



Town Planning and Project Services

11 April 2025

Chief Executive Officer
Mareeba Shire Council
PO Box 154
MAREEBA QLD 4880

Attn: Town Planning

Submitted via: info@msc.qld.gov.au

**RE: DEVELOPMENT APPLICATION FOR A MATERIAL CHANGE OF USE (TOURIST PARK)
OVER LAND AT 8392 MULIGAN HIGHWAY, DESAILLY, MORE FORMALLY DESCRIBED AS LOT
22 ON SP302231**

Aspire Town Planning and Project Services act on behalf of on behalf of Malcolm Hugh McDougall (the 'Applicant' and 'Land Owner') in relation to the above described Development Application.

On behalf of the Applicant, please accept this correspondence and the accompanying attachments as a properly made Development Application pursuant to Sections 50 and 51 of the *Planning Act 2016* seeking a Development Permit for a Material Change of Use (Tourist Park).

Please find enclosed the following documentation associated with this Development Application:

- Duly completed DA Form 1 (Attachment 1);
- S22A Relevant Purpose Determination (Attachment 2); and
- Town Planning Report (Attachment 3).

The applicable Application Fee under the Mareeba Shire Council Fees & Charges Schedule 2024-2025 is \$3,110.00 for an Impact Assessable Material Change of Use (Tourist Park).

We respectfully request that Council confirm the applicable fee and provide the payment instructions so that the payment can be made directly by the Applicant.

PO BOX 1040, MOSSMAN QLD 4873
M. 0418826560
W. www.aspireqld.com
E. admin@aspireqld.com
ABN. 79 851 193 691

Thank you for your time in considering the attached Development Application. If you wish to inspect the property or have any further queries, please contact the undersigned.

Regards,

A handwritten signature in black ink, consisting of a large, stylized loop followed by a series of horizontal strokes.

Daniel Favier

Senior Town Planner

ASPIRE Town Planning and Project Services



ASPIRE

Town Planning and Project Services

Attachment I

Duly completed DA Form I

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)	Malcolm Hugh McDougall
Contact name (only applicable for companies)	c/- Daniel Favier T/A Aspire Town Planning and Project Services
Postal address (P.O. Box or street address)	PO Boc 1040
Suburb	Mossman
State	QLD
Postcode	4873
Country	Australia
Contact number	0418826560
Email address (non-mandatory)	admin@aspireqld.com
Mobile number (non-mandatory)	
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	2023-10-83 - Reedy Valley - 8392 Mulligan Highway, Desailly

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
		8392	Mulligan Highway	Desailly
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4871	22	SP302231	Mareeba Shire
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:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: McLeod Rivier

- ☐ 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? *(tick only one box)*

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

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

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

c) What is the level of assessment?

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

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

Tourist Park

e) Relevant plans

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

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

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

e) Relevant plans

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

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

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

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 (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Caravan Park	Tourist Park	na	tba

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?

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

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

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

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

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

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

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"/> Drainage work <input type="checkbox"/> Landscaping <input type="checkbox"/> Other – please specify:	<input type="checkbox"/> Stormwater <input type="checkbox"/> Earthworks <input type="checkbox"/> Signage	<input type="checkbox"/> Water infrastructure <input type="checkbox"/> Sewage infrastructure <input type="checkbox"/> Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
<input type="checkbox"/> Yes – specify number of new lots:		
<input type="checkbox"/> No		

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Mareeba Shire Council

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

- ☐ 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

- ☐ 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 checked="" type="checkbox"/> Approval <input type="checkbox"/> Development application	DA/17/0011	25 January 2018	Mareeba Shire Council
<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.qld.gov.au for information regarding assessment of Queensland heritage places.

Name of the heritage place:		Place ID:	
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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	



ASPIRE

Town Planning and Project Services

Attachment 2

S22A Relevant Purpose Determination

Author : Rachel Buckley
Ref number : 2024/003902



Department of **Natural
Resources and Mines,
Manufacturing, and
Regional and Rural
Development**

19 February 2025

Malcolm McDougall
c/- Daniel Favier
PO Box 1040
MOSSMAN QLD 4873

Email: admin@aspireqld.com

Dear Daniel,

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot 22 SP302231 - Mareeba Shire Council

I refer to your application submitted to the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the department) on 29 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 29 October 2024, circumstances at the time of this determination; and the attached RPDP (RPDP 2024/003902).

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

This relevant purpose determination is valid for 2 years and will expire on 19 February 2027.

Please note that this letter is not a development approval to carry out vegetation clearing. You will need to apply for a development approval from your local Council, or the Department of State Development, Infrastructure, Local Government and Planning (DSDILGP) under the *Planning Act 2016*.

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

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

ABN 59 020 847 551

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 Far North Queensland 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

A handwritten signature in dark ink, appearing to read 'Mike McGahan', with a stylized, cursive script.

Mike McGahan
Senior Natural Resources 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.dccew.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

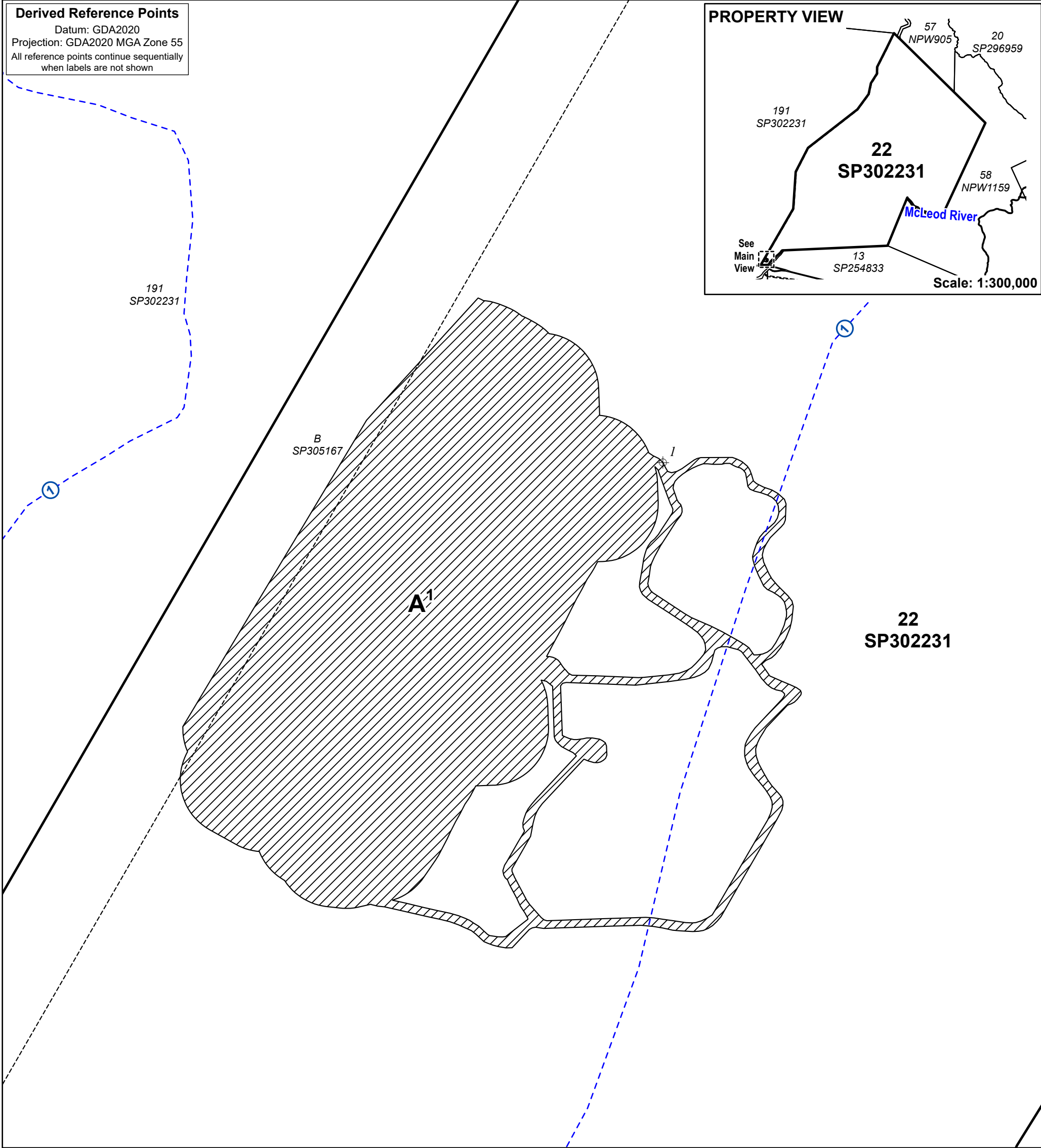
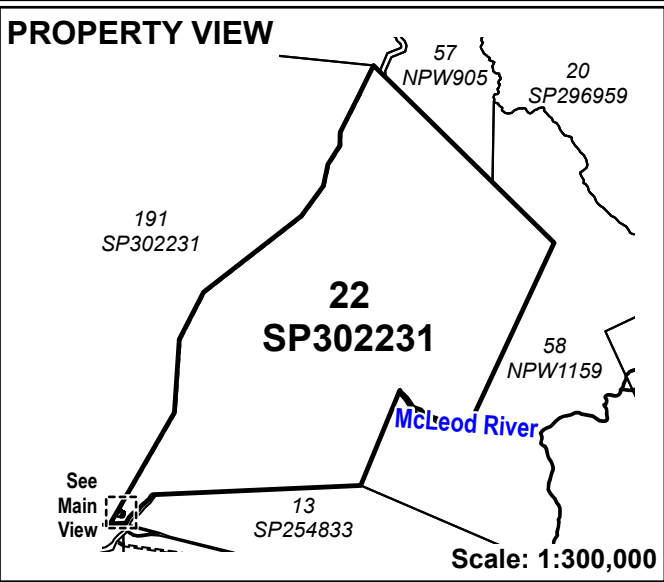
¹ In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#), which endeavours to ensure that protected plants (whether whole plants or protected plants parts) are not illegally removed from the wild, or illegally traded. Prior to **clearing**, 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**:

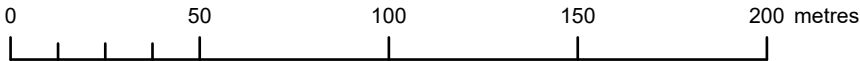
- Any sandalwood on state-owned land (including leasehold land)
- On freehold land in a 'forest consent area'
- More than five hectares on state-owned land (including leasehold land) containing commercial timber species listed in parts 2 or 3 of Schedule 6 of the Vegetation Management Regulation 2023 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



1:2,000 @ A3 paper size



Projection: GDA2020 MGA Zone 55

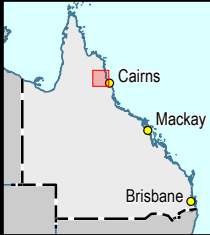
Datum: GDA2020

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 2024/003902

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 (Part A¹) in Lot 22 on Plan SP302231



© The State of Queensland, 2025

RPDP
2024/003902
Sheet 1 of 1

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

Version: 1

eLVAS Case ID: 2024/003902

Attachment: 2024/003902
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
Responsibility for locating these boundaries lies solely with the landholder and delegated contractor(s).
Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A1	1	286626	8175572
A1	2	286627	8175569
A1	3	286629	8175567
A1	4	286631	8175566
A1	5	286633	8175567
A1	6	286636	8175569
A1	7	286642	8175573
A1	8	286644	8175574
A1	9	286646	8175574
A1	10	286662	8175574
A1	11	286665	8175574
A1	12	286667	8175572
A1	13	286670	8175570
A1	14	286671	8175568
A1	15	286672	8175566
A1	16	286673	8175562
A1	17	286675	8175561
A1	18	286679	8175559
A1	19	286683	8175557
A1	20	286686	8175556
A1	21	286690	8175553
A1	22	286690	8175550
A1	23	286690	8175542
A1	24	286689	8175540
A1	25	286688	8175538
A1	26	286682	8175533
A1	27	286680	8175529
A1	28	286679	8175527
A1	29	286678	8175523
A1	30	286679	8175520
A1	31	286681	8175514
A1	32	286683	8175511
A1	33	286686	8175508
A1	34	286691	8175502
A1	35	286693	8175499
A1	36	286694	8175497
A1	37	286693	8175489
A1	38	286692	8175485
A1	39	286690	8175480
A1	40	286688	8175475
A1	41	286685	8175472
A1	42	286683	8175470
A1	43	286680	8175468
A1	44	286679	8175468
A1	45	286678	8175466
A1	46	286679	8175465
A1	47	286680	8175462
A1	48	286682	8175460
A1	49	286683	8175460
A1	50	286688	8175458
A1	51	286693	8175456
A1	52	286696	8175454
A1	53	286698	8175453
A1	54	286698	8175451
A1	55	286698	8175450
A1	56	286696	8175448
A1	57	286695	8175447
A1	58	286693	8175446
A1	59	286691	8175445
A1	60	286682	8175435

Part ID	Unique ID	Easting	Northing
A1	61	286680	8175433
A1	62	286678	8175431
A1	63	286677	8175428
A1	64	286675	8175425
A1	65	286675	8175422
A1	66	286675	8175420
A1	67	286675	8175418
A1	68	286676	8175414
A1	69	286678	8175410
A1	70	286681	8175406
A1	71	286683	8175403
A1	72	286686	8175399
A1	73	286688	8175397
A1	74	286689	8175395
A1	75	286689	8175393
A1	76	286688	8175390
A1	77	286686	8175386
A1	78	286677	8175371
A1	79	286665	8175350
A1	80	286656	8175334
A1	81	286654	8175332
A1	82	286652	8175330
A1	83	286650	8175328
A1	84	286647	8175327
A1	85	286645	8175327
A1	86	286642	8175327
A1	87	286635	8175327
A1	88	286631	8175327
A1	89	286626	8175328
A1	90	286621	8175329
A1	91	286615	8175330
A1	92	286599	8175329
A1	93	286564	8175328
A1	94	286559	8175329
A1	95	286558	8175329
A1	96	286556	8175328
A1	97	286554	8175325
A1	98	286547	8175318
A1	99	286544	8175318
A1	100	286540	8175319
A1	101	286537	8175319
A1	102	286534	8175320
A1	103	286533	8175321
A1	104	286528	8175325
A1	105	286526	8175327
A1	106	286522	8175329
A1	107	286519	8175330
A1	108	286515	8175332
A1	109	286510	8175333
A1	110	286503	8175334
A1	111	286488	8175338
A1	112	286480	8175340
A1	113	286477	8175340
A1	114	286474	8175341
A1	115	286473	8175341
A1	116	286467	8175340
A1	117	286467	8175339
A1	118	286465	8175339
A1	119	286463	8175339
A1	120	286461	8175339

Part ID	Unique ID	Easting	Northing
A1	121	286459	8175339
A1	122	286457	8175339
A1	123	286450	8175340
A1	124	286450	8175340
A1	125	286448	8175340
A1	126	286446	8175341
A1	127	286444	8175341
A1	128	286442	8175342
A1	129	286440	8175343
A1	130	286439	8175344
A1	131	286437	8175345
A1	132	286435	8175346
A1	133	286434	8175347
A1	134	286432	8175348
A1	135	286431	8175350
A1	136	286430	8175351
A1	137	286429	8175353
A1	138	286428	8175353
A1	139	286428	8175354
A1	140	286426	8175355
A1	141	286425	8175356
A1	142	286423	8175357
A1	143	286422	8175358
A1	144	286420	8175360
A1	145	286419	8175361
A1	146	286418	8175363
A1	147	286417	8175365
A1	148	286416	8175366
A1	149	286415	8175368
A1	150	286415	8175369
A1	151	286414	8175369
A1	152	286412	8175369
A1	153	286410	8175369
A1	154	286408	8175370
A1	155	286406	8175371
A1	156	286404	8175371
A1	157	286403	8175372
A1	158	286389	8175380
A1	159	286389	8175380
A1	160	286387	8175381
A1	161	286386	8175382
A1	162	286384	8175383
A1	163	286383	8175385
A1	164	286381	8175386
A1	165	286380	8175388
A1	166	286379	8175389
A1	167	286378	8175391
A1	168	286377	8175393
A1	169	286376	8175395
A1	170	286375	8175396
A1	171	286375	8175398
A1	172	286374	8175400
A1	173	286374	8175402
A1	174	286374	8175404
A1	175	286374	8175406
A1	176	286374	8175408
A1	177	286374	8175410
A1	178	286374	8175412
A1	179	286375	8175414
A1	180	286375	8175416

Attachment: 2024/003902
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
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Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A1	181	286376	8175418
A1	182	286377	8175419
A1	183	286378	8175421
A1	184	286377	8175421
A1	185	286377	8175423
A1	186	286376	8175425
A1	187	286376	8175427
A1	188	286375	8175429
A1	189	286375	8175431
A1	190	286375	8175432
A1	191	286375	8175434
A1	192	286471	8175594
A1	193	286529	8175658
A1	194	286530	8175658
A1	195	286531	8175657
A1	196	286532	8175656
A1	197	286534	8175656
A1	198	286536	8175656
A1	199	286538	8175656
A1	200	286539	8175655
A1	201	286541	8175654
A1	202	286545	8175653
A1	203	286545	8175653
A1	204	286547	8175652
A1	205	286548	8175651
A1	206	286550	8175650
A1	207	286552	8175649
A1	208	286552	8175648
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A1	211	286556	8175647
A1	212	286559	8175645
A1	213	286560	8175645
A1	214	286561	8175644
A1	215	286563	8175642
A1	216	286565	8175641
A1	217	286566	8175640
A1	218	286567	8175639
A1	219	286568	8175639
A1	220	286570	8175638
A1	221	286572	8175638
A1	222	286574	8175637
A1	223	286576	8175636
A1	224	286577	8175635
A1	225	286579	8175634
A1	226	286581	8175633
A1	227	286582	8175632
A1	228	286584	8175631
A1	229	286585	8175629
A1	230	286586	8175628
A1	231	286587	8175626
A1	232	286588	8175624
A1	233	286589	8175623
A1	234	286590	8175621
A1	235	286591	8175619
A1	236	286591	8175617
A1	237	286592	8175615
A1	238	286592	8175613
A1	239	286592	8175611
A1	240	286592	8175611

Part ID	Unique ID	Easting	Northing
A1	241	286593	8175597
A1	242	286593	8175596
A1	243	286594	8175596
A1	244	286596	8175596
A1	245	286598	8175596
A1	246	286600	8175595
A1	247	286602	8175594
A1	248	286604	8175593
A1	249	286605	8175593
A1	250	286607	8175592
A1	251	286609	8175590
A1	252	286610	8175589
A1	253	286612	8175588
A1	254	286613	8175586
A1	255	286614	8175585
A1	256	286615	8175583
A1	257	286616	8175582
A1	258	286617	8175580
A1	259	286618	8175578
A1	260	286619	8175577
A1	261	286621	8175575
A1	262	286624	8175574
A1	263	286626	8175572
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A1	273	286575	8175463
A1	274	286577	8175462
A1	275	286578	8175461
A1	276	286592	8175460
A1	277	286613	8175459
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A1	281	286639	8175463
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A1	283	286643	8175467
A1	284	286645	8175469
A1	285	286647	8175472
A1	286	286648	8175474
A1	287	286648	8175477
A1	288	286647	8175479
A1	289	286646	8175481
A1	290	286644	8175483
A1	291	286641	8175486
A1	292	286638	8175488
A1	293	286630	8175493
A1	294	286618	8175500
A1	295	286615	8175503
A1	296	286614	8175505
A1	297	286614	8175507
A1	298	286614	8175509
A1	299	286615	8175517
A1	300	286616	8175522

Part ID	Unique ID	Easting	Northing
A1	301	286617	8175524
A1	302	286617	8175527
A1	303	286618	8175528
A1	304	286620	8175530
A1	305	286622	8175532
A1	306	286624	8175534
A1	307	286625	8175537
A1	308	286629	8175543
A1	309	286631	8175546
A1	310	286631	8175547
A1	311	286631	8175549
A1	312	286630	8175550
A1	313	286627	8175557
A1	314	286623	8175558
A1	315	286622	8175570
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A1	325	286623	8175544
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A1	327	286622	8175540
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A1	329	286620	8175537
A1	330	286620	8175535
A1	331	286618	8175533
A1	332	286617	8175532
A1	333	286616	8175530
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A1	335	286613	8175527
A1	336	286612	8175526
A1	337	286610	8175525
A1	338	286609	8175524
A1	339	286607	8175523
A1	340	286605	8175522
A1	341	286603	8175522
A1	342	286601	8175521
A1	343	286599	8175521
A1	344	286597	8175520
A1	345	286596	8175520
A1	346	286595	8175520
A1	347	286592	8175520
A1	348	286590	8175517
A1	349	286590	8175516
A1	350	286589	8175514
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A1	353	286583	8175504
A1	354	286581	8175501
A1	355	286578	8175495
A1	356	286575	8175489
A1	357	286574	8175488
A1	358	286571	8175481
A1	359	286571	8175481
A1	360	286568	8175476

Attachment: 2024/003902

Derived Reference Points

Datum: GDA2020, Projection: MGA Zone 55

Notes: Derived Reference Points are provided to assist in the location of area boundaries.
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Coordinates start at a point indicated on the accompanying plan and continue sequentially when labels are not shown.

