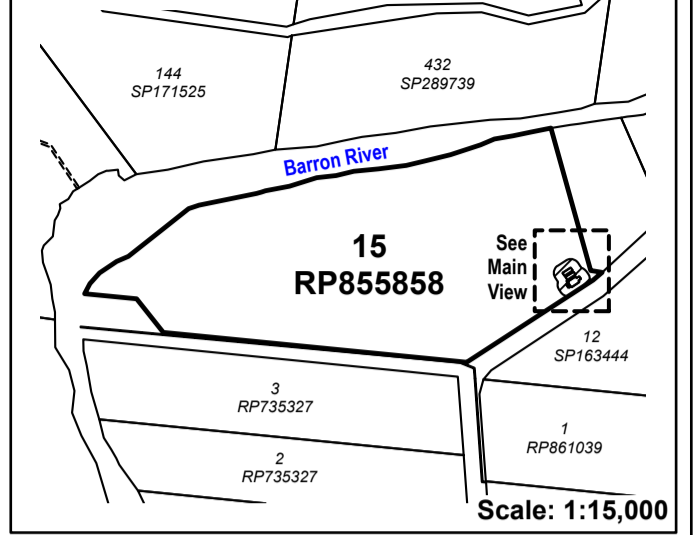
- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2023 and located within any of the following local government management areas—Banana, Bundaberg Regional, Fraser Coast Regional, Gladstone Regional, Isaac Regional, North Burnett Regional, Somerset Regional, South Burnett Regional, Southern Downs Regional, Tablelands Regional, Toowoomba Regional, Western Downs Regional.

Road corridor permits	<i>Transport Infrastructure Act 1994</i>	Department of Transport and Main Roads (Queensland Government)	Ph: 13 QGOV (13 74 68) www.tmr.qld.gov.au
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