Part ID	Unique ID	Easting	Northing
A1	361	286669	8175477
A1	362	286671	8175475
A1	363	286674	8175471
A1	364	286676	8175471
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A1	367	286683	8175474
A1	368	286685	8175478
A1	369	286687	8175482
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A1	371	286691	8175491
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A1	373	286690	8175497
A1	374	286689	8175499
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A1	387	286677	8175533
A1	388	286679	8175535
A1	389	286682	8175538
A1	390	286684	8175540
A1	391	286686	8175543
A1	392	286687	8175546
A1	393	286686	8175549
A1	394	286685	8175552
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A1	407	286661	8175571
A1	408	286659	8175571
A1	409	286657	8175571
A1	410	286652	8175571
A1	411	286649	8175571
A1	412	286647	8175571
A1	413	286644	8175570
A1	414	286641	8175569
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A1	420	286631	8175558

Part ID	Unique ID	Easting	Northing
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A1	431	286622	8175523
A1	432	286620	8175520
A1	433	286619	8175517
A1	434	286619	8175513
A1	435	286618	8175508
A1	436	286619	8175507
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A1	439	286629	8175499
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A1	450	286653	8175474
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A1	452	286651	8175467
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A1	454	286648	8175462
A1	455	286645	8175461
A1	456	286642	8175460
A1	457	286638	8175459
A1	458	286630	8175457
A1	459	286612	8175455
A1	460	286575	8175457
A1	461	286574	8175456
A1	462	286573	8175455
A1	463	286573	8175429
A1	464	286575	8175428
A1	465	286577	8175428
A1	466	286579	8175427
A1	467	286581	8175427
A1	468	286584	8175427
A1	469	286586	8175428
A1	470	286589	8175428
A1	471	286593	8175427
A1	472	286594	8175426
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A1	493	286557	8175341
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A1	538	286680	8175456
A1	539	286678	8175459
A1	540	286675	8175463

Attachment: 2024/003902
Derived Reference Points
Datum: GDA2020, Projection: MGA Zone 55

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Part ID	Unique ID	Easting	Northing
A1	541	286667	8175473
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A1	657	286547	8175327
A1	658	286551	8175330
A1	659	286554	8175332

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ASPIRE

Town Planning and Project Services

Attachment 3

Town Planning Report



Town Planning Report

MATERIAL CHANGE OF USE (TOURIST PARK)

8392 MULLIGAN HIGHWAY, DESAILLY

11 April 2025

ASPIRE Town Planning and Project Services

Authored by: Daniel Favier

Ref: 2023-10-83 - Reedy Valley - 8392 Mulligan Highway, Desailly

This Town Planning Report is intended for the exclusive use of our Client "Malcolm Hugh McDougall" and is provided for informational purposes only. The information contained herein has been prepared based on sources and data believed to be reliable and accurate at the time of preparation. However, Aspire Town Planning and Project Services does not warrant the accuracy, completeness, or currency of the information and disclaims any responsibility for any errors or omissions, or for any loss or damage incurred by any party as a result of reliance on this information.

The conclusions and recommendations contained in this report are based on our professional judgment and interpretation of the current planning policies and regulations. It is important to note that planning regulations and policies are subject to change, and this report should not be construed as a guarantee of any future planning outcomes.

This report is confidential and may not be disclosed, reproduced, or distributed to any third party without the prior written consent of Aspire Town Planning and Project Services. Unauthorised use or distribution of this report is strictly prohibited.

Executive Summary

Aspire Town Planning and Project Services have been engaged and act on behalf of Malcolm Hugh McDougall, the ('Applicant' and the 'Land Owner'). This Development Application seeks approval for a Development Permit for a Material Change of Use (Tourist Park) over land at 8392 Mulligan Highway, Desailly, more formally described as Lot 22 on SP302231 (the 'subject site').

The proposal seeks to establish a Tourist Park that provides a low-impact, nature-based accommodation experience for visitors to the region. The development is intended to cater to travellers seeking an immersive outback experience in a unique, scenic location, contributing to the diversification of tourism offerings within the region.

In accordance with the Mareeba Shire Council Planning Scheme 2016 v4 (the 'Planning Scheme'), the subject site is located within the Rural Zone. Under the Planning Scheme, a Material Change of Use for a Tourist Park is Impact Assessable within this zone, requiring the application to be assessed against the full assessment benchmarks, including relevant State Planning Policies and the Strategic Framework and requiring Public Notification.

In support of the application, a Traffic Impact Assessment has been prepared to assess the suitability of access arrangements and the anticipated traffic generation associated with the development. Additionally, an Ecological Assessment has been undertaken to confirm that the development footprint avoids areas of ecological significance and incorporates appropriate measures to protect the natural environment.

This Town Planning Report provides a comprehensive assessment of the proposed development against the relevant planning provisions and demonstrates that the proposal is consistent with the intent of the Rural Zone and the broader strategic outcomes of the Planning Scheme. All supporting documentation, including specialist reports and development plans, are included as attachments to this submission.

We respectfully request that Mareeba Shire Council consider issuing 'without prejudice' draft conditions for review prior to the formal release of a Decision Notice, to ensure a transparent and collaborative approach to the assessment process and to facilitate the timely progression of the development.

1.0 Summary

Table 1: Application Summary.

Street Address	8392 Mulligan Highway, Desailly
Lot and Plan	Lot 22 on SP302231
Land Owner	Malcolm Hugh McDougall Refer to the Certificate of Title under Attachment 1
Size	149,800,000m ² or 14,980ha
Road Frontages	Approximately 639m to Mulligan Highway
Easements	Easement No 719584275 burdening the land to Lot 191 on SP302231 (Easement B on SP305167) The easement is for the purpose of access and services
Other Relevant Encumbrances	Nil
Current Use	Cattle Station Commonly known as 'Reedy Valley Station'
Proposal	Tourist Park over part of the land
Approvals Sought	Development Permit
Level of Assessment	Impact
Planning Scheme Zone	Rural Zone
Local Plan	Nil
Regional Plan Designation	Regional Landscape and Rural Production Area
State Planning Policy	Appropriately integrated within the Planning Scheme
State Development Assessment Provisions	Not applicable
Referral	SARA, Clearing Native Vegetation, Schedule 10, Part 3, Division 4, Table 3 SARA, State Transport Infrastructure Generally, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1 SARA, State Transport Infrastructure Corridors, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4

2.0 Site Description

The subject site is located at 8392 Mulligan Highway, Desailly, more formally described as Lot 22 on SP302231. The property is situated approximately 70km north-west of Mareeba, within the rural locality of Desailly in the Mareeba Shire local government area. The site occupies a substantial land area of approximately 14,980ha and has direct frontage to the Mulligan Highway, a State-controlled road which provides regional connectivity between Mareeba and the Cape York Peninsula. Image 1 below illustrates the geographic location of the site in the context of the wider region.

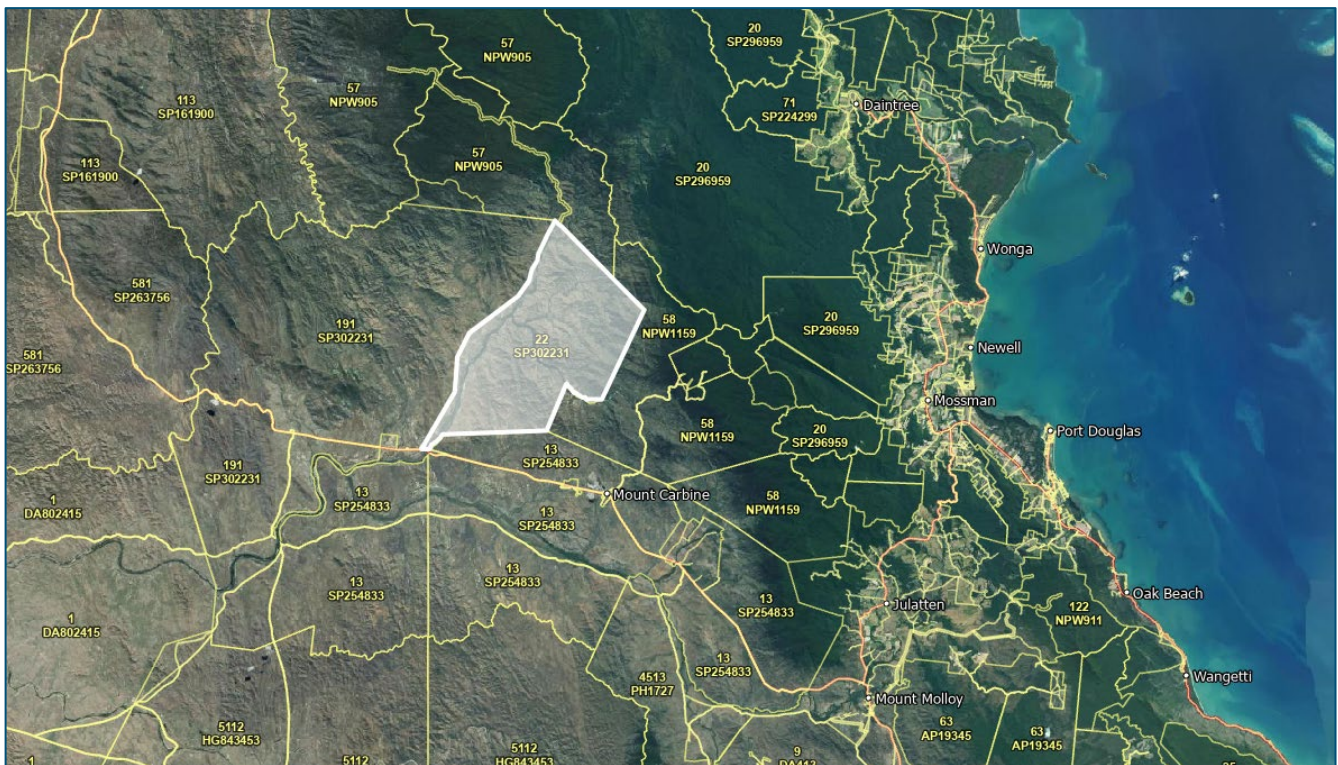


Image 1: Subject Site – Geographic Context (source: QLD Globe, 2025)

The site comprises predominantly rural and natural landscapes, with a mix of open grassland, scattered native vegetation, and low-density woodland. The topography is generally undulating. The south western portion of the site is relatively level and more easily accessible from the highway, making it suitable for low-impact development.

The site is generally used for grazing, there is no intensive agriculture. In terms of built infrastructure there is a main Dwelling House and machinery storage sheds and also Caretakers Residence. A formed gravel road provides vehicle access along the entire western boundary. No other significant infrastructure is present other than perimeter and internal fencing and informal vehicle tracks. The site

is not connected to reticulated water or sewer infrastructure, with future servicing anticipated to rely on on-site solutions suitable for remote tourist accommodation.

Vegetation across the site is largely intact and features a range of native species typical of the region, including disperse woodlands and grassland ecosystems. The site has been subject to an ecological assessment which confirms the proposed development area avoids sensitive ecological values and habitat areas.



Image 2: Photograph of Typical Landscape



Image 3: Photograph of Typical Landscape

The McLeod River runs through and adjacent to the property.

The property is bounded predominantly by large rural landholdings, many of which are used for extensive grazing or remain in their natural state. The subject site is bound by the Mount Windsor National Park to the north. There is no immediately adjoining sensitive development, and the area is characterised by its remote, undeveloped, and scenic qualities, which contribute significantly to the site's suitability for tourism development.

The site's direct access to the Mulligan Highway provides practical and convenient entry for visitors travelling through the region, while the substantial size and topographic variation of the lot enable careful siting of accommodation and facilities to maximise privacy, minimise visual impact, and protect environmental values.

The site's location, natural features, and access characteristics collectively offer a unique opportunity to establish a sensitively designed and sustainable Tourist Park that enhances the region's eco-tourism potential while maintaining alignment with the strategic intent of the Rural Zone under the Mareeba Shire Council Planning Scheme 2016 v4.

3.0 Proposal

3.1 Proposal Location

The subject site benefits from an existing Development Permit for Reconfiguring a Lot, issued by Mareeba Shire Council under reference DA/17/0011. This approval authorises the creation of 21 rural allotments, with individual lot sizes ranging between 30 hectares and 64 hectares and balance parcel, consistent with the intended rural character and land use outcomes for the area. The approved reconfiguration establishes a rural subdivision pattern while preserving the site's natural landscape and environmental values.

The proposed Tourist Park development is located entirely within the bounds of proposed Lot 1 as delineated in the approved subdivision layout. Lot 1 represents one of the smaller parcels within the approved development and is strategically positioned with direct frontage to the Mulligan Highway, enhancing its suitability for the proposed tourism use. The Tourist Park has been designed to operate independently of the surrounding future rural lots and will not compromise the broader intent or implementation of the approved subdivision. An extract from the endorsed reconfiguration plan is provided below to illustrate the location and relationship within the context of the approved Lot 1 boundary.

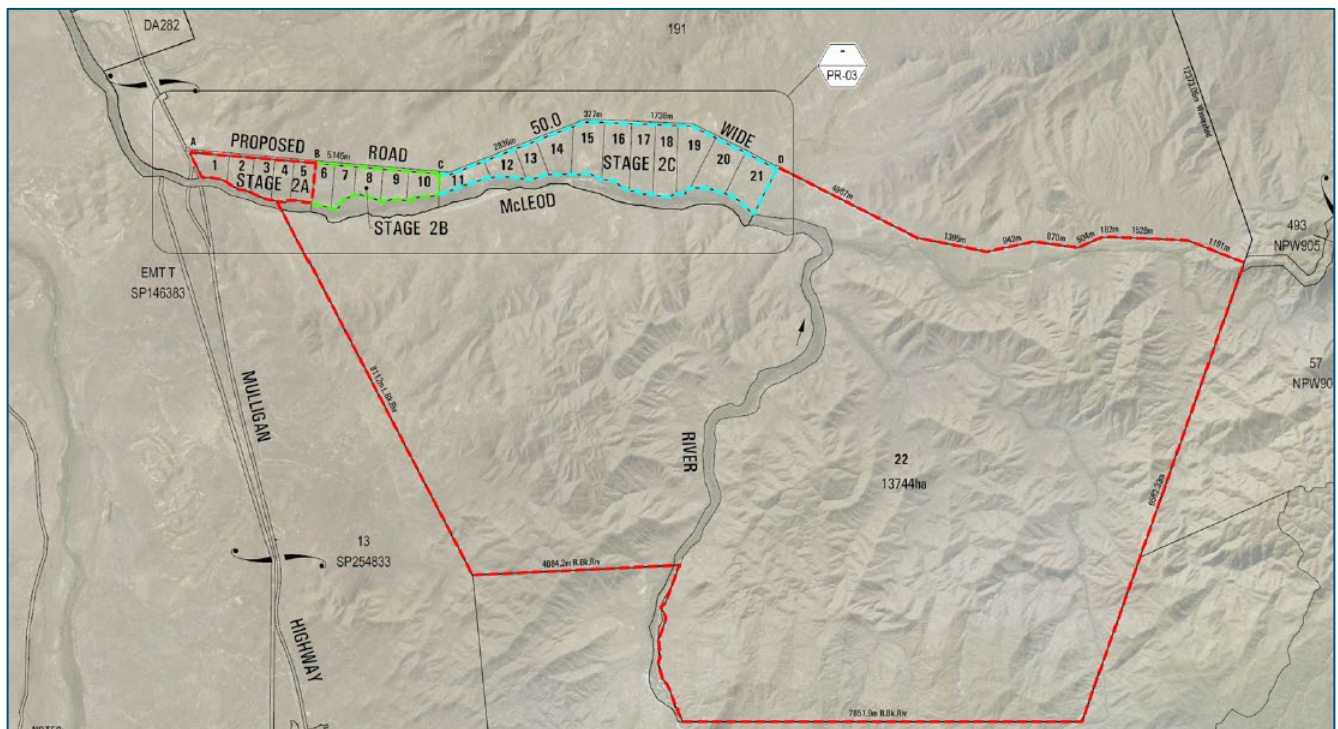


Image 4: Extract from Approved Plans under DA/17/0011

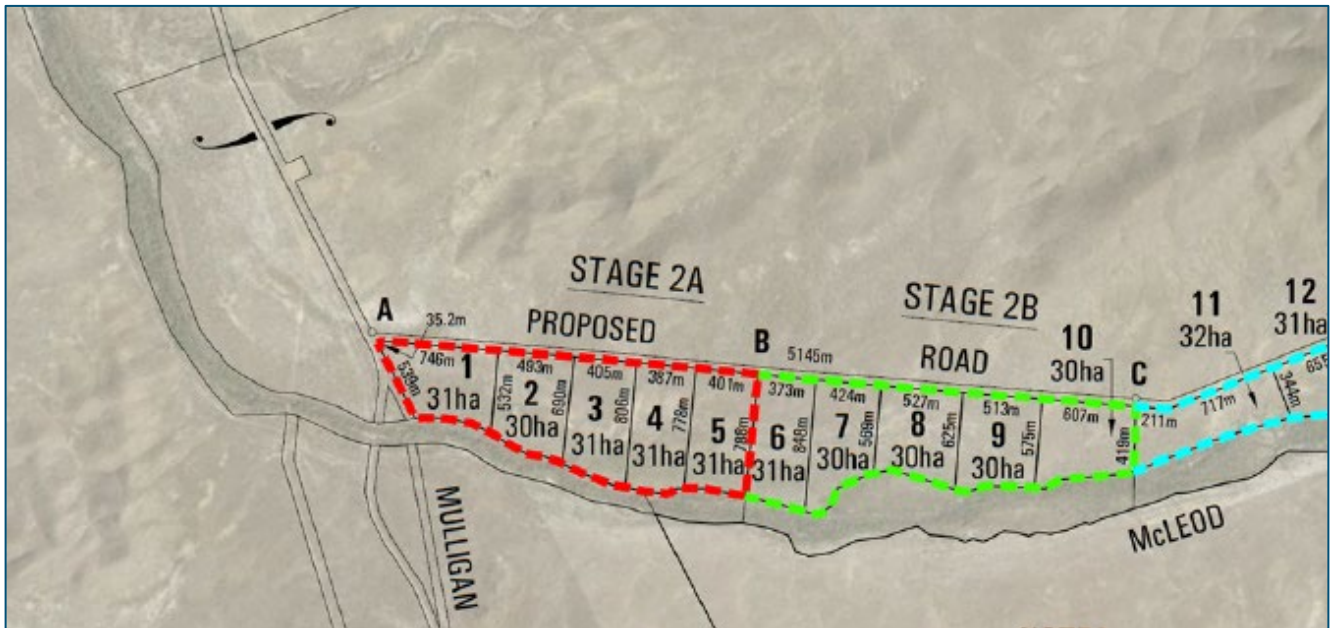


Image 5: Extract from Approved Plans under DA/17/0011

3.2 Proposal Description

This Development Application seeks a Development Permit for a Material Change of Use to establish a Tourist Park over land located at 8392 Mulligan Highway, Desailly, more formally described as Lot 22 on SP302231. The proposed development responds to the growing demand for low-impact, nature-based accommodation options along the primary route to Cape York. The site is strategically positioned to support the flow of travellers seeking overnight and short-stay accommodation during their journey north as well as travellers looking for a rural get away.

The Tourist Park is proposed to be developed over two stages, with Stage 1 establishing the core infrastructure and operational base of the facility and Stage 2 providing for the future expansion of accommodation offerings to respond to demand.

Stage 1 includes the following components:

- Reception and Caretaker's Residence, to be co-located within an already disturbed area currently used for laying stock feed and supplements. This location ensures minimal environmental impact in terms of vegetation and land disturbance and efficient oversight of park operations.
- 100 Caravan Sites, to be distributed across the landscape and integrated with existing vegetation. Sites will be carefully sited to maximise natural shade, privacy, and visitor comfort.

- Maintenance Shed, for storage of equipment and supplies necessary for ongoing park management.
- Amenities Buildings, including toilets, showers, and laundry facilities.
- On-site Wastewater Treatment Facility, designed to service the park in accordance with relevant environmental and health standards.

Stage 2 will include:

- A further 50 Unpowered Camping Sites, catering to tents, camper trailers, and overland vehicles.
- 10 Tourist Cabins, providing convenient, self-contained accommodation options to meet varying visitor needs and comfort levels.

An extract of the Proposal Plans is provided below. A copy of the full plan set is include under Attachment 2.



Image 6: Extract from the Proposal Plans

The layout of the Tourist Park has been guided by a low-impact, environmentally responsive design philosophy. Caravan and camping sites, along with internal access roads, will be sensitively integrated

into and around existing vegetation. The design prioritises the retention of mature trees with a diameter at breast height (DBH) of 200mm or greater, to maintain natural shade, visual amenity, and ecological value.

While a portion of the park may ultimately be connected to power and water infrastructure, the specific allocation of these services is yet to be finalised. However, it is not anticipated that the distribution of services will materially influence the assessment or determination of the development application, given the proposed layout, land use, and overall scale of the project.

The site benefits from direct access to the Mulligan Highway, a major regional transport corridor, with access arrangements assessed and supported by a Traffic Impact Assessment, refer to Attachment 3. The development footprint has also been carefully selected to avoid areas of ecological significance, as confirmed by the supporting Ecological Assessment, refer to Attachment 3.

The proposed Tourist Park is intended to provide a safe, functional, and environmentally conscious accommodation base for travellers journeying to and from Cape York as well as more domestic clientele. The scale, design, and staging of the development ensures the park will evolve in a sustainable manner, delivering economic, tourism, and employment benefits to the region, while protecting the scenic and ecological values of the site.

4.0 Statutory Town Planning Framework

4.1 Planning Act 2016

The *Planning Act 2016* (the 'Planning Act') is the statutory instrument for the State of Queensland under which, amongst other matters, Development Applications are assessed by Local Governments. The Planning Act is supported by the *Planning Regulation 2017* (the 'Planning Regulation'). The following sections of this report discuss the parts of the Planning Act and Planning Regulation applicable to the assessment of a development application.

4.1.1 Approval and Development

Pursuant to Sections 49, 50 and 51 of the Planning Act, the Development Application seeks a Development Permit for a Material Change of Use (Tourist Park).

4.1.2 Application

The proposed development is:

- development that is located completely in a single local government area;
- development made assessable under a local categorising instrument; and
- Material Change of Use,

In accordance with Section 48 of the Planning Act and Schedule 8, Table 2, Item 1 of the Planning Regulation, the development application is required to be made to the applicable Local Government, in this instance being Mareeba Shire Council (the 'Council').

4.1.3 Referral

Section 54(2) of the Planning Act and Section 22 and Schedules 9 and 10 of the Planning Regulation provide for the identification of the jurisdiction of referral agencies, to which a copy of the development application must be provided. A review of the Planning Regulation confirms that the following referral agencies apply to the Development Application:

- SARA, Clearing Native Vegetation, Schedule 10, Part 3, Division 4, Table 3

- SARA, State Transport Infrastructure Generally, Schedule 10, Part 9, Division 4, Subdivision 1, Table 1
- SARA, State Transport Infrastructure Corridors, Schedule 10, Part 9, Division 4, Subdivision 2, Table 4

4.1.4 Public Notification

Section 53(1) of the Planning Act provides that an applicant must give notice of a Development Application where any part is subject to Impact Assessment or where it is an application, which includes a variation request.

The Development Application is subject to Impact Assessment and therefore Public Notification of the Development Application is required and will be carried out in accordance with the Planning Act and corresponding Development Assessment Rules v2.

4.1.5 Assessment Framework

An Impact Assessable Development Application is required in this instance. Section 45(5) of the Planning Act provides that:

“(5) An impact assessment is an assessment that—

(a) must be carried out—

(i) against the assessment benchmarks in a categorising instrument for the development; and

(ii) having regard to any matters prescribed by regulation for this subparagraph; and

(b) may be carried out against, or having regard to, any other relevant matter, other than a person’s personal circumstances, financial or otherwise.

Examples of another relevant matter—

- *a planning need*
- *the current relevance of the assessment benchmarks in the light of changed circumstances*
- *whether assessment benchmarks or other prescribed matters were based on material errors”*

The Mareeba Shire Council Planning Scheme 2016 v4 (the ‘Planning Scheme’) is the applicable local categorising instrument.

Section 30 of the Planning Regulation provides the following assessment benchmarks for the purposes of Section 45(5) (a) of the Planning Act:

- “(1) For section 45(5)(a)(i) of the Act, the impact assessment must be carried out against the assessment benchmarks for the development stated in schedules 9 and 10.*
- (2) Also, if the prescribed assessment manager is the local government, the impact assessment must be carried out against the following assessment benchmarks—*
- (a) the assessment benchmarks stated in—*
 - (i) the regional plan for a region; and*
 - (ii) the State Planning Policy, part E, to the extent part E is not identified in the planning scheme as being appropriately integrated in the planning scheme; and*
 - (iii) a temporary State planning policy applying to the premises;*
 - (b) if the development is not in a local government area—any local planning instrument for a local government area that may be materially affected by the development;*
 - (c) if the local government is an infrastructure provider—the local government’s LGIP.*
- (3) However, an assessment manager may, in assessing development requiring impact assessment, consider an assessment benchmark only to the extent the assessment benchmark is relevant to the development.”*

Section 27 of the Planning Regulation provides matters for the purposes of Section 45(3)(b) of the Planning Act:

- “(1) For section 45(5)(a)(ii) of the Act, the impact assessment must be carried out having regard to—*
- (a) the matters stated in schedules 9 and 10 for the development; and*
 - (b) if the prescribed assessment manager is the chief executive—*
 - (i) the strategic outcomes for the local government area stated in the planning scheme; and*
 - (ii) the purpose statement stated in the planning scheme for the zone and any overlay applying to the premises under the planning scheme; and*
 - (iii) the strategic intent and desired regional outcomes stated in the regional plan for a region; and*

(iv) the State Planning Policy, parts C and D; and

(v) for premises designated by the Minister—the designation for the premises; and

(c) if the prescribed assessment manager is a person other than the chief executive or the local government—the planning scheme; and

(d) if the prescribed assessment manager is a person other than the chief executive—

(i) the regional plan for a region; and

(ii) the State Planning Policy, to the extent the State Planning Policy is not identified in the planning scheme as being appropriately integrated in the planning scheme; and

(iii) for designated premises—the designation for the premises; and

(e) any temporary State planning policy applying to the premises; and

(f) any development approval for, and any lawful use of, the premises or adjacent premises; and

(g) the common material.

(2) However—

(a) an assessment manager may, in assessing development requiring impact assessment, consider a matter mentioned in subsection (1) only to the extent the assessment manager considers the matter is relevant to the development; and

(b) if an assessment manager is required to carry out impact assessment against assessment benchmarks in an instrument stated in subsection (1), this section does not require the assessment manager to also have regard to the assessment benchmarks.”

The following sections of this Report discuss the applicable assessment benchmarks and applicable matters in further detail.

4.2 Far North Queensland Regional Plan 2009-2031

The Far North Queensland Regional Plan 2009 - 2031 ('the Regional Plan') is intended to guide and manage the region's development and to address key regional environmental, social, economic and urban objectives. The site falls within the area to which the Regional Plan applies. The Regional Plan is

identified in the Planning Scheme as being appropriately integrated in the scheme and therefore not assessed in any further detail in this Development Application.

4.3 State Planning Policy

The State Planning Policy ('the SPP') was released on 2 December 2013 and replaced all previous State Planning Policies. The SPP has since been revised, with new versions released on 2 July 2014, 29 April 2016 and 3 July 2017. The Planning Scheme states in general terms that it is recognised by the Minister that the SPP has been appropriately integrated. Based on review, it is considered that the policy content and outcomes contained within the SPP, to the extent they are relevant and applicable to the proposed development, have not been sufficiently amended to require the reconsideration of the SPP separately.

4.4 Temporary State Planning Policies

There are currently no temporary State Planning Policies in effect in Queensland.

4.5 Mareeba Shire Planning Scheme 2016 v4

The Mareeba Shire Planning Scheme 2016 v4 is the current and relevant Planning Scheme.

The following sections include an assessment against the relevant sections of the Planning Scheme.

4.5.1 Zone

The subject sites are located within the Rural Zone. The purpose of land within this zone is to:

"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.

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

- (a) recognise the diversity of rural uses that exists throughout the region;*
- (b) protect the rural character of the region;*
- (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;*
- (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;*
- (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;*
- (f) provide for a range of non-urban 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.”*

Assessment Comment:

The proposed Tourist Park over land at 8392 Mulligan Highway, Desailly aligns with the overall purpose and intent of the Rural Zone Code, by responding appropriately to the zone’s strategic objectives while ensuring the protection of rural values and long-term primary production potential.

Firstly, while the Rural Zone is primarily intended to support a range of rural and agricultural uses, it also expressly provides for non-rural uses that are compatible with the rural environment, provided such uses do not compromise the long-term viability of the land for rural purposes. The proposed Tourist Park is located over a portion of the overall 14,980ha parcel (Lot 22 on SP302231), thereby preserving the vast majority of the landholding for ongoing rural activities. The development is low-impact, non-urban in nature, and does not involve the fragmentation of land or construction of permanent built form at a scale inconsistent with the rural character.

Importantly, the development is to be located entirely within Lot 1 of an approved rural subdivision (DA/17/0011), and does not encroach upon land associated with the Mareeba-Dimbulah Irrigation

Scheme or compromise any strategic agricultural infrastructure or corridors. The Tourist Park will retain the site in large holdings, consistent with the intent to preserve rural land in substantial parcels, and will not affect the potential for adjoining or surrounding land to be used for rural activities.

The proposed use directly supports the zone's stated intent to provide for a range of non-urban uses compatible with rural and ecological values, including tourist activities. The development offers an environmentally responsive and nature-based tourism experience, which leverages the site's scenic qualities and its strategic location on the main route to Cape York. By providing accessible, well-designed accommodation facilities for travellers, the Tourist Park contributes to the economic diversification of the region's rural areas and supports the local tourism economy—a key element of rural economic development within the Shire.

Furthermore, the design of the Tourist Park prioritises the protection of ecological values, through the careful siting of development within previously disturbed areas and the retention of mature vegetation, particularly trees with a diameter at breast height (DBH) of 200mm or more. This approach ensures that the site's natural character and ecological integrity are maintained, consistent with the Rural Zone purpose of managing significant natural resources and preventing adverse environmental impacts.

In terms of rural character, the proposed development is visually unobtrusive, with buildings and infrastructure designed to be sympathetic to the surrounding landscape. The development is setback off the Mulligan Highway and would not be visible to passing traffic. The Tourist Park complements the region's identity as a destination for nature-based and outback travel and enhances the attractiveness of the region for visitors, without undermining the prevailing rural amenity or lifestyle.

In summary, the proposed development:

- Supports the diversification of the rural economy through nature-based tourism;
- Maintains large landholdings and avoids land fragmentation;
- Protects rural and ecological values through sensitive design and vegetation retention;
- Provides visitor facilities that are low-impact, accessible, and uniquely tied to the local character;
- Does not compromise the long-term rural production potential or strategic rural infrastructure.

Accordingly, the proposal is considered to be entirely consistent with the purpose and performance outcomes of the Rural Zone Code. A full assessment of the proposed development against the Rural Zone Code is included within Attachment 5.

4.5.2 Overlays

Table 2: identifies the applicable Overlays to the site generally.

Overlay	Sub-category	Applicability
Agricultural Land	Broadhectare	<p>The proposed Tourist Park is consistent with the purpose and overall outcomes of the Agricultural Land Overlay Code, as it does not result in the alienation, fragmentation, or significant reduction of the land’s capacity for primary production. The subject site is located within the Braodhectare area identified under the overlay, however the proposed development footprint occupies only a small portion of the broader property and is designed to retain the land in a single, large holding, thereby preserving its potential for future rural use.</p> <p>Notwithstanding it is noted that the site has an existing approval for future subdivision.</p> <p>The development does not compromise the integrity of the surrounding rural landscape or rural zoning. Rather, it demonstrates a compatible, non-rural use that supports the rural economy without undermining the strategic intent of the Agricultural Land Overlay. Grazing and other extensive rural activities can continue across the majority of the land, consistent with the intent to maintain the dominant use of large rural properties for broadhectare rural purposes.</p> <p>Accordingly, the proposal aligns with the purpose of the Agricultural Land Overlay Code, as it avoids fragmentation, maintains future agricultural potential, and delivers a broader economic and public benefit while respecting the region’s primary production capacity.</p>
Bushfire Hazard	Medium Potential Bushfire Buffer Potential Impact	<p>The proposed Tourist Park is generally consistent with the purpose of the Bushfire Hazard Overlay Code, as it has been designed to minimise risk to people and property through careful siting, low-impact development, and incorporation of appropriate fire mitigation strategies. The development is located within a Bushfire Hazard Area, however the layout has been configured to be compatible with the nature of the</p>

		<p>hazard, by situating key infrastructure, including the caretaker's residence, reception area, and amenities buildings within previously disturbed and cleared areas, thereby reducing exposure to fuel loads.</p> <p>To ensure the safety of visitors and staff, the proposal will incorporate appropriate building setbacks, the establishment of defensible spaces, and the retention of internal access roads with suitable turning areas for emergency vehicles. Vegetation management will be undertaken in accordance with relevant bushfire management guidelines, balancing the need for hazard reduction with the protection of existing environmental values.</p> <p>It is expected that the park will be supported by an Evacuation and Bushfire Management Plan, ensuring that appropriate procedures and communication strategies are in place in the event of a bushfire.</p> <p>Access to and from the site is directly via the Mulligan Highway, a designated evacuation route and critical infrastructure corridor, ensuring that emergency services have reliable access to the development during a bushfire event.</p> <p>Accordingly, the proposal aligns with the overall outcomes of the Bushfire Hazard Overlay Code by minimising exposure, ensuring appropriate infrastructure is in place, and avoiding any material increase in the severity or duration of the bushfire hazard.</p>
Environmental Significance Overlay	Wildlife Habitat	<p>The proposed Tourist Park aligns with the purpose of the Environmental Significance Overlay Code, which seeks to identify and protect matters of environmental significance, including Matters of State Environmental Significance (MSES) as defined under the State Planning Policy. The project has been informed by a detailed Ecological Assessment, which included both desktop analysis and field survey methods, to ensure the identification, avoidance, and appropriate management of environmental values across the site.</p> <p>The site contains vegetation mapped as Least Concern Regional Ecosystems (REs), primarily RE 9.3.2 and RE 9.5.12,</p>