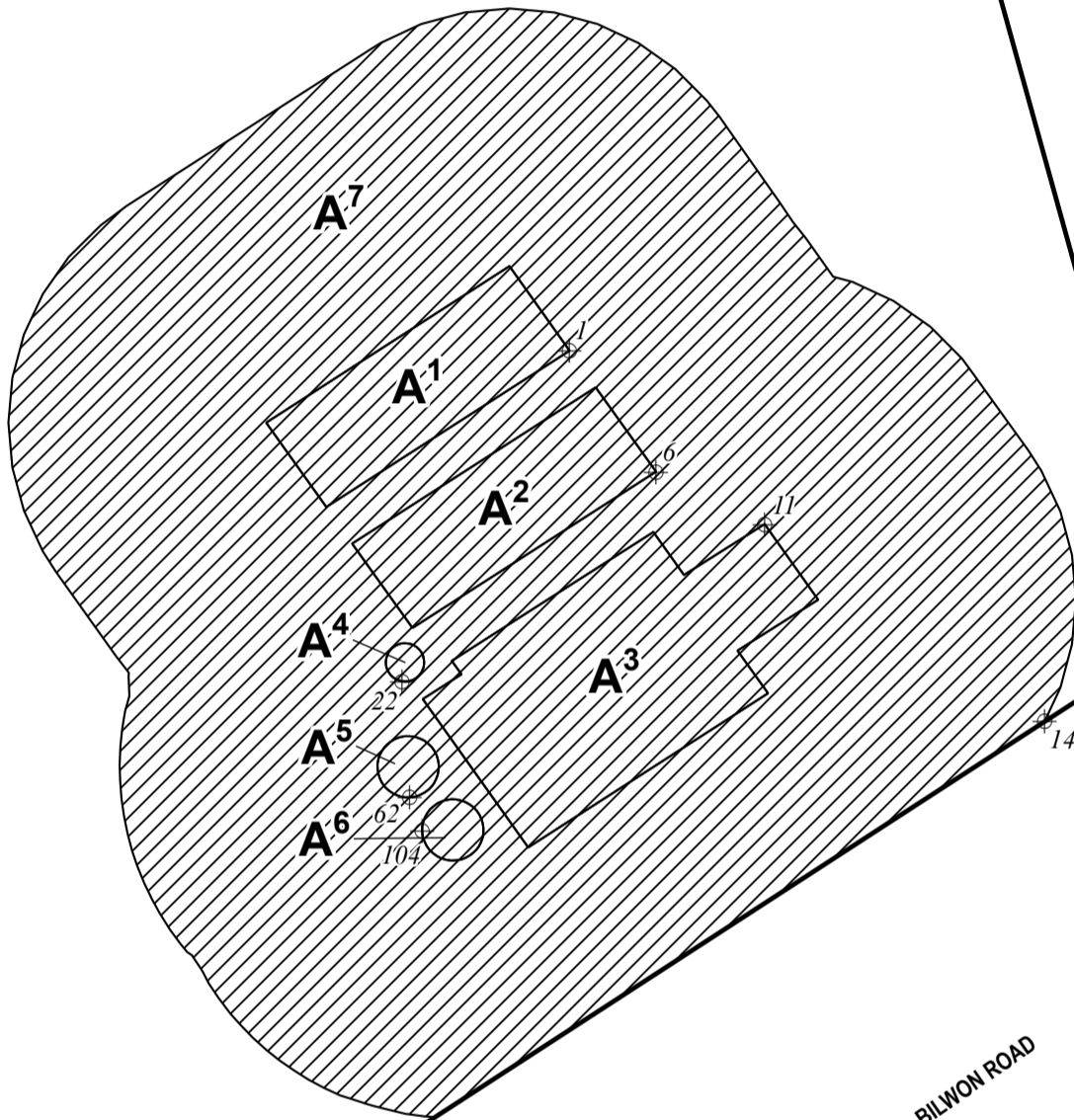
Derived Reference Points

Datum: GDA2020
 Projection: GDA2020 MGA Zone 55
 All reference points continue sequentially when labels are not shown

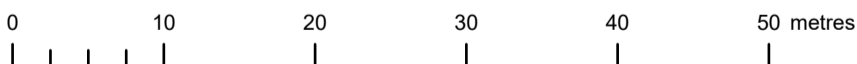
PROPERTY VIEW



**15
 RP855858**



1:500 @ A3 paper size



Projection: GDA2020 MGA Zone 55 Datum: GDA2020

Notes: Derived Reference Points are provided to assist in the location of area boundaries. Responsibility for locating these boundaries lies solely with the landholder.

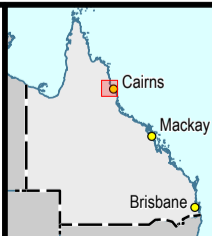
Watercourse and drainage feature locations shown on the Vegetation Management Plan are derived from the certified Vegetation Management Watercourse and Drainage Feature Map. These alignments are approximate only and require ground truthing to identify the exact location of the watercourse or drainage feature.

The property boundaries shown on this plan are APPROXIMATE ONLY. They are NOT an accurate representation of the legal boundaries.

This plan must be read in conjunction with Relevant Determination Letter 2024/003883

LEGEND

- Derived Reference Start Points (see attachment)
- Subject Lot(s)
- Area A
- Watercourse and/or drainage feature (Stream order label)



Relevant Purpose Determination Plan

Plan of Area A (Parts A¹ - A⁷) in Lot 15 on Plan RP855858



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**RPDP
 2024/003883
 Sheet 1 of 1**

Note: This is a colour map and must be reproduced in colour

Version: 1

eLVAS Case ID: 2024/003883

Attachment: 2024/003883
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

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Part ID	Unique ID	Easting	Northing
A1	1	332039	8134977
A1	2	332022	8134967
A1	3	332018	8134972
A1	4	332035	8134983
A1	5	332039	8134977
A2	6	332044	8134969
A2	7	332028	8134958
A2	8	332024	8134964
A2	9	332040	8134975
A2	10	332044	8134969
A3	11	332052	8134965
A3	12	332055	8134960
A3	13	332050	8134957
A3	14	332052	8134954
A3	15	332036	8134944
A3	16	332029	8134954
A3	17	332031	8134955
A3	18	332031	8134956
A3	19	332044	8134965
A3	20	332046	8134962
A3	21	332052	8134965
A4	22	332027	8134955
A4	23	332027	8134955
A4	24	332027	8134955
A4	25	332027	8134955
A4	26	332027	8134955
A4	27	332027	8134955
A4	28	332026	8134956
A4	29	332026	8134956
A4	30	332026	8134956
A4	31	332026	8134956
A4	32	332026	8134956
A4	33	332026	8134957
A4	34	332027	8134957
A4	35	332027	8134957
A4	36	332027	8134957
A4	37	332027	8134957
A4	38	332027	8134957
A4	39	332027	8134957
A4	40	332028	8134957
A4	41	332028	8134957
A4	42	332028	8134957
A4	43	332028	8134957
A4	44	332028	8134957
A4	45	332029	8134957
A4	46	332029	8134957
A4	47	332029	8134957
A4	48	332029	8134956
A4	49	332029	8134956
A4	50	332029	8134956
A4	51	332029	8134956
A4	52	332029	8134956
A4	53	332029	8134955
A4	54	332029	8134955
A4	55	332029	8134955
A4	56	332028	8134955
A4	57	332028	8134955
A4	58	332028	8134955
A4	59	332028	8134955
A4	60	332028	8134955