	<p>with the development footprint located in previously disturbed areas and low-value grazing land. Importantly, the design avoids any clearing within or adjacent to high ecological significance wetlands or riparian vegetation, including the McLeod River, which lies along the eastern boundary and contains significant habitat values. This corridor has been excluded from all development works to protect its ecological function as a wildlife corridor and aquatic habitat.</p> <p>The total disturbance footprint for the proposed development is 8.79 ha, including asset protection zones, and has been designed to minimise vegetation removal by siting built infrastructure within less sensitive areas. The Ecological Assessment confirms that the site does not support any threatened flora species and is not located within a Protected Plants Trigger Area. While potential habitat exists for several threatened fauna species (e.g., Spectacled Flying Fox, Northern Masked Owl, Grey Falcon, Red Goshawk), the report concludes that the proposal is unlikely to result in a significant residual impact, particularly as the design incorporates the retention of mature hollow-bearing trees, maintenance of landscape connectivity, and adoption of a site-specific Vegetation Management Plan.</p> <p>Additionally, no essential habitat areas are impacted, and the project avoids all groundwater-dependent ecosystems, wetlands of high ecological significance, and mapped watercourses aside from minor ephemeral features, which will not be disturbed.</p> <p>Weed management and erosion and sediment control measures will be implemented during and after construction, and a Fauna Spotter/Catcher will be engaged during any clearing to safeguard wildlife. These strategies further demonstrate a commitment to maintaining the environmental integrity of the site.</p> <p>In summary, the proposed Tourist Park demonstrates a high level of ecological responsiveness and site sensitivity, aligning with the intent of the Environmental Significance Overlay Code by:</p> <ul style="list-style-type: none">• Avoiding high-value ecological areas;• Minimising impacts to native vegetation and habitat;
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		<ul style="list-style-type: none"> • Implementing management strategies to protect biodiversity; and • Supporting the sustainable coexistence of tourism development with environmental values.
Environmental Significance – Waterways Overlay		<p>A mapped waterway traverses the subject site, as identified in state mapping layers. This feature has been subject to ground-truthing during the ecological assessment undertaken by qualified ecologists from 4 Elements Consulting. The field investigations confirmed the presence of an ephemeral drainage line within the broader property, as well as the McLeod River, a significant sixth-order watercourse along the eastern boundary.</p> <p>However, the detailed site assessment concluded that the proposed development footprint does not encroach upon or impact any part of the mapped waterway. Specifically, the McLeod River and its associated riparian vegetation communities have been wholly excluded from the development area, and the ephemeral watercourse identified in the central portion of the site is located outside the proposed clearing alignment.</p> <p>As a result, the proposed Tourist Park will not result in the removal of riparian vegetation, disturbance to watercourse banks, or any obstruction of natural flow paths. This outcome ensures that hydrological processes, aquatic habitat values, and connectivity associated with the mapped waterway are preserved, consistent with the intent of the Environmental Significance Overlay Code and relevant state environmental legislation.</p>
Flood Hazard Overlay	Potential Flood Hazard Area	<p>The proposed development has been reviewed against the Flood Hazard Overlay, and it is confirmed that all built infrastructure, including the caretaker's residence, reception building, amenities blocks, maintenance shed, and wastewater treatment facilities, are located entirely outside of the mapped flood hazard area. This ensures that critical infrastructure remains operational and accessible during potential flood events, in accordance with the intent of the overlay code.</p> <p>A portion of the camp area is located within the fringe of the mapped flood hazard area; however, these sites are non-permanent, low-intensity uses and do not involve the</p>

			<p>construction of built form or essential services. These areas are considered 'sacrificial' in nature, designed to accommodate temporary, movable uses such as tents or caravans that can be evacuated or relocated with minimal risk to people or property in the event of a flood.</p> <p>The layout of the Tourist Park has been deliberately configured to minimise exposure to flood risk and maintain a high standard of safety for visitors and staff. Signage and emergency information will be provided within the park to ensure that users are aware of flood-prone areas and appropriate actions in the event of severe weather.</p> <p>Accordingly, the proposal is considered to be compatible with the nature of the flood hazard and aligns with the purpose of the Flood Hazard Overlay Code, which seeks to avoid the placement of vulnerable built infrastructure within flood-affected areas and minimise risk to life and property.</p>
Transport Infrastructure Overlay	State Road	Controlled	<p>The proposed Tourist Park is consistent with the purpose of the Transport Infrastructure Overlay Code, which seeks to protect the safety, efficiency, and connectivity of the road transport network, including state-controlled roads such as Mulligan Highway.</p> <p>The site will be accessed via Mount Windsor Road, an un-gazetted local road intersecting with Mulligan Highway. As confirmed by the supporting Traffic Impact Assessment (TIA), the proposed development will generate modest traffic volumes even at full development (estimated at 480 vehicle movements per day and 64 vehicles in the peak hour). This level of traffic represents only a minor increase in traffic volumes along Mulligan Highway and is not expected to result in any deterioration of the existing Level of Service A.</p> <p>The TIA confirms that access to the site can be safely accommodated with the recommended CHR(s)/AUL(s) intersection treatment on Mulligan Highway, consistent with Austroads Guidelines and Department of Transport and Main Roads (TMR) standards. An access easement and a preliminary intersection layout have already been approved as part of a previous reconfiguration of a lot application, and</p>

		<p>the intersection design accommodates the anticipated vehicle types, including cars with trailers and caravans.</p> <p>Importantly, the proposed access location ensures sight distances meet minimum safety requirements, and additional signage and vegetation management will further improve road safety outcomes. The access is located more than 100 metres from the McLeod River bridge, maintaining appropriate separation from other traffic controls.</p> <p>The TIA also confirms that the development:</p> <ul style="list-style-type: none">• Will not compromise the structural integrity of the state-controlled road;• Does not impede the delivery of any future upgrades to the transport network;• Directs traffic through a local access road, consistent with state and local road network hierarchies;• Maintains safe and efficient operation of the Mulligan Highway with minimal delay for through traffic or turning movements. <p>Accordingly, the proposal is considered to be fully consistent with the intent and performance outcomes of the Transport Network Overlay Code, and does not result in any unacceptable impact on the safety, function, or capacity of the surrounding road network.</p>
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4.5.3 Category of Assessment

Pursuant to Part 5 of the Planning Scheme, a Development Application for a Material Change of Use (Tourist Park) within the Rural Zone is Impact Assessable.

4.5.4 Assessment Criteria

As determined by Table 5.5.9 under the planning scheme, the following Planning Scheme Codes are applicable in the assessment of the Development Application:

Zone Code

- Rural Zone Code

Local Area Plan Code

- Nil

Overlay Codes

- Agricultural Overlay Code
- Bushfire Hazard Overlay Code
- Environmental Significance Overlay Code
- Flood Hazard Overlay Code
- Transport Infrastructure Overlay Code

Use Code

- Accommodation Activities Code.

Development Codes

- Landscaping Code
- Parking and Access Code
- Works, Services and Infrastructure Code

A detailed assessment against the above relevant codes is provided in Attachment 5, except for the assessment against the Environmental Significance Overlay Code which is included within the Ecological Assessment under Attachment 4.

4.5.5 Strategic Framework

The proposed development is Impact Assessable and an assessment against the Strategic Framework is therefore required. Table 3 below includes an assessment against the Strategic Framework. The proposed development generally exhibits compliance as demonstrated below.

Table 3: Strategic Framework Compliance.

Settlement Pattern and Built Environment	
Strategic Outcomes	<p>Complies.</p> <p>The proposed Tourist Park aligns with the Settlement Pattern and Built Environment Strategic Outcomes of the Mareeba Shire Council Planning Scheme, particularly in supporting the region’s rural settlement structure while delivering a nature-based tourism offering that is appropriately scaled, purpose-driven, and non-urban in character.</p> <p>The development is located outside of a designated activity centre, however, it is not of a commercial or retail nature that would undermine the hierarchy of existing centres. Rather, it is a low-intensity, tourism-focused use that supports travellers along a key regional transport corridor and does not conflict with the intended function or vitality of established centres, such as the Mareeba Major Regional Activity Centre or nearby rural villages. The Tourist Park does not include retail or commercial tenancies and is not reliant on passing trade for viability. As such, it does not contribute to the type of ribbon or strip commercial activity the strategic framework seeks to avoid along state-controlled roads.</p> <p>The proposal represents a justifiable departure from centre-based development principles, as there is a clear overriding need in the public interest to support safe, accessible, and strategically located accommodation for travellers to and from Cape York, one of Far North Queensland’s most significant tourism routes. This specialised tourism function cannot be accommodated within existing activity centres, and no alternative suitably zoned or located land exists that offers comparable access to the regional highway or proximity to the scenic and remote experience sought by this market.</p>

	<p>The Tourist Park is designed to be visually unobtrusive, integrated within the rural landscape, and compatible with the surrounding natural and built environment. It avoids the appearance and intensity of a traditional commercial enterprise and instead reflects a built form and scale appropriate to its rural setting. The development will incorporate modest structures, natural screening through retained vegetation, and internal layout principles that promote passive recreation, privacy, and low-impact visitor movement, consistent with the Shire's broader goal to preserve rural character.</p> <p>While not located within a centre, the Tourist Park supports the strategic vision of local self-containment in rural areas by creating local employment opportunities and providing a much-needed visitor service that contributes to the economic resilience and diversification of the rural economy. The development complements, rather than competes with, established centre activities by responding to a different land use function and regional tourism need.</p> <p>In summary, the proposal:</p> <ul style="list-style-type: none"> • Does not undermine the role or function of existing activity centres; • Is not a commercial development of the type the strategic framework seeks to contain within centres; • Responds to an identified public need in a manner that is site-responsive, appropriately scaled, and transport-accessible; • Maintains the rural character and avoids ribbon development along the Mulligan Highway. <p>Accordingly, the proposed Tourist Park is consistent with the Strategic Outcomes relating to Settlement Pattern and the Built Environment, and reflects a balanced approach to rural tourism development in the context of the Mareeba Shire's long-term planning vision.</p>
Element – Activity Centres Network	Not applicable to the proposed development.
Element – Major Regional Activity Centre	Not applicable to the proposed development.
Element – Village Activity Centre	Not applicable to the proposed development.
Element – Rural Activity Centre	Not applicable to the proposed development.

Element – Rural Villages	Not applicable to the proposed development.
Element – Residential Areas and Development	Not applicable to the proposed development.
Element – Urban Expansion and Investigation Areas	Not applicable to the proposed development.
Element – Aged Care and Retirement Areas	Not applicable to the proposed development.
Element – Rural Residential Areas	Not applicable to the proposed development.
Element – Rural Areas	<p>Complies.</p> <p>The proposed Tourist Park is consistent with the specific outcome for rural areas, as it represents a low-impact, rural-compatible land use that supports regional tourism without fragmenting land or compromising rural production values. The development is to be located on a modest portion of the overall site and does not result in further subdivision. The land will be retained in a large holding, thereby preserving its ongoing potential for future agricultural or rural uses, consistent with the requirement that agricultural areas be maintained in larger lots.</p> <p>The Tourist Park is sensitive to its rural context, with the layout and scale designed to avoid interference with rural activity, protect rural character and scenic values, and maintain key environmental features. The development footprint is confined to previously disturbed or low-productivity areas, ensuring that it does not conflict with or impede rural operations.</p> <p>Furthermore, the use aligns with the strategic intent for rural tourism and outdoor recreation activities, which are supported in rural areas where they are appropriately located, serviced, and do not give rise to land use conflicts. No residential encroachment or lifestyle lot creation is proposed, and the Tourist Park is to be serviced on-site in a way that avoids reliance on urban infrastructure networks.</p> <p>In summary, the proposal:</p> <ul style="list-style-type: none"> • Maintains the lot in a large rural holding; • Avoids land fragmentation or alienation of productive land; • Is compatible with the character, values, and purpose of the Rural Zone;

	<ul style="list-style-type: none"> Supports the economic diversification of the rural area without compromising environmental or agricultural outcomes.
Element – Industry Areas	Not applicable to the proposed development.
Element – Sustainable Design	Will Comply. These elements will be factored into the detailed building design.
Element – Natural Hazard Mitigation	<p>Complies.</p> <p>The proposed Tourist Park has been designed to appropriately mitigate both bushfire and flooding risks, ensuring the safety of future occupants and resilience of the development.</p> <p>The site is mapped within a Bushfire Hazard Area, however the proposed development has been carefully planned to ensure that:</p> <ul style="list-style-type: none"> All built infrastructure, including the caretaker's residence, reception, amenities buildings, and maintenance shed, is located outside of bushfire hazard zones as much as practically possible. Vegetation management strategies will be implemented to reduce fuel loads in high-risk areas, while still maintaining important ecological values. A Bushfire Management and Evacuation Plan will be prepared to guide emergency procedures, and adequate access and turnaround space for emergency vehicles is incorporated into the internal road network. Water storage infrastructure will be available for firefighting purposes, and wayfinding signage will direct visitors to safe evacuation areas. <p>A portion of the site is affected by the Flood Hazard Overlay, primarily associated with ephemeral drainage features and the McLeod River. In response:</p> <ul style="list-style-type: none"> All permanent built infrastructure is located outside the mapped flood hazard area, ensuring critical services remain safe and operational during flood events. Low-lying camping and van sites located within the fringe of the flood-prone area are non-permanent and considered sacrificial, with no fixed structures or essential services placed in these areas. Guests will be advised of flood risks through onsite signage and management protocols, and evacuation

	<p>procedures will be established as part of the park's emergency management plan.</p> <p>Through careful site planning, hazard avoidance, and the integration of practical mitigation measures, the Tourist Park demonstrates a strong commitment to risk minimisation and compliance with the relevant hazard overlay codes of the Mareeba Shire Council Planning Scheme.</p>
Element – Indigenous Communities	Not applicable to the proposed development.
Natural Resources and Environment	
Strategic Outcomes	<p>The proposed Tourist Park has been carefully designed to align with Mareeba Shire's environmental goals, ensuring the conservation, protection, and enhancement of ecological values, while supporting a sustainable form of low-impact rural tourism.</p> <p>The development has been informed by a comprehensive Ecological Assessment, which confirms that the footprint avoids mapped biodiversity areas, sensitive riparian corridors, and high-value habitat. The layout prioritises minimal vegetation clearing, with the retention of native trees, particularly those with a DBH greater than 200mm, providing both habitat and shading benefits. Where native vegetation removal is unavoidable, it may be offset through strategic revegetation and environmental management measures.</p> <p>The McLeod River, a significant watercourse on the eastern boundary, is entirely excluded from the development area. Riparian vegetation and associated ecological processes will remain undisturbed, preserving water quality and natural connectivity within the landscape. Surface water and effluent from the development will be managed through on-site treatment systems, ensuring no degradation of water resources or contribution to downstream impacts, including those relevant to the Gulf of Carpentaria or Great Barrier Reef catchments.</p> <p>The site also retains its capacity for long-term ecological resilience. Invasive species and weeds will be actively managed through an ongoing weed and pest control program as part of site operations.</p>

	<p>The Tourist Park will not compromise strategic water supply sources, and it will rely on on-site water storage and conservation measures to ensure sustainability. Additionally, the development presents no risk to air quality or acoustic amenity, and is not located on or near contaminated land or areas affected by unexploded ordinance.</p> <p>In summary, the proposal:</p> <ul style="list-style-type: none"> • Avoids and protects ecologically significant areas and waterways; • Minimises native vegetation loss and maintains habitat linkages; • Promotes water quality protection and on-site sustainability; • Enhances the ecological resilience of the site and region; • Ensures that environmental risks are mitigated and managed in accordance with Mareeba Shire's strategic vision.
Element – Conservation Areas	Not applicable to the proposed development.
Element – Pest and Weed Management	Complies. Refer to Strategic Outcome comments above.
Element – Biodiversity Areas	Complies. Refer to Strategic Outcome comments above.
Element – Strategic Rehabilitation and Ecological Corridors	Complies. Refer to Strategic Outcome comments above.
Element – Water Courses and Wetlands	Complies. Refer to Strategic Outcome comments above.
Element – Water Resources	Complies. Refer to Strategic Outcome comments above.
Element – Air and Noise Quality	Complies. Refer to Strategic Outcome comments above.
Element – Contaminated Land	Complies. Refer to Strategic Outcome comments above.
Community Identity and Diversity	
Strategic Outcomes	Not applicable to the proposed development.

Element – Local Character	Not applicable to the proposed development.
Element – Cultural Heritage	Not applicable to the proposed development.
Element – Scenic Amenity	Not applicable to the proposed development.
Element – Open Space and Recreation	Not applicable to the proposed development.
Element – Community Facilities	Not applicable to the proposed development.
Element – Health	Not applicable to the proposed development.
Element – Safe and Healthy Communities	Not applicable to the proposed development.
Transport and Infrastructure	
Strategic Outcomes	<p>Complies.</p> <p>The proposed Tourist Park is consistent with the Strategic Outcomes by supporting the effective use and protection of Mareeba Shire’s transport and infrastructure networks, while contributing to the region’s rural tourism economy in a coordinated and sustainable manner.</p> <p>The development is strategically located on the Mulligan Highway, a state-controlled road and key freight and tourism corridor, supporting the movement of people and goods in accordance with the established road network hierarchy. The accompanying Traffic Impact Assessment confirms that the development will not compromise the function or safety of the state road network, and proposes an upgraded intersection design (CHR(s)/AUL(s)) to ensure safe vehicle access, particularly for caravans and trailers. The Tourist Park’s location enables efficient and convenient access for travellers and supports the broader economic function of rural and tourism-based activities in Mareeba Shire.</p> <p>The development is to be serviced by on-site infrastructure, including water supply, wastewater treatment, and waste management systems. The site layout and staging have been designed to be self-contained, and appropriately coordinated with local road access and environmental considerations. While not within a designated activity centre, the nature and scale of the Tourist Park avoids the need for broader urban infrastructure upgrades, aligning with Council’s desired standards of service.</p>

	<p>In line with the planning scheme's infrastructure goals, the development:</p> <ul style="list-style-type: none"> • Does not impede the function of designated freight routes or rail infrastructure; • Avoids any impact on key infrastructure such as Mareeba Airport, energy transmission networks, or planned water infrastructure (including the Nullinga Dam area); • Will incorporate sustainable energy practices where feasible, such as solar generation and water-efficient fixtures; • Ensures waste storage and collection areas are clearly defined and located to avoid environmental impact or conflict with site users; • Does not involve subdivision or intensification that would be inconsistent with the intent of the Rural Zone or uncoordinated development patterns. <p>Accordingly, the Tourist Park represents a well-planned, rural-compatible development that supports Mareeba Shire's strategic infrastructure objectives, while providing valuable tourism infrastructure in a way that is efficient, appropriately sequenced, and responsive to the local context.</p>
Element – Road Network	Complies. Refer to Strategic Outcome comments above.
Element – Rail Network	Not applicable to the proposed development.
Element – Freight	Complies. Refer to Strategic Outcome comments above.
Element – Public and Active Transport	Not applicable to the proposed development.
Element – Air Transport	Not applicable to the proposed development.
Element – Water Supply and wastewater services	Complies. Refer to Strategic Outcome comments above.
Element – Stormwater Management	Complies. Refer to Strategic Outcome comments above.
Element – Waste Management	Complies. Refer to Strategic Outcome comments above.

Element – Energy Supply	Complies. Refer to Strategic Outcome comments above.
Element – Information and Communication Technology	Complies. Refer to Strategic Outcome comments above.
Economic Development	
Strategic Outcomes	<p>Complies.</p> <p>The proposed development supports economic diversification in the rural area, providing new employment opportunities, and enhancing the region’s nature-based tourism offering without compromising the viability of existing rural industries or the natural environment.</p> <p>The development contributes to the prosperity of the rural economy (Outcome 1) by introducing a complementary land use that coexists with rural activities and maintains the land in a large rural holding. The site remains available for future rural uses, and no fragmentation or alienation of viable rural land occurs. Importantly, the Tourist Park does not impede primary production or infrastructure that supports rural activities, aligning with the intent to protect rural industries and infrastructure.</p> <p>Aligned with Outcome 2, the Tourist Park represents an appropriate non-rural use that enhances the shire’s economy and is located in a way that manages impacts on surrounding land uses and the environment. Through strategic siting, minimal vegetation clearing, and ecological protection measures, the development remains compatible with the surrounding rural landscape and values.</p> <p>The proposal supports Outcome 4 by responding to increasing tourism demand driven by the shire’s proximity to Cairns International Airport and the appeal of the western dry land savannah. By providing a well-located, low-impact tourist accommodation facility along the main route to Cape York, the development addresses a key gap in the market, offering a base for outback and nature-based travel experiences. This directly aligns with Mareeba Shire’s goal of supporting tourism accommodation at key locations and preserving the scenic character that draws visitors to the region.</p>

	<p>The project also contributes to employment generation (Outcome 11) through direct staffing needs, local supply and maintenance contracts, and the creation of a destination that supports regional visitor expenditure, benefitting businesses in nearby towns and centres. While the Tourist Park is located outside of designated activity centres, it does not conflict with their role and instead delivers an appropriate tourism use in a rural setting, consistent with Mareeba’s strategic direction for economic development.</p> <p>The development does not compromise key resource areas, haul routes, or energy generation infrastructure (Outcomes 8 and 10), and as a self-contained project with on-site services, it avoids any strain on existing infrastructure networks. The potential integration of renewable energy systems such as solar power supports the transition to more sustainable energy use, consistent with Outcome 10.</p> <p>In summary, the proposed Tourist Park:</p> <ul style="list-style-type: none"> • Supports rural economic diversification without impacting agricultural productivity; • Creates tourism infrastructure that leverages the region’s natural landscapes and strategic location; • Generates local employment opportunities and stimulates regional economic activity; • Maintains compatibility with surrounding rural land uses and infrastructure; • Aligns with Mareeba Shire’s vision for sustainable, innovative, and regionally significant economic development.
Element – Rural and Agricultural Lands	Complies. Refer to Strategic Outcome comments above.
Element – Rural Enterprise	Not applicable to the proposed development.
Element – Intensive Animal Industries	Complies. Refer to Strategic Outcome comments above.
Element – Forestry and Permanent Plantations	Not applicable to the proposed development.
Element – Retail and Commercial Development	Not applicable to the proposed development.

Element – Tourism	Complies. Refer to Strategic Outcome comments above.
Element – Industry	Not applicable to the proposed development.
Element – Education, Research, Culture and the Arts	Not applicable to the proposed development.
Element – Mining	Not applicable to the proposed development.
Element – Extractive Resources	Not applicable to the proposed development.
Element – Small Scale and Emerging Industries	Not applicable to the proposed development.
Element – Energy Generation	Not applicable to the proposed development.
Element – Major Employment Generators	Not applicable to the proposed development.

4.5.6 State Development Assessment Provisions.

The proposed development has been assessed against the State Code 1: Development in State-controlled Road Environment and State Code 16: Native Vegetation Clearing. These assessments are included within the Traffic Impact Assessment and Ecological Assessment under Attachment 3 and 4 respectively.

5.0 Conclusion

Aspire Town Planning and Project Services have been engaged and act on behalf of Malcolm Hugh McDougall, the Applicant and Land Owner, in the preparation and lodgement of this Development Application. The application seeks approval for a Development Permit for a Material Change of Use (Tourist Park) over land at 8392 Mulligan Highway, Desailly, more formally described as Lot 22 on SP302231.

The proposed Tourist Park will provide an environmentally sensitive, low-impact tourism offering that supports regional travel along the Mulligan Highway, a key route to Cape York. The development is designed to occur in two stages and will ultimately include 150 van and camping sites, 10 tourist cabins, a caretaker's residence, reception facilities, amenities buildings, maintenance shed, and associated on-site wastewater treatment infrastructure. All essential built infrastructure is located outside mapped potential flooding impact areas and in previously disturbed or low ecological value portions of the site.

The development is consistent with the strategic intent of the Rural Zone, providing a compatible non-rural use that promotes economic diversification while protecting the land's long-term rural production potential. The proposal has been carefully designed to avoid and minimise impacts on matters of environmental significance, including regulated vegetation, waterways, and potential wildlife habitat, as confirmed in the accompanying Ecological Assessment.

Access to the site is via Mount Windsor Road (an un-gazetted local road), with safe and efficient integration with the Mulligan Highway supported by a Traffic Impact Assessment. The proposed intersection upgrade (CHR(s)/AUL(s) treatment) ensures that traffic movements associated with the development do not compromise the safety or function of the state-controlled road network.

The development footprint has also been designed with consideration to flood, bushfire, and ecological constraints, and includes measures to address these risks without placing people or property in harm's way. Infrastructure and operational elements are supported by detailed specialist inputs, including traffic and environmental assessments, which demonstrate the proposal's suitability and alignment with the Mareeba Shire Council Planning Scheme.

This Town Planning Report provides a comprehensive assessment of the proposal against the relevant assessment benchmarks, overlay codes, and planning scheme objectives. Supporting documentation, including detailed site plans, technical reports, and environmental assessments, has been included with this application.

In light of the above, we respectfully request that Mareeba Shire Council support the proposed development and consider issuing 'without prejudice' draft conditions for review prior to the formal release of a Decision Notice. This approach will facilitate a streamlined assessment process and ensure

clear alignment between Council, the Applicant, and referral agencies with respect to the delivery of this strategically located and regionally beneficial tourism development.

Attachment 1

Certificate of Title

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	51167280	Search Date:	28/10/2024 13:53
Date Title Created:	23/11/2018	Request No:	49807219
Previous Title:	51050619		

ESTATE AND LAND

Estate in Fee Simple

LOT 22 SURVEY PLAN 302231

Local Government: MAREEBA

REGISTERED OWNER

Dealing No: 719089993 07/11/2018

MALCOLM HUGH MCDUGALL

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40072451 (Lot 191 on SP 284406)
2. EASEMENT No 719584275 26/08/2019 at 10:05
burdening the land to
TO LOT 191 ON SP302231
OVER EASEMENT B ON SP305167

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 2

Proposal Plan

Prepared by Max Slade Designs

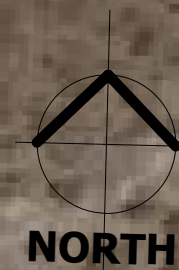
Property Description

Lot 22 On SP 302231
Locality - Desailly
Mareeba Shire Council

Area of Land - 149 800 000 sq m
Area of Development footprint - 88 300 sq m
Building Classification Classes - 1 & 10

Flood overlay:- Refer overlay plan

Bushfire Overlay:- Medium Potential Bushfire intensity
Refer overlay plan



SUSTAINABLE BUILDING REQUIREMENTS FOR CLASS 1 BUILDINGS

Acceptable Solutions:
Shower Roses:
Shower Roses to be AAA rating when assessed against AS/NZ 6400:2004 or as star rating under the Water Efficiency Labelling Scheme (WELS).

Water Supply:
In a service area for retail water service under the Water Act 2000, the water supplied to a new Class 1 building does not exceed pressure levels set out in AS/NZ 3550.1:2003 and if the main water pressure exceeds or could exceed 500 Kpa, a water pressure limiting device is installed to ensure that the maximum operating pressure at the outlet within boundaries of the property does not exceed 500 Kpa.

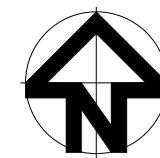
Volume of Water used in Toilet:
In a new Class 1 building, toilet cisterns have dual flush capability that does not exceed 4.5 litres on full flush and 3 litres on half flush.

Energy Efficiency Lighting:
In a new Class 1 building, fluorescent lights or compact fluorescent lights (CFLs) are used in 80% of the total area of all rooms. The total area is to include the floor area of the garage, where the garage is associated with the Class 1 building.
Air conditioning systems must have an Energy Efficiency Rating of at least 2.9

Hot Water System:
In a new Class 1 building, a hot water supply is provided by:
(a) Solar hot water system, or
(b) A gas hot water system with a five star energy rating.
(c) A heat pump system.

GENERAL NOTES

- 1.1 Refer any discrepancy to designer for written instructions
2. All work to be in accordance with the B.C.A. Class 1 & 10.
3. Plumbing & Drainage to comply with AS/NZS 3500.
4. Footings to comply with AS 2870.
5. Glazing to comply with AS 1288.
6. Cold formed steel to comply with AS/NZS 4600.
7. Timber framing to comply with AS 1684.3-2006.
8. Termite treatment: Timber to be preservative treated (L.O.S.P.) in accordance with AS 3660-2000.
9. Stormwater to be discharged to council regulations.
10. All structural fixed bolts, nuts and washers to be hot dipped galvanised.
11. Confirm all joinery fit-out details with proprietor prior to construction.



Number
Date
Description
A - approx co ordinates added to plan 22 12 24

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia".
The Builder should verify all dimensions on site before commencing any work.
TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

M. Mcdougall

Project

Caravan Park

Location

8392 Mulligan Highway Desailly

Design Wind Classification - C2

Date May 2024

Drawn Max Slade

Scale 1 : 3000

Job No.

M24 - 4970 B

A.B.N. No. 16 010 608 321
Max Slade Designs Pty. Ltd.
QBSA Lic. No. 659479
Builder - Low Rise
Building Designer - Medium Rise
Phone 07 40 91 2099
maxslade@bigpond.net.au

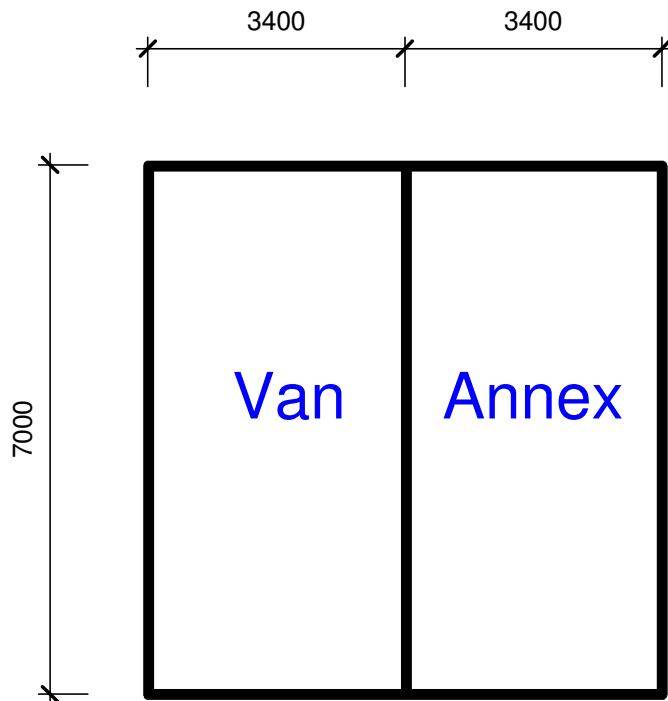
Sheet No. Sheet Name.

A101 SITE PLAN



D/A Issue #2 22 12 24

24/12/2024 8:19:54 AM



2 Van Site Dimensions
1 : 100



1 Overall Site Plan
1 : 1500

Description
Date
Number

Notes

All work must be in accordance with Local Authority By-laws and the "Building Construction Code of Australia". The Builder should verify all dimensions on site before commencing any work. TAKE FIGURED DIMENSIONS IN PREFERENCE TO SCALED

IF IN DOUBT ASK !!

Client

M. Mcdougall

Project

Caravan Park

Location

**8392 Mulligan Highway
Desailly**

Design Wind Classification - C2

Date May 2024

Drawn Max Slade

Scale As indicated

Job No.

M24 - 4970 B

A.B.N. No. 16 010 608 321

Max Slade Designs Pty. Ltd.

QBSA Lic. No. 659479

Builder - Low Rise

Building Designer - Medium Rise

Phone 07 40 91 2099

maxslade@bigpond.net.au

D/A Issue 12 09 24

Sheet No. Sheet Name.

A102 OVERALL SITE PLAN



Attachment 3

Traffic Impact Assessment

Prepared by Neil Graham Limited

26 March 2025

Daniel Favier
Senior Town Planner
ASPIRE Town Planning and Project Services
PO Box 1040, MOSSMAN QLD 4873

Dear Daniel,

Re: Traffic Assessment of Proposed Caravan Park on Lot 22 SP 302231 Desailly

This letter sets out the background and outcomes of an investigation of the traffic impacts of a proposed caravan park to be accessed via a local road off Mulligans Highway Desailly. The objective of this assignment is to produce a Traffic Impact Assessment (TIA) report that includes recommendations for access improvements to the proposed development.

1.0 Introduction

The site for the caravan park is located 45 km west of the Mount Molloy township in a rural area of Mareeba Shire. Figure 1 shows the location of the site. It will be accessed off Mount Windsor Road via Mulligan Highway, as described in Chapter 3.



Figure 1: Development location

1.1 Scope

The scope of this TIA includes:

1. Site visit to review signage, sight lines, pavement condition and road safety in the vicinity of the site and the highway access.
2. Obtain likely daily and weekly data on staff and visitor numbers to the Caravan Park.
3. Obtain information on likely mix of vehicles accessing the site.
4. Obtain available traffic data for Mulligans Highway near the development site, including recent daily traffic volumes, vehicle mix and historic traffic growth.
5. Ascertain traffic generation rates for a Caravan Park development in a relatively remote location, including likely hourly and daily traffic.
6. Estimate future traffic volumes at the access to Mulligans Highway, with and without the proposed development.

7. Determine most appropriate intersection treatment at Mulligan Highway based on full development of the Caravan Park and 10 years background growth on Mulligan Highway, utilising Figure 3.25 in Austroads Guide to Traffic Management Part 6.
8. Review whether proposed work does not compromise the performance outcomes P15-P22 in State Code 1, and P01-P04 in State Code 6.
9. Document the above in a TIA report and submit for review, then finalise.

It does not include an assessment of the internal operation and parking within the caravan park. The design, construction staging, traffic management plans, waste management plan and vehicle swept paths are prepared by others.

2.0 Existing Conditions

2.1 Land use

The site is located in a relatively isolated rural area in the northern part of Mareeba Shire.

2.2 Surrounding road network details

Access to the site is via Mulligan Highway, a State Controlled Road (34B). The speed limit adjacent to the proposed access to Mulligan Highway from the development site is 100 km/h. It is a 2 lane 2 way bitumen sealed road. The pavement is generally about 7 m wide with 3.0 m traffic lanes and 0.5 m sealed shoulders. The road is in good condition but the shoulders are of variable width and condition.

The proposed intersection is close to the start point of an 80 km/h horizontal curve to the east of the intersection. There are also signs recommending drivers reduce vehicle speed, 60 km/h ahead and give-way ahead signs (see Figure 2). A one-lane two way bridge across the nearby McLeod River is located approximately 550 m to the east of the proposed intersection, with eastbound traffic having to give-way to westbound traffic across the bridge. The speed limit across the bridge is 60 km/h in both directions. The westbound 60 km/h zone ends about 450 m east of the intersection, reverting back to the general 100 km/h speed limit on the highway.



Figure 2: View to east of proposed access intersection location

2.3 Traffic volumes

Traffic volume data for Mulligan Highway was obtained from the Queensland Government Open Data Portal. This showed daily traffic volumes of 820 veh/day in 2022 at a location on Mulligan Highway between Mount Molloy and Lakeland. Data is available here for 10 years between 2013 and 2022, indicating an average annual traffic growth rate of 3.2% per year during this period.

Heavy vehicles represent about 26% of all vehicles during this period. Of these, about 12% are articulated trucks or B-doubles.

The peak hour traffic is about 15% of daily traffic. This equates to about 120 veh/h on Mulligan Highway adjacent to the site.

2.4 Intersection and network performance

The current intersection for access to the site from Mulligan Highway is an oblique angle T-junction. The side road has a gravel surface and provides access to Reedy Valley Station. A photo of the intersection access is shown in Figure 3.



Figure 3: Intersection access looking north

An access easement for this intersection has been approved by Mareeba Shire Council as part of an application for reconfiguring a lot - subdivision (1 into 23 lots and access easement in four stages) lot 191 on sp284406 situated at 8579 Mulligan Highway, Desailly. It includes a preliminary intersection design sketch from TMR, shown in Figure 4.

The TMR sketch (*TMR17-21827 (500-1132)*) shows the intersection being located about 30m east of the current access point on the eastern edge of the access easement. To maximise sight distance the final design could locate it further west, as long as the access road is within the easement.



Source: Extract from TMR17-21827 (500-1132)

Figure 4: Preliminary intersection design sketch

2.5 Road safety issues

The site was inspected on 8 March 2025. The primary road safety issue at the proposed intersection access location is sight distance. The provision of appropriate sight distances is fundamental to road safety. Approach sight distance (ASD) should be provided at every proposed intersection. Intersections should have safe intersection sight distance (SISD) unless the characteristics of the road or the site totally preclude it.