Part ID	Unique ID	Easting	Northing
A4	61	332027	8134955
A5	62	332028	8134947
A5	63	332028	8134947
A5	64	332027	8134947
A5	65	332027	8134947
A5	66	332027	8134947
A5	67	332027	8134948
A5	68	332026	8134948
A5	69	332026	8134948
A5	70	332026	8134948
A5	71	332026	8134949
A5	72	332026	8134949
A5	73	332026	8134949
A5	74	332026	8134950
A5	75	332026	8134950
A5	76	332026	8134950
A5	77	332026	8134950
A5	78	332026	8134951
A5	79	332027	8134951
A5	80	332027	8134951
A5	81	332027	8134951
A5	82	332028	8134951
A5	83	332028	8134951
A5	84	332028	8134951
A5	85	332029	8134951
A5	86	332029	8134951
A5	87	332029	8134951
A5	88	332029	8134950
A5	89	332030	8134950
A5	90	332030	8134950
A5	91	332030	8134950
A5	92	332030	8134949
A5	93	332030	8134949
A5	94	332030	8134949
A5	95	332030	8134948
A5	96	332030	8134948
A5	97	332029	8134948
A5	98	332029	8134948
A5	99	332029	8134947
A5	100	332029	8134947
A5	101	332029	8134947
A5	102	332028	8134947
A5	103	332028	8134947
A6	104	332029	8134945
A6	105	332029	8134945
A6	106	332029	8134945
A6	107	332029	8134946
A6	108	332029	8134946
A6	109	332029	8134946
A6	110	332030	8134946
A6	111	332030	8134947
A6	112	332030	8134947
A6	113	332030	8134947
A6	114	332031	8134947
A6	115	332031	8134947
A6	116	332031	8134947
A6	117	332032	8134947
A6	118	332032	8134947
A6	119	332032	8134946
A6	120	332032	8134946

Part ID	Unique ID	Easting	Northing
A6	121	332033	8134946
A6	122	332033	8134946
A6	123	332033	8134945
A6	124	332033	8134945
A6	125	332033	8134945
A6	126	332033	8134944
A6	127	332033	8134944
A6	128	332033	8134944
A6	129	332032	8134944
A6	130	332032	8134943
A6	131	332032	8134943
A6	132	332032	8134943
A6	133	332031	8134943
A6	134	332031	8134943
A6	135	332031	8134943
A6	136	332030	8134943
A6	137	332030	8134943
A6	138	332030	8134943
A6	139	332029	8134943
A6	140	332029	8134944
A6	141	332029	8134944
A6	142	332029	8134944
A6	143	332029	8134944
A6	144	332029	8134945
A7	145	332070	8134952
A7	146	332030	8134926
A7	147	332029	8134926
A7	148	332028	8134926
A7	149	332027	8134926
A7	150	332025	8134926
A7	151	332025	8134927
A7	152	332024	8134927
A7	153	332023	8134927
A7	154	332022	8134928
A7	155	332021	8134928
A7	156	332020	8134929
A7	157	332019	8134929
A7	158	332018	8134930
A7	159	332017	8134931
A7	160	332017	8134932
A7	161	332016	8134933
A7	162	332015	8134934
A7	163	332014	8134935
A7	164	332014	8134935
A7	165	332014	8134936
A7	166	332013	8134937
A7	167	332013	8134937
A7	168	332013	8134937
A7	169	332012	8134938
A7	170	332011	8134939
A7	171	332011	8134940
A7	172	332010	8134941
A7	173	332010	8134942
A7	174	332009	8134944
A7	175	332009	8134945
A7	176	332009	8134946
A7	177	332009	8134947
A7	178	332009	8134948
A7	179	332009	8134949
A7	180	332009	8134951

Attachment: 2024/003883
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

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Part ID	Unique ID	Easting	Northing
A7	181	332009	8134952
A7	182	332009	8134952
A7	183	332009	8134953
A7	184	332009	8134954
A7	185	332009	8134955
A7	186	332009	8134955
A7	187	332008	8134957
A7	188	332004	8134962
A7	189	332003	8134964
A7	190	332002	8134966
A7	191	332001	8134969
A7	192	332001	8134972
A7	193	332001	8134975
A7	194	332002	8134978
A7	195	332003	8134981
A7	196	332005	8134983
A7	197	332007	8134985
A7	198	332009	8134987
A7	199	332025	8134997
A7	200	332026	8134998
A7	201	332029	8134999
A7	202	332032	8135000
A7	203	332035	8135000
A7	204	332038	8135000
A7	205	332041	8134999
A7	206	332043	8134998
A7	207	332046	8134996
A7	208	332048	8134994
A7	209	332049	8134993
A7	210	332052	8134988
A7	211	332053	8134987
A7	212	332054	8134986
A7	213	332054	8134985
A7	214	332056	8134982
A7	215	332058	8134982
A7	216	332060	8134980
A7	217	332063	8134979
A7	218	332065	8134976
A7	219	332066	8134975
A7	220	332067	8134974
A7	221	332069	8134970
A7	222	332070	8134969
A7	223	332071	8134966
A7	224	332072	8134963
A7	225	332073	8134960
A7	226	332072	8134957
A7	227	332071	8134954
A7	228	332070	8134952
A7	229	332044	8134969
A7	230	332040	8134975
A7	231	332024	8134964
A7	232	332028	8134958
A7	233	332044	8134969
A7	234	332052	8134965
A7	235	332046	8134962
A7	236	332044	8134965
A7	237	332031	8134956
A7	238	332031	8134955
A7	239	332029	8134954
A7	240	332036	8134944