The design speed adopted should be 10 km/hr in excess of the posted speed limit of 100 km/h, in the absence of speed survey data. The design speed of the upstream 80 km/h horizontal curve should not be assumed to constrain approach speeds to the design speed for all conditions; especially given operating speeds in dry weather might be significantly higher.

2.5.1 Approach Sight Distance (ASD)

A satisfactory ASD is desirable on all approaches to the intersection. Sight distance is restricted on the eastern approach to the intersection because of the 80 km/h horizontal curve on this approach. ASD is measured from a car driver's eye height (1.1 m) to 0.0 m, which ensures that a driver is able to see any line marking and kerbing at the intersection.

The desirable ASD at this intersection location is 193 m (Austroads Guide to Road Design Part 4A, Table 3.1) but the observed ASD on the eastern approach is about 150 m. However, for the constrained conditions at this location a minimum ASD of 138 m is considered satisfactory based on Austroads; the observed ASD exceeds the minimum. Also, good perception of the intersection can be provided through signage, allaying any sight distance concerns.

The western approach has excellent sight distance (over 1 km) and is not an issue.

2.5.2 Safe Intersection Sight Distance (SISD)

Using average vehicle deceleration and driver response times in Austroads, the current SISD is acceptable for cars (285 m) but is borderline for trucks (350 m). The attached photo is taken 320 m from the intersection at roughly the height of a car driver; there is a white car waiting to turn right from Mount Windsor Road, partially obscured by a mature tree and other grass/vegetation. Most of the car is visible at this distance, for an alert driver. However, there is no intersection signage to warn drivers of an intersection, which must be rectified when the intersection is upgraded.



Figure 5: Photo taken 320 m from intersection on eastern approach

Desirable sight lines are shown as yellow for cars and blue for trucks in (Figure 6). This indicates the influence of mature trees on clear sightlines beyond about 300 m from the intersection. The desirable SISD for cars and trucks is relatively conservative, assuming a 110 km/h design speed and average driver alertness and deceleration rates.

The SISD is likely to be lower here given the 80 km/h curve on the eastern approach and trucks coming out of a 60 km/h zone on a slight uphill grade. For example, reducing the truck design speed to 100 km/h brings the SISD to 303 m; greater reductions in SISD are possible by applying lower driver reaction times than average (2 s) or slightly higher deceleration rates. Hence, sight distances are considered satisfactory here.



Note: Yellow line is sight line for cars and blue line is for trucks

Figure 6: Desirable SISD sight lines for cars and trucks

3.0 Proposed Development Details

3.1 Development site plan

The caravan park development will include 150 van sites and 10 cabins. The development is planned to occur in two stages:

- Stage 1 - 100 van sites
- Stage 2 – 50 van sites & 10 cabins.

A plan of the site is shown in Figure 7.



Figure 7: Site plan

3.2 Operational details

The proposed development is expected to have up to 10 staff during peak season, with 4 staff residing on-site. During this peak there could be up to 10 service vehicle (rigid truck) movements each day. In Stage 1 staff and service vehicle numbers are expected to be roughly half the above.

Guest numbers are expected to be about 90 vehicle arrivals per day in peak season. Most arrivals will be single vehicles (67%), with the remainder a combined vehicle and trailer (or caravan).

About 50% of guests are expected to stay only 1 night, 30% 2 to 3 nights and the remaining 20% more than 3 nights. Hence, there will be a relatively high turnover of guests, like a motel

3.3 Proposed access and parking

Access to the site will be via a side road off Mulligan Highway, known as Mount Windsor Road. The intersection access to Mulligan Highway is described in Section 2.4.

Parking for the development will be on-site in accordance with Mareeba Shire Council's Parking and Access Code. The minimum requirement is one space within each accommodation site, one additional visitor space per ten accommodation sites and one HRV space.

4.0 Traffic Volume Estimates

4.1 Traffic generation

Traffic generation rates for the caravan park were assumed to be similar to that for casual accommodation or a motel. The NSW RTA/RMS rates for casual accommodation are 3 vehicles per day per unit (or accommodation site) and 0.4 vehicles in the peak hour. This rate would vary depending on the location and nature of accommodation and is lower at rural sites. This is supported by surveys of motels by TMR in their Open Data Portal that indicate 2.6 vehicles per day or 0.27 vehicles per peak hour for each accommodation unit.

Using the higher RTA rates, the estimated two-way trip generation for the caravan park development is:

- Stage 1: 300 veh/day, 40 veh/h in peak
- Full development: 480 veh/day, 64 veh/h in peak.

For the traffic analyses that follow it was assumed that 50% of vehicles will travel either east or west from the development site. That is, 20 to 32 veh/h will either turn left or right into or out of the development site access during peak hours.

4.2 Highway traffic

Traffic currently using Mulligan Highway is described in Section 2.3. Using a 3.2% per year growth rate highway traffic is expected to grow from 820 veh/day in 2022 to about 1,200 veh/day in 2036.

The traffic analyses in this assessment assume full development of the caravan park by 2036. The estimated peak hour traffic using the development access intersection in 2036 are estimated to be:

- 90 veh/h in each direction on the highway
- 32 veh/h turning left or right into the development site
- 32 veh/h turning left or right out of the development site.

About 33% of turning vehicles will be a car and trailer (or van).

5.0 Impact Assessment and Mitigation

5.1 Traffic volumes

By 2036, the caravan park will add 20% additional traffic to Mulligan Highway. It is estimated that there will be 1,440 veh/day on Mulligan Highway with development or 1,200 veh/day without development, an increase of 240 veh/day either side of Mount Windsor Road.

Currently 12% of vehicles on Mulligan Highway are towing a trailer or caravan. This is expected to increase to 18% by 2036. This is in addition to about 22% (312) of heavy vehicles by 2036 (with proposed development) and 26% without development.

5.2 Highway capacity

There will be very little change in highway volume-capacity in 2036 due to the proposed development, increasing from 0.056 to 0.062 based on a Highway Capacity Analysis for 2-lane uninterrupted highways. The highway would remain at Level of Service A.

5.3 Intersection capacity and delay

An analysis of intersection capacity and delay using formulae from Austroads Guide to Traffic Management Part 3 indicated that there would be minimal delays for traffic turning here in 2036. The results of this analysis is summarised in Table 1.

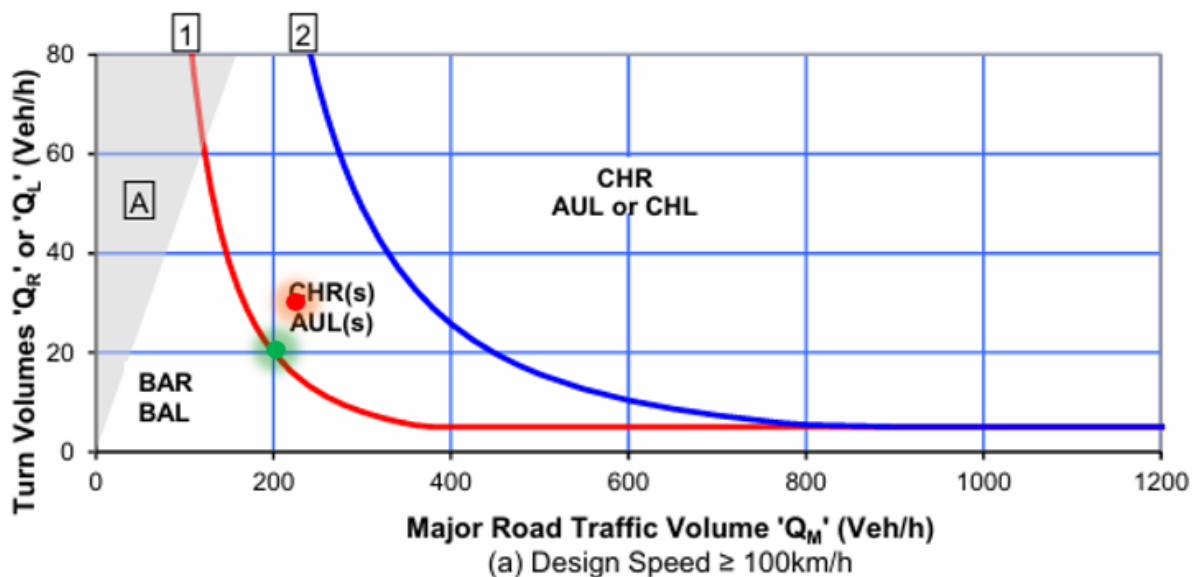
Table 1: Intersection capacity and delays, 2036 peak hour

Movement	Volume/ Capacity	Average Delay (s/veh)
Right turn into access road	0.1	0.7
Right turn out of access road	0.3	1.4
Left turn out of access road	0.1	0.4

5.4 Intersection upgrade

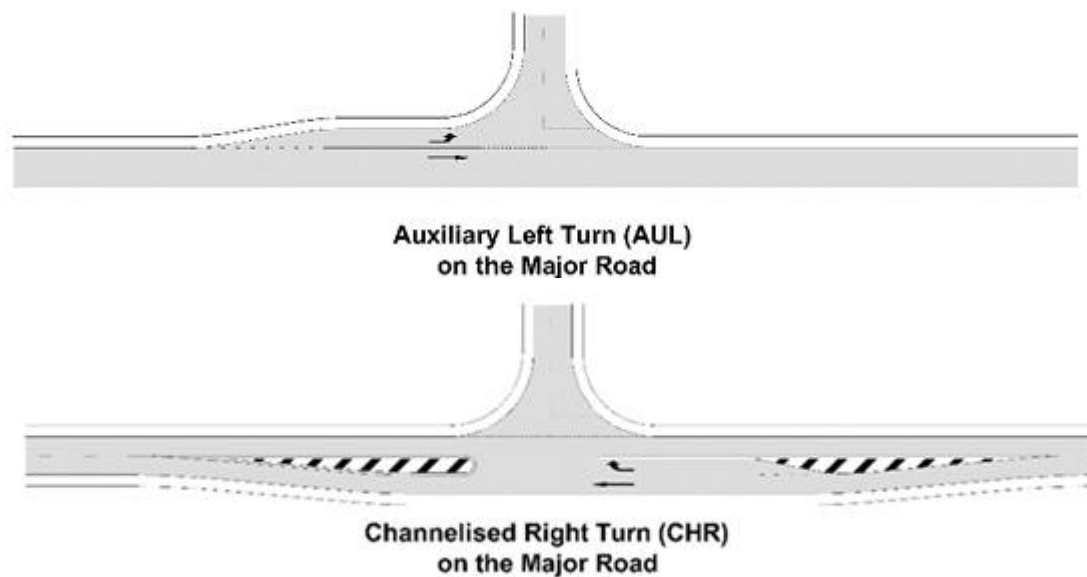
An appropriate intersection treatment at Mulligan Highway can be ascertained by using turn treatment warrants from Austroads Guide to Traffic Management Part 6. The warrants focus on safety performance outcomes and not operational performance. They provide guidance on preferred minimum turn treatments for major road intersections.

Figure 8 shows the outcome of the turn treatment assessment for Stage 1 or full development of the Caravan Park, based on 2036 forecast traffic. It indicates that a CHR(s)/AUL(s) intersection treatment is desirable here in both development scenarios (see indicative sketches in Figure 9). This form of treatment is the preferred minimum intersection turn treatment on major roads and highways. Furthermore, it is desirable here given the nature of the traffic accessing the site - a high percentage of caravans, with car/trailer/caravan combinations requiring more time to clear the intersection when turning.



Note: Green dot is for Stage 1 volumes and red dot is for full development volumes

Figure 8: Austroads turn treatment warrants based on 2036 forecast peak hour traffic



Source: Austroads Guide to Traffic Management Part 6

Figure 9: Austroads turn treatment warrants based on 2036 forecast peak hour traffic

5.5 Road safety

The main concern here in relation to road safety is the presence of an access intersection at the end of a horizontal curve with relatively restricted sight distance. The provision of a channelised right turn (CHR) will reduce the risk of high severity crashes here. Appropriate intersection signage and information signage will further reduce the risk of crashes here. It will also be important to maintain the vegetation in the southern verge on the eastern approach to this intersection.

5.6 State Code Performance Outcomes

The proposed development works will not compromise the roads and traffic performance outcomes in State Codes 1 and State Code 6, as described in Table 2.

Table 2: State Code performance outcomes

State Code Number	Relevant State Code Commentary	Performance Outcome
State Code 1: PO15	Vehicular access to a state-controlled road that is a limited access road is consistent with government policy for the management of limited access roads.	Code is not compromised. The proposed access to a limited access road is consistent with the limited access policy for Mulligan Highway. An access easement for this proposed access has already been approved as part of an application for reconfiguring a lot and TMR have provided a preliminary intersection layout for the access to Mulligan Highway.
State Code 1: PO16	The location and design of vehicular access to a state-controlled road (including access to a limited access road) does not create a safety hazard for users of a state-controlled road or result in a worsening of operating conditions on a state-controlled road.	Code is not compromised. Vehicular access to the proposed caravan park is to be provided from a local road (Mount Windsor Road). The access location to Mulligan Highway has been approved as part of an application for reconfiguring a lot. The recommended CHR(s)/AUL(s) design for the intersection with Mulligan Highway aligns with Austroads and TMR guidelines.

State Code Number	Relevant State Code Commentary	Performance Outcome
State Code 1: PO17	The location and design of vehicular access to a local road within 100 metres of an intersection with a state-controlled road does not create a safety hazard for users of a state-controlled road.	Code is not compromised. Vehicular access to the proposed caravan park is located more than 100 m from the Mulligan Highway intersection.
State Code 1: PO19	Development does not impede delivery of planned upgrades of state-controlled roads.	Code is not compromised. The proposed caravan park development will not affect the delivery of any future upgrades of Mulligan Highway.
State Code 1: PO20	Development does not result in a worsening of operating conditions on the state-controlled road network.	Code is not compromised. Through traffic on Mulligan Highway is unlikely to be impeded by traffic turning into or out of the access road to the proposed caravan park.
State Code 1: PO21	Development does not impose traffic loadings on a state-controlled road which could be accommodated on the local road network.	Code is not compromised. The layout and design of the proposed development directs traffic generated by the development to the local road network, with proposed access to Mulligan Highway to be via a suitably designed CHR(s)/AUL(s) intersection.
State Code 6: PO1	Development does not compromise the safety of users of the state-controlled road network.	Code is not compromised. Access to the development will be via a local side road with a suitably designed CHR(s)/AUL(s) intersection on Mulligan Highway to minimise potential safety impacts at the state-controlled road intersection.
State Code 6: PO2	Development does not adversely impact the structural integrity or physical condition of a state-controlled road or road transport infrastructure.	Code is not compromised. Development traffic will have minimal impact on the physical condition of Mulligan Highway as the majority of traffic to the caravan park will be light vehicles.
State Code 6: PO3	Development ensures no net worsening of the operating performance the state-controlled road network.	Code is not compromised. Through traffic on Mulligan Highway is unlikely to be impeded by traffic turning into or out of the access road to the proposed caravan park.
State Code 6: PO4	Traffic movements are not directed onto a state-controlled road where they can be accommodated on the local road network.	Code is not compromised. Access to the caravan park development will be via a local side road.

6.0 Conclusions and recommendations

The proposed development works will not compromise the roads and traffic performance outcomes in State Codes 1 and 6.

Access to the proposed caravan park development will be via a local side road with a suitably designed CHR(s)/AUL(s) intersection on Mulligan Highway to minimise potential safety impacts at the state-controlled road intersection. A CHR(s)/AUL(s) intersection treatment is desirable here given the relatively high number of vehicles with trailers or caravans that will access the site, with car/trailer/caravan combinations requiring more time to clear the intersection when turning.

An access easement for this proposed access has already been approved as part of an application for reconfiguring a lot and TMR have provided a preliminary intersection layout for the access to Mulligan Highway. The TMR design shows the intersection being located about 30m east of the current access point on the eastern edge of the access easement.

The main concern here in relation to road safety is the presence of an access intersection at the end of an 80 km/h horizontal curve with relatively restricted sight distance on the eastern approach. The provision of a channelised right turn (CHR) will reduce the risk of high severity crashes here. To maximise sight distance the final design could locate it further west, as long as the access road is within the easement. Appropriate intersection signage and information signage will further reduce the risk of crashes here. It will also be important to maintain the vegetation in the southern verge on the eastern approach to this intersection.

There will be very little change in traffic conditions due to the proposed development, with minor delays for peak hour turning traffic (generally less than 1 s/veh). Through traffic on Mulligan Highway is unlikely to be impeded by traffic turning into or out of the access road to the proposed caravan park.

Yours faithfully



Neil Graham
Traffic Engineer
FIEAust, BE (hons), MEngSci (Traffic)

RPEQ 23550

ATTACHMENT A: RPEQ Certification

Certification of Traffic Impact Assessment Report Registered Professional Engineer Queensland for Project title:

As a professional engineer registered by the Board of Professional Engineers of Queensland pursuant to the Professional Engineers Act 2002 as competent in my areas of nominated expertise, I understand and recognise:

- the significant role of engineering as a profession, and that
- the community has a legitimate expectation that my certification affixed to this engineering work can be trusted, and that
- I am responsible for ensuring its preparation has satisfied all necessary standards, conduct and contemporary practice.

As the responsible RPEQ, I certify:

- I am satisfied that all submitted components comprising this traffic impact assessment, listed in the following table, have been completed in accordance with the Guide to Traffic Impact Assessment published by the Queensland Department of Transport and Main Roads and using sound engineering principles, and
- where specialised areas of work have not been under my direct supervision, I have reviewed the outcomes of the work and consider the work and its outcomes as suitable for the purposes of this traffic impact assessment, and that
- the outcomes of this traffic impact assessment are a true reflection of results of assessment, and that
- I believe the strategies recommended for mitigating impacts by this traffic impact assessment, embrace contemporary practice initiatives and will deliver the desired outcomes.

Name: Neil Graham

Engineering qualifications: BE (hons), MEngSci (Traffic)

RPEQ No: 23550

Signature: 

Date: 26 March 2025

Postal address: 2/18-28 St Crispins Avenue Port Douglas QLD 4877

Email: neil@y7mail.com

Attachment 4

Ecological Assessment

Prepared by 4 Elements



Ecological Assessment

8392 Mulligan Hwy

MCU Tourist Park

March 2025



Ecological Assessment

8392 Mulligan Hwy MCU Tourist Park (March 2025)

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4 Elements Consulting
107 Scott Street
Bungalow, QLD 4870

www.4elementsconsulting.com.au

Contents

1.0	Introduction	1
1.1	Project site description.....	1
1.2	Scope of works	2
1.3	Statutory considerations.....	4
1.4	Weed Management Legislation	8
1.4.1	Weeds of National Significance.....	8
1.4.2	Biosecurity Act 2014 (Queensland).....	8
1.4.2.1	Prohibited Invasive Plant	8
1.4.2.2	Restricted Invasive Plants	8
1.4.3	Mareeba Shire Community Biosecurity Plan (2020-2025 2026).....	9
2.0	Methodology	10
2.1	Desktop review	10
2.2	Field Survey Methodology	10
2.2.1	General Fauna Habitat Searches.....	10
2.2.1.1	Regional Ecosystem verification.....	11
2.2.1.2	Weed Assessment.....	11
3.0	Desktop Analysis Results	13
3.1	EPBC and NCA Database Search.....	13
3.2	EPBC Act Protected Matters Search Tool.....	13
3.3	NC Act Wildlife Online	13
3.4	Combined Potential Occurrence.....	13
3.5	EPBC Act and MNES Search tool (Places of Environmental Significance)	16
3.6	Migratory and Marine species.....	17
3.7	Essential Habitat.....	17
3.8	Protected Plant Trigger Area.....	18
3.9	Ground Water-dependent ecosystems.....	18
4.0	Flora survey results	19
4.1	Vegetation communities	19
4.2	Vegetation community Descriptions	22
4.3	Native Flora	25
4.4	Project site threatened flora.....	25
4.5	Invasive weeds	27
4.6	Canopy Tree Heights	29
4.7	Watercourses	30

5.0	Fauna survey results	32
5.1	Opportunistic fauna.....	32
5.2	Threatened fauna.....	33
5.3	Project site habitat attributes.....	34
6.0	Significant Impact Assessment.....	38
6.1	Significant Impact Assessment for Matters of National Significance (MNES)	38
6.1.1	Threatened Species	38
6.1.2	Migratory Species.....	39
6.1.3	Threatened Ecological Communities (TEC).....	39
6.2	Matters of State Environmental Significance (MSES).....	40
6.3	Significant Residual Impact Assessment (NC Act 1992).....	44
6.4	SDAP 16 – Native vegetation clearing	46
6.4.1	State Code 16: Public Safety and Relevant Infrastructure Activities	46
6.5	Mareeba Shire Council Environmental Significance Overlay.....	56
7.0	Recommendations.....	66
7.1	Implementation of a Site-Specific Vegetation Management Plan.....	66
7.2	Clearing to Minimum Required	66
7.3	Disposal of Cleared Vegetation	66
7.4	Weed Control	66
7.5	Erosion and Sediment Control	67
7.6	Fauna Spotter/Catcher During Clearing Operations.....	67
8.0	Conclusions (summary of required actions)	68
8.1	EPBC Act 1999.....	68
8.2	Nature Conservation Act 1999 (NCA)	68
8.2.1	Protected Plants.....	68
8.2.2	Threatened Fauna.....	68
8.3	Vegetation Management Act 1999 (VMA)	68
8.4	Waterways (Fisheries Act 1994 and Water Act 2000).....	69
9.0	References	70

Tables

Table 1. Statutory legislation applied to the property and project site.....4

Table 2. Potentially occurring threatened species (EPBC Act and NC Act) 14

Table 3. PMST results (significant places) 16

Table 4. Migratory species 17

Table 5. Project site mapped RE descriptions..... 19

Table 6. Fauna species recorded during the project site survey..... 32

Table 7. Habitat attributes present on the project site 34

Appendices

Appendix A Protected Matters Report (EPBC Act 1999)

Appendix B Wildlife Online (NCA)

Appendix C Regulated Vegetation Mapping

Appendix D Potential Occurrence Assessment

Appendix E Complete Flora List (red indicates EVNT species)

1.0 Introduction

Four Elements Consulting was contracted by ASPIRE Town Planning and Project Services to undertake an Ecological Assessment (EA) for establishing a tourist park on portion of lot 22 SP302231 between the McLeod River and the Mulligan Highway. This proposal seeks to gain a Development Permit from Mareeba Shire Council for a Material Change of Use (Tourist Park). This proposal seeks to establish a mix of 150 caravan sites (powered and unpowered), 10 cabins, shared amenities, reception, caretaker' accommodation, and onsite wastewater treatment facilities (see **Figure 1**).

The project site contains areas identified as Least Concern Regional Ecosystem. The tourist park design has been designed to integrate with the existing vegetation communities present. The landowner intends to retain, where practical, trees with a diameter exceeding 200mm to maintain shade, visual screening, and wind buffering. This element of the proposal will support retention of habitat value, site connectivity and maintain the site's aesthetic appeal for tourist park users.

This EA was undertaken to identify the potential for any significant impact to Matters of National Environmental Significance (MNES), Matters of State Environmental Significance (MSES) and Matters of Local Environmental Significance (MLES) as a result of establishing the proposal. The field survey for the completion of this report was carried out by 4 Elements Consulting Principal Ecologist Ryan Hughes and Ecologists Jasmine De Valentine and Jessica Button on Thursday 13 March 2025.

1.1 Project site description

The project site is located approximately 14 km west of the town of Mount Carbine (see **Figure 1** below). The proposal seeks to establish a tourist park and ancillary infrastructure. As far as practical, the alignment is located within disturbed roadside vegetation along Mount Windsor Road. All portions of the direct clearing alignment are located within remnant Category B vegetation of which there is a requirement for the proposal to impact a total disturbance footprint of 8.79 ha inclusive of asset protection zones. The elevational range of the project site is 335 - 340m asl. Geology is consistent with coarse grained sand within the McLeod River channel and nutrient rich flood plain alluvium on the higher banks (land zone 3). As the elevation rises slightly to the west of the project site, soils are comprised of stranded and weathered alluvium deposits (land zone 5) which result in lower biomass in the vegetation communities it supports.

The existing land use of the project site is grazing, and the surrounding land uses are conservation (Brooklyn Station) and cattle grazing operations. The McLeod River flows south along the eastern boundary of the property and due to significant ecological values it contains, is included in this study despite not being part of the clearing alignment.

For the purposes of this report,

- ▶ The proposal is defined as the tourist park and ancillary infrastructure

- ▶ The project site is the impact area and the adjacent vegetation including the McLeod River riparian corridor to the east (see **Figure 1**).
- ▶ The locality is within ~10 km of the project site
- ▶ The region is the Einasleigh Uplands

1.2 Scope of works

The objectives of this assessment were to:

- ▶ Undertake a desktop review to identify the potential for the proposed project to impact on MSES and/or MNES, as well as Matters of Local Environmental Significance (MLES) within the property
- ▶ Assess the likelihood of the proposal having a significant impact on any threatened community, flora and fauna species or populations listed under the Queensland *Nature Conservation Act 1992* (NC Act 1992) and/or the Australian Government *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act 1999)
- ▶ Determine tree heights of the vegetation communities where infrastructure will be established.
- ▶ Provide recommendations to reduce impacts to environmental values, sensitive environments, and populations of threatened flora and fauna
- ▶ Identify the necessary approvals and any additional works required to meet statutory requirements related to managing ecological assets within the property.



Figure 1. Location of the project site and Tourist Park Including Asset Protection Clearing Buffer

1.3 Statutory considerations

The following legislation (**Table 1**) are relevant to identifying ecological values, providing guidance for the assessment of potential project impacts, and identifying environmental constraints to project activities. These legislation and guidance documents have been considered in this report and the appendices provided.

Table 1. Statutory legislation applied to the property and project site

Legislative Act	Brief Description
Commonwealth Legislation	
<i>Environment Protection and Biodiversity Conservation Act 1999</i>	<p>The EPBC Act 1999 provides a mechanism for assessing the environmental impact of activities and development where MNES may be significantly impacted. The Act identifies nine (9) MNES, which require consideration and analysis, namely:</p> <ul style="list-style-type: none"> ▶ Ramsar wetland of international importance ▶ World Heritage properties ▶ National Heritage places ▶ Commonwealth Marine areas ▶ Great Barrier Reef Marine Park ▶ Nationally listed threatened species and ecological communities ▶ Nationally listed migratory species ▶ Nuclear actions (including uranium mining) ▶ Water resources in relation to coal seam gas and large coal mining development <p>Where a project or action is believed to potentially cause a significant impact on an MNES, it is to be referred to the Australian Government Department of Climate Change, Energy, Environment and Water (DCCEEW) for assessment as to whether the action is a 'controlled action' requiring Commonwealth approval. The EPBC Act 1999 processes also allow voluntary referral of a project to seek confirmation that it will not have significant impacts on MNES. Where an action requires Commonwealth approval, a formal assessment process is undertaken in accordance with provisions of relevant legislation.</p>
State Legislation	
<i>Vegetation Management Act 1999</i>	<p>The VM Act 1999 is the planning initiative underlying regional management of vegetation in Queensland, including clearing of vegetation types, termed Regional Ecosystems (REs).</p> <p>The RE classification is a hierarchical system formed by a three-part code with the primary subdivision being bioregion, followed by land zone, and then vegetation. The biogeographic region or bioregion is the primary level of classification for biodiversity values in Queensland describing where the RE is found on a state-wide basis. Land zones are geological and geomorphic categories that describe the major geologies and landforms of Queensland.</p> <p>The system is based primarily on geology, with geologic age considered an important determinant. The status of REs is based on their pre-clearing and remnant extent and is gazetted under the Act and listed in the RE Description Database (REDD) maintained by the Queensland Department of Environment, Science, and Innovation (DESI).</p>

Legislative Act	Brief Description
	<p>The VMA aims to conserve remnant endangered and of concern REs, prevent land degradation and further loss of biodiversity, manage the environmental impacts of clearing vegetation, and reduce greenhouse emissions. The VMA status of an RE is described in line with the following:</p> <ul style="list-style-type: none"> ▶ Endangered. An RE that is prescribed under the regulation and has either of the following attributes: <ul style="list-style-type: none"> ❖ Less than 10% of its pre-clearing extent remaining; or ❖ From 10% to 30% of its pre-clearing extent remaining and the remnant vegetation remaining is less than 10,000 ha. ▶ Of Concern. An RE that is prescribed under the regulation and has either of the following attributes: <ul style="list-style-type: none"> ❖ From 10% to 30% of its pre-clearing extent remaining; or ❖ More than 30% of its pre-clearing extent remaining and the remnant vegetation remaining is less than 10,000 ha ▶ Least Concern. An RE that is prescribed under the regulation and has either of the following attributes: <ul style="list-style-type: none"> ❖ Has more than 30% of its pre-clearing extent remaining; and ❖ The remnant vegetation remaining is more than 10,000 ha <p>The biodiversity status of an RE is classified by DESI based on the condition of remnant vegetation. An RE will have a vegetation management status and/or a biodiversity status of Endangered, Of Concern or Least Concern.</p> <p>Essential Habitat. The VMA also has provision for the regulation of essential habitat for species of state significance. Essential habitat (mapped by DESI) is vegetation in which a listed species has been known to occur. Clearing or disturbance to areas of essential habitat will require compensatory habitat measures to be developed. For the project development area, core habitat has been used to describe the combination of critical or essential habitat for both national and state listed significant species.</p>
<i>Planning Act 2016</i>	<p>The <i>Planning Act 2016</i> establishes the framework for Queensland's planning system. The purpose of the legislation is to establish an efficient and accountable system of land-use planning and development assessment that will lead to ecological sustainability. The Act defines ecological sustainability as a balance between:</p> <ul style="list-style-type: none"> ▶ The protection of ecological processes and natural systems at local, regional, state and national levels, and ▶ The cultural, economic, physical, and social wellbeing of Queenslanders. <p>The Planning Regulation (2017) and the State Planning Policy (2017) are to guide local and state government in land use planning and development by defining the Queensland Government policies relating to matters of State interest under the Act.</p>
<i>Nature Conservation Act 1999</i>	<p>The NC Act 1992 aims to conserve nature through strategies such as dedicating and declaring protected areas for those parts of Queensland with outstanding biological diversity, natural features, and wilderness values. This Act provides for the protection of special least concern, near threatened, vulnerable, endangered and critically endangered animals and plants.</p>

Legislative Act	Brief Description
	<ul style="list-style-type: none"> ▶ Nature Conservation (Animals) Regulation 2020 has replaced the Nature Conservation Wildlife Regulation (2006) and introduces a new wildlife licensing framework but incorporates and streamlines existing provisions from the regulations that it replaces. In general, an animal authority under the Animals Regulation must not be granted where activities are likely to adversely affect conservation or ecological sustainability of native wildlife. The demerit points system for offences against the Act has been retained. There is now one overarching offence provision for breaching the conditions of an authority, with a higher offence for failure to comply with a record-keeping or return of operations condition. ▶ Nature Conservation (Plants) Regulation 2020 transfers all existing plant provisions into a single stand-alone regulation that was contained in the previous Nature Conservation Wildlife Regulation (2006). The new Plants Regulation retains and streamlines many of the existing provisions in the administration and wildlife and wildlife management regulations. The allowances for taking protected plants, including under a conservation plan, an authority (such as a clearing permit) or an exemption, are retained in the plants regulation and there are no significant amendments to these provisions.
<i>Queensland Fisheries Act 1994</i>	<p>The <i>Fisheries Act 1994</i> provides for the use, conservation and enhancement of the community's fisheries resources and fish habitat by providing for, amongst other things, the protection of fish habitats. This Act has been integrated into the <i>Planning Act 2016</i> so that development permits under the Planning Act are required for certain operational works that are assessable development. Operational works that are assessable development under the Planning Act include waterway barrier works and works in a declared fish habitat.</p>
<i>Biosecurity Act (2014)</i>	<p>The Queensland Government's <i>Biosecurity Act 2014</i> is administered by the Department of Agriculture and Fisheries (DAF). The Act provides management measures to protect agricultural and tourism industries and the environment from pests, diseases and contaminants. Under the Act, invasive plants and animals are categorised as either a 'Prohibited Matter' or a 'Restricted Matter' and replace the 'Declared' status under the Land Protection (Pest and Stock Route Management) Act 2002, which has been superseded.</p>
<i>Environmental Protection Act 1994</i>	<p>The <i>Environmental Protection Act 1994</i> (EP Act) provides the key legislative framework for environmental management and protection in Queensland. The EP Act utilises several mechanisms to achieve its objectives. Relevant to this project is the requirement for the establishment of a general environmental duty, under Section 319 of the EP Act.</p> <p>Section 319 of the EP Act places a general environmental duty on the proponent to ensure that 'it does not carry out any activity that causes, or is likely to cause, environmental harm unless the person takes all reasonable and practicable measures to prevent or minimise the harm'. By undertaking the preparation of this detailed ecological investigation, the proponent demonstrates that it is cognisant of the responsibilities for environmental protection and management in Queensland.</p>

Legislative Act	Brief Description
<i>Environmental Offsets Regulation 2014</i>	<p>Matters of State Environmental Significance (MSES) are referenced in the State interest under the State Planning Policy (SPP) and are mapped by the Queensland Government. The Environmental Offsets Regulation 2014 also prescribes MSES for the purposes of environmental offsets legislation in Queensland. Many of the MSES in the Regulation coincide with the MSES listed under the SPP, however, there are additional items listed under the Regulation that are not listed in the SPP. The MSES mapping includes certain environmental values that are protected under Queensland legislation such as State-managed conservation areas, marine parks, waterways and wetlands, protected habitat, fish habitat, regulated vegetation, connectivity areas and offset areas.</p> <p>MSES defined under the SPP and Environmental Offset Regulation 2014 include the following:</p> <ul style="list-style-type: none"> ▶ protected areas (including all classes of protected area except coordinated conservation areas) under the NC Act ▶ marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004 ▶ marine plants areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008 ▶ waterways providing fish passage ▶ threatened wildlife under the NC Act and special least concern animals under the Nature Conservation (Animal) Regulation 2020 ▶ regulated vegetation under the Vegetation Management Act 1999 (VM Act) that is: <ul style="list-style-type: none"> ○ Category B areas on the regulated vegetation management map, that are Endangered or Of concern REs ○ Category C areas on the regulated vegetation management map that are Endangered or Of concern REs ○ Category R areas on the regulated vegetation management map ○ areas of essential habitat on the essential habitat map for wildlife prescribed as Endangered wildlife or Vulnerable wildlife under the NC Act ○ REs that intersect with watercourses identified on the vegetation management watercourse map ○ REs that intersect with wetlands identified on the vegetation management wetlands map ○ high preservation areas of wild river areas under the Wild Rivers Act 2005 ○ connectivity areas containing remnant vegetation Category B as depicted in the Environmental Offset Landscape Connectivity Assessment Tool ○ wetlands in a wetland protection area or wetlands of high ecological significance shown on the Map of Referable Wetlands under the Environmental Protection Regulation 2008 ○ wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019 ▶ Legally secured offset areas

Legislative Act	Brief Description
<i>Water Act 2000</i>	<p>The purpose of the <i>Water Act 2000</i> is to provide for the sustainable management of water and other resources. Under Section 266 of the <i>Water Act 2000</i>, a riverine protection permit is generally required from the DNRW to:</p> <ul style="list-style-type: none"> ▶ Destroy vegetation in a watercourse ▶ Excavate in a watercourse ▶ Place fill in a watercourse <p>Additionally, water supply for construction purposes (e.g., access track construction/compaction, dust suppression etc.) may be required. Where this water supply is proposed to be sourced from nearby watercourses, a permit in accordance with Section 237 of the <i>Water Act 2000</i> will be required from DNRW prior to any water being extracted from the watercourse.</p>

1.4 Weed Management Legislation

Weed species can interrupt natural landscape function and may lead to significant economic impacts. Weeds are managed by being declared under one (1) or all the three (3) relevant legislation and/or local laws outlined below.

1.4.1 Weeds of National Significance

The Australian state and territory governments have compiled a list of invasive plant species (Weeds of National Significance – WoNS) based on an assessment process that prioritises these weeds based on their invasiveness, potential for spread and environmental, social, and economic impacts. Consideration is also given to their ability to be successfully managed. A list of 20 WoNS was endorsed in 1999 and a further 12 were added in 2012.

1.4.2 Biosecurity Act 2014 (Queensland)

1.4.2.1 *Prohibited Invasive Plant*

Prohibited matters include a range of invasive plants and invasive animals and other types of pests and diseases listed in the Act. These plants have the potential to cause significant impacts and are currently not present or known to be present in Queensland. It is an offence to deal with a prohibited matter or fail to report its presence.