Part ID	Unique ID	Easting	Northing
A7	241	332052	8134954
A7	242	332050	8134957
A7	243	332055	8134960
A7	244	332052	8134965
A7	245	332031	8134943
A7	246	332031	8134943
A7	247	332032	8134943
A7	248	332032	8134943
A7	249	332032	8134943
A7	250	332032	8134944
A7	251	332033	8134944
A7	252	332033	8134944
A7	253	332033	8134944
A7	254	332033	8134945
A7	255	332033	8134945
A7	256	332033	8134945
A7	257	332033	8134946
A7	258	332033	8134946
A7	259	332032	8134946
A7	260	332032	8134946
A7	261	332032	8134947
A7	262	332032	8134947
A7	263	332031	8134947
A7	264	332031	8134947
A7	265	332031	8134947
A7	266	332030	8134947
A7	267	332030	8134947
A7	268	332030	8134947
A7	269	332030	8134946
A7	270	332029	8134946
A7	271	332029	8134946
A7	272	332029	8134946
A7	273	332029	8134945
A7	274	332029	8134945
A7	275	332029	8134945
A7	276	332029	8134944
A7	277	332029	8134944
A7	278	332029	8134944
A7	279	332029	8134944
A7	280	332029	8134943
A7	281	332030	8134943
A7	282	332030	8134943
A7	283	332030	8134943
A7	284	332031	8134943
A7	285	332031	8134943
A7	286	332028	8134947
A7	287	332028	8134947
A7	288	332029	8134947
A7	289	332029	8134947
A7	290	332029	8134947
A7	291	332029	8134948
A7	292	332029	8134948
A7	293	332030	8134948
A7	294	332030	8134948
A7	295	332030	8134949
A7	296	332030	8134949
A7	297	332030	8134949
A7	298	332030	8134950
A7	299	332030	8134950
A7	300	332030	8134950

Part ID	Unique ID	Easting	Northing
A7	301	332029	8134950
A7	302	332029	8134951
A7	303	332029	8134951
A7	304	332029	8134951
A7	305	332028	8134951
A7	306	332028	8134951
A7	307	332028	8134951
A7	308	332027	8134951
A7	309	332027	8134951
A7	310	332027	8134951
A7	311	332026	8134951
A7	312	332026	8134950
A7	313	332026	8134950
A7	314	332026	8134950
A7	315	332026	8134950
A7	316	332026	8134949
A7	317	332026	8134949
A7	318	332026	8134949
A7	319	332026	8134948
A7	320	332026	8134948
A7	321	332026	8134948
A7	322	332027	8134948
A7	323	332027	8134947
A7	324	332027	8134947
A7	325	332027	8134947
A7	326	332028	8134947
A7	327	332028	8134947
A7	328	332028	8134955
A7	329	332028	8134955
A7	330	332028	8134955
A7	331	332029	8134955
A7	332	332029	8134955
A7	333	332029	8134955
A7	334	332029	8134956
A7	335	332029	8134956
A7	336	332029	8134956
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A7	338	332029	8134956
A7	339	332029	8134957
A7	340	332029	8134957
A7	341	332029	8134957
A7	342	332028	8134957
A7	343	332028	8134957
A7	344	332028	8134957
A7	345	332028	8134957
A7	346	332028	8134957
A7	347	332027	8134957
A7	348	332027	8134957
A7	349	332027	8134957
A7	350	332027	8134957
A7	351	332027	8134957
A7	352	332027	8134957
A7	353	332026	8134957
A7	354	332026	8134956
A7	355	332026	8134956
A7	356	332026	8134956
A7	357	332026	8134956
A7	358	332026	8134956
A7	359	332027	8134955
A7	360	332027	8134955

Attachment: 2024/003883
Derived Reference Points
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Part ID	Unique ID	Easting	Northing
A7	361	332027	8134955
A7	362	332027	8134955
A7	363	332027	8134955
A7	364	332027	8134955
A7	365	332028	8134955
A7	366	332028	8134955
A7	367	332028	8134955
A7	368	332039	8134977
A7	369	332035	8134983
A7	370	332018	8134972
A7	371	332022	8134967
A7	372	332039	8134977

Part ID	Unique ID	Easting	Northing

Part ID	Unique ID	Easting	Northing