1.4.2.2 *Restricted Invasive Plants*

These species are established in Queensland and seriously threaten Queensland's primary industries, natural environment, livestock, human health, and people's livelihoods. Under the *Biosecurity Act 2014*, there are 7 categories of restricted matter (i.e. restricted matter may include matters such as plants, animal diseases, noxious fish, insects, and other pest animals). Restricted invasive plants may fall into one (1), a combination of, or all the five (5) priority categories (listed below). Under each, the restricted invasive plant has listed restrictions. The specific restriction requirements also apply to a person when dealing with restricted invasive plants unless they have a restricted matter permit.

Restricted invasive plant categories and restrictions:

- ▶ Category 1: relates to biosecurity matters other than plants
- ▶ Category 2: the invasive plant must be reported within 24 hours Biosecurity Queensland on 13 25 23
- ▶ Category 3: the invasive plant must not be distributed either by sale or gift or released into the environment
- ▶ Category 4: the invasive plant must not be moved
- ▶ Category 5: the invasive plant must not be kept.

All landowners have a general biosecurity obligation (GBO) under the *Biosecurity Act 2014* to take reasonable and practical steps to minimise the risks associated with invasive plants and animals under their control *regardless of category status*. Weeds that are not listed under the *Biosecurity Act 2014* may still be declared at the local government level within a local government area (LGA).

1.4.3 Mareeba Shire Community Biosecurity Plan (2020-2025 2026)

This plan supersedes the Local Area Pest Management Plan (2015-2020) and outlines the objectives and strategies for ongoing, coordinated and effective pest management within the Mareeba Shire local government area.

Weed species are allocated a ranking, where weeds with the highest score are given the highest priority for control. Pest plants are given a ranking, where weeds with higher scores are given higher priority for control. The highest score an individual pest plant can receive is 45. This score is based on the listing under national and state legislation, the current distributional extent, and potential economic, social, and environmental impacts as well as the likelihood of a beneficial control outcome.

The plan lists current key projects and programs that are targeting priority weeds under the MSCBP (2020-25)

The Mareeba Shire priority weeds, WoNS and those scheduled under the Biosecurity Act 2014 that occur within or near the site are listed in **Appendix E**.

2.0 Methodology

2.1 Desktop review

4 Elements Consulting completed a review of relevant mapping, databases, legislation and associated plans and policies to identify potential matters of ecological significance (MSES, MNES and/or MLES). These include listed threatened species and vegetation communities, and other ecological features that may occur on or within proximity of the project site. This review included an assessment of the following:

- ▶ Wildlife Online database of flora and fauna (DES 2025a). This database holds records of plants and animals that have either been sighted or collected within a given radius of the property (a search parameter was prescribed limiting the search area to a 10 km radius around the property. The records held in this database are maintained by DES.
- ▶ Protected Matters database of MNES (DCCEEW 2025). This database applies a range of bio-models to predict the presence of species of flora and fauna and other MNES within a given radius of the property (a search parameter was prescribed limiting the search area to a 10 km radius) as cited under the Commonwealth's EPBC Act.
- ▶ Protected Matters database of MSES (DES 2025b). This database applies a range of bio-models to predict the presence of species of vegetation and other MSES within a given radius of the property (a search parameter was prescribed limiting the search area to 10 km).
- ▶ Review of relevant legislation and associated plans and policies, including but not limited to the Queensland Government NC Act, VM Act, Planning Act, Environmental Protection Act, Water Act, and the Australian Government EPBC Act.
- ▶ Literature review. A range of scientific papers, recovery and conservation plans and other ecological assessment and literature were reviewed for several related matters (such as targeted threatened species).
- ▶ Digital mapping on Queensland Globe to determine vegetation communities within and surrounding the property, and to review the extent of historical clearing and land use, and any other significant environmental features such as watercourses and wetlands.
- ▶ Australian Virtual Herbarium (for voucher notes and distribution records of threatened flora species).

2.2 Field Survey Methodology

The field survey for the completion of this report was carried out by 4 Elements Consulting Principal Ecologist Ryan Hughes, Ecologist Jasmine De Valentine and Ecologist Jessica Button on Thursday 13 March 2025.

2.2.1 General Fauna Habitat Searches

Based on the vegetation assessments undertaken throughout the project site (see **Figure 2**), areas determined to be most likely to support threatened fauna species were targeted. At each targeted

location a detailed habitat assessment was undertaken which characterised the availability of habitat features to determine suitability for potentially occurring threatened species. This assessment is from the Qld Terrestrial Vertebrate Fauna Survey Guidelines (Eyre et al. 2022). General fauna habitat condition recorded as below:

- ▶ Presence/absence of suitable habitat for threatened flora and fauna species
- ▶ Condition and disturbance history of habitat
- ▶ Location of site within known distribution of threatened species
- ▶ Connectivity assessment with habitat where threatened species have potential or are known to occur
- ▶ Structural and floristic characteristics of the vegetation
- ▶ Soil type/structure and dominant landform description (visual only)
- ▶ Presence of water in any form e.g., rivers, dams, creeks, drainage lines, soaks
- ▶ Size and abundance of hollows and coarse woody debris (CWD)
- ▶ Presence of sandbanks, shallow wading areas, rock walls, saltmarsh, roost areas, etc; and
- ▶ Presence of mistletoe, nectar, gum, seed, sap sources, browse trees

Within the McCleod River riparian corridor, targeted nocturnal spotlight surveys for the *Litoria lorica* were undertaken. This included call playback and aural detection surveys at three locations within the property (see **Figure 2**). Additional, targets included the Masked Owl which was targeted along the McCleod River Riparian Corridor and the greater project site on Thursday 13 March 2025.

2.2.1.1 Regional Ecosystem verification

Delineation of regional ecosystem distributions across the project was achieved using quaternary level assessments, or rapid plots, as per the QBEIS methodology v 7.0 (Neldner et al 2023). These assessments are designed to capture information quickly targeting soil and landform and key species within each vegetation structural layer. This information is generally sufficient to determine the identity of a regional ecosystem. This then allows the confirmation or alteration of regional ecosystem polygon boundaries when mapping vegetation communities across the project site. A total of eight (15) quaternary surveys were undertaken throughout the project site (**Figure 2**).

2.2.1.2 Weed Assessment

Weeds were identified during the field survey. These records were GPS located and notes on infestation size and ecological impacts noted. Any legislative requirement for management of weed species is addressed in **Section 4.5** below.



Figure 2. Quaternary plot, Fauna Habitat Assessment locations and Site Traverse

3.0 Desktop Analysis Results

3.1 EPBC and NCA Database Search

Desktop searches were made of the EPBC Act 1999 Protected Matters (Protected Matters Search Tool - PMST) database and the NC Act 1992 Environmental Reports (WildNET) online:

- ❖ PMST Database Results (**Appendix A**)
- ❖ Wildlife Online (WildNET) (**Appendix B**)
- ❖ Regulated Vegetation Mapping (**Appendix C**)
- ❖ Potential Occurrence Assessment (**Appendix D**)

3.2 EPBC Act Protected Matters Search Tool

A 10 km radius from a central point within the property (-16.4928, 145.0014) was applied in the search tool to identify the locality. Searches of the EPBC Act Protected Matters Search Tool returned records of 76 threatened species potentially occurring within the locality. This included 11 birds, 9 mammals, 2 frogs, 1 reptile, 1 cartilaginous shark, 2 frogs and 7 plants. The complete online search results are provided in **Appendix A**.

3.3 NC Act Wildlife Online

The NC Act Wildlife Online database search was based on a 10 km radius from a central point within the property (-16.4928, 145.0014). The search returned a total of records of 35 threatened species within the locality. This included 5 frogs, 5 birds, 9 mammals, 2 reptiles and 14 plants that may potentially occur within the locality. The complete online search results are provided in **Appendix B**.

3.4 Combined Potential Occurrence

Condensed results which summarise the results of all search outputs are combined in **Table 2** and identify that 20 flora and 36 fauna which are endangered, vulnerable or near threatened (EVNT) species which have potential to occur within or near the proposed site.

Appendix D assesses the risk of EVNT species known to occur within the locality and their potential of occurring on the project site. This risk was considered after the property assessment was completed.

Table 2. Potentially occurring threatened species (EPBC Act and NC Act)

Common Name	Scientific Name	Status	Status
		EPBC Act	NC Act
Threatened Fauna			
Birds			
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	V	V
Curlew Sandpiper	<i>Calidris ferruginea</i>	CR	E
Gouldian Finch	<i>Chloebia gouldiae</i>	E	E
Red Goshawk	<i>Erythrotriorchis radiatus</i>	V	E
Grey Falcon	<i>Falco hypoleucos</i>	V	V
Latham’s Snipe	<i>Gallinago hardwickii</i>	V	V
White-throated Needletail	<i>Hirundapus caudacutus</i>	V	V
Australian Painted Snipe	<i>Rostratula australis</i>	E	V
Common Greenshank	<i>Tringa nebularia</i>	E, Mi, Ma	E
Buff-breasted Button-quail	<i>Turnix olivii</i>	E	E
Northern Masked Owl	<i>Tyto novaehollandiae subsp. kimberli</i>	V	V
Frogs			
Tapping Nursery Frog	<i>Cophixalus aenigma</i>	EX	PE
Australian Lace-lid	<i>Litoria dayi</i>	V	E
Armoured Mistfrog	<i>Litoria lorica</i>	CR	CR
Waterfall Frog	<i>Litoria nannotis</i>	E	E
Common Mistfrog	<i>Litoria rheocola</i>	-	E
Tapping Green-eyed Tree-frog	<i>Litoria serrata</i>	-	V
Sharks			
Freshwater Sawfish	<i>Pristis pristis</i>	V	-
Mammals			
Northern Bettong	<i>Bettongia tropica</i>	E	E
Northern Quoll	<i>Dasyurus hallucatus</i>	E	LC
Spotted-tailed Quoll	<i>Dasyurus maculatus subsp. gracilis</i>	E	E
Bennett’s Tree-kangaroo	<i>Dendrolagus bennettianus</i>	-	NT
Lemuroid Ringtail Possum	<i>Hemibelideus lemuroides</i>	-	E
Semon's Leaf-nosed Bat	<i>Hipposideros semoni</i>	V	E
Ghost Bat	<i>Macroderma gigas</i>	V	E

Common Name	Scientific Name	Status	Status
		EPBC Act	NC Act
Black-footed Tree-rat	<i>Mesembriomys gouldii subsp. rattoides</i>	V	LC
Koala	<i>Phascolarctos cinereus</i> (combined populations of QLD, NSW, and the ACT)	V	V
Northern Greater Glider	<i>Petauroides minor</i>	V	V
Northern Yellow-bellied Glider	<i>Petaurus australis brevirostrum</i>	E	E
Spectacled Flying-fox	<i>Pteropus conspicillatus</i>	E	E
Large-eared Horseshoe Bat	<i>Rhinolophus robertsi</i>	V	V
Bare-rumped Sheath-tailed Bat	<i>Saccolaimus saccolaimus subsp. nudicluniatus</i>	V	E
Chestnut Dunnart	<i>Sminthopsis archeri</i>	-	NT
Reptiles			
Atherton Ctenotus	<i>Cenotus monticola</i>	-	V
Northern Blue-tongue	<i>Tiliqua scincoides intermedia</i>	CR	CE
Merten's Water Monitor	<i>Varanus mertensi</i>	E	E
Threatened Flora			
-	<i>Acacia guymeri</i>	-	NT
Hairy-joint Grass	<i>Arthraxon hispidus</i>	V	V
-	<i>Calochlaena villosa</i>	-	NT
Chocolate Tea Tree Orchid	<i>Dendrobium johannis</i>	V	V
Blue Grass	<i>Dichanthium setosum</i>	V	LC
-	<i>Dienia lawleri</i>	-	E
-	<i>Ehretia microphylla</i>	V	V
-	<i>Graptophyllum excelsum</i>	-	NT
-	<i>Macropteranthes montana</i>	V	V
-	<i>Medicosma glandulosa</i>	-	NT
-	<i>Pecteilis chlorosepala</i>	-	E
Lesser Swamp Orchid	<i>Phaius australis</i>	E	E
Forest Swamp Orchid	<i>Phaius pictus</i>	V	V
-	<i>Rhaphidophora cavernarum</i>	-	V
-	<i>Stigmatodactylus sublestus</i>	-	NT
-	<i>Stylidium elachophyllum</i>	-	E

Common Name	Scientific Name	Status	Status
		EPBC Act	NC Act
Lesser Swamp Orchid	<i>Phaius australis</i>	E	E
Cooktown Orchid	<i>Vappodes phalaenopsis</i> syn <i>D. bigibbum</i>	V	V
-	<i>Vincetoxicum rupicola</i>	E	E
-	<i>Zieria rimulosa</i>	-	E

Key: Ex: Extinct, PE: Probably Extinct, CR: Critically Endangered; E: Endangered; V: Vulnerable; NT: Near Threatened; Ma: Marine

3.5 EPBC Act and MNES Search tool (Places of Environmental Significance)

Matters of National Environmental Significance (MNES) are matters pursuant to the EPBC Act 1999. The results of the MNES search, which provide details on environmentally significant areas and habitat types, are provided in **Table 3** below. To conduct this search tool, a 10-kilometre radius buffer was added around a central point at the centre of the project site (-16.4928, 145.0014). This provides results for all possible MNES matters that may occur on the property.

Table 3. PMST results (significant places)

Category	Result
Matters of National Environmental Significance	
World Heritage Properties	2
National Heritage Places	3
Wetlands of International Importance	None
Great Barrier Reef Marine Park	4
Commonwealth Marine Area	3
Listed Threatened Ecological Communities	3
Listed Threatened Species	76
Listed Migratory Species	50
Other Matters Protected by the EPBC Act	
Commonwealth Land	None
Commonwealth Heritage Places	None
Listed Marine Species	100
Whales and other cetaceans	12
Critical Habitats (Marine Turtles)	None
Commonwealth Reserves Terrestrial	None

Category	Result
Commonwealth Reserves Marine	None
Nationally Important Wetlands	4

3.6 Migratory and Marine species

A total of 50 migratory and/or marine listed under the EPBC Act 1999 were identified in the PMST report. A summarised list of these species is provided in **Table 4** below. **Appendix D** provides the potential occurrence assessment results for each species listed under the PMST.

Table 4. Migratory species

Common name	Species Name	EPBC Act Status	NCA Act status
<i>Gallinago hardwickii</i>	Latham's Snipe	V, Mi	V
<i>Pristis pristis</i>	Freshwater Sawfish	V, Mi, Ma	-
<i>Cuculus optatus</i>	Oriental Cuckoo	Mi	SL
<i>Tringa nebularia</i>	Common Greenshank	E, Mi	E
<i>Apus pacificus</i>	Fork-tailed Swift	Mi, Ma	SL
<i>Cecropis daurica</i>	Red-rumped Swallow	Mi	SL
<i>Hirundo rustica</i>	Barn Swallow	Mi	SL
<i>Calidris melanotos</i>	Pectoral Sandpiper	Mi	SL
<i>Pandion haliaetus</i>	Osprey	Mi	SL
<i>Calidris ferruginea</i>	Curlew Sandpiper	CR, Mi	CR
<i>Actitis hypoleucos</i>	Common Sandpiper	Mi	SL
<i>Motacilla flava</i>	Yellow Wagtail	Mi	SL
<i>Motacilla cinerea</i>	Grey Wagtail	Mi	SL
<i>Calidris acuminata</i>	Sharp-tailed Sandpiper	V, Mi	V
<i>Hirundapus caudacutus</i>	White-throated Needletail	V, Mi	V

Key: Mi: Migratory, Ma: Marine, Ex: extinct, CR/CE: Critically Endangered; E: Endangered; V: Vulnerable; NT: Near Threatened, SL: Special Least Concern

3.7 Essential Habitat

Regulated vegetation (essential habitat) occurs within 1.1km of the project site for the following species:

- Armoured Mist Frog- *Litoria lorica*

The essential habitat mapping for *Litoria lorica* was based on obscured records located 0.5 km to the south of the project site. These generalised records were obscured from location at higher elevation where complex vine

forest is dissected by permanent watercourse creating torrent flows above ~648m asl within Mount Spurgeon National Park. The elevation (340m asl) and habitat within the direct clearing alignment and greater project site is not suitable for *L. lorica*. The adjacent McLeod River habitat outside of the direct clearing area is also considered unsuitable for this species.

For the essential habitat mapping output, see **Figure 3**.

3.8 Protected Plant Trigger Area

No portion of the project site is located within the high risk -protected plant trigger area. A protected plant survey as per the Flora Survey Guidelines was not required to be undertaken for the project.

Targeted surveys during the ecological assessment did attempt to locate habitat or individual threatened flora species considered a potential occurrence (see **Appendix D**). However, the project site is not considered to be suitable habitat for any threatened flora species listed under the Nature Conservation Act 1992.

3.9 Ground Water-dependent ecosystems

Riverine groundwater dependent ecosystems are riverine wetlands which require access to groundwater on a permanent or intermittent basis to meet all or some of their water requirements to maintain their communities of plants and animals, ecological processes, and ecosystem services.

No groundwater dependent ecosystems, streams or springs are mapped within the property.

4.0 Flora survey results

4.1 Vegetation communities

The vegetation assessments focused on ground truthing regional ecosystem mapping within the project site and correcting mapping where necessary from that provided in REDD v13.1. All vegetation within the direct clearing alignment will be assessed for potential offsetting by the Qld Department of Resources under the legally applicable current REDD v13.1 mapping only. The purpose of ground truthing the vegetation communities within the project site is not to override the regulated vegetation mapping. Ground truthing will however identify potential threatened species habitat listed under the EPBC act 1999 or the NC act 1992 critical to assessing the impact assessment section of the proposal (see **Section 6.0**).

This ground truthing process resulted in several changes (see **Table 5** below). Four regional ecosystems were not recorded during ground truthing, a single regional ecosystem was recorded that was not mapped and all other REs listed in the REDD v13.1 mapping were present as mapped. All regional ecosystems mapped under REDD v13.1 and those mapped during the ground truthing survey are listed as Least Concern under the Vegetation Management Act 1999 (**Table 5**). The ground verified RE polygons for the entire project site are represented in **Table 5** and **Figure 3** below.

Table 5. Project site mapped RE descriptions

RE & Biodiversity Status	Description (REDD version 13)	Location	Site Value
Wet Tropics Bioregion – Land Zone 3 – Loamy Alluvia			
RE 9.3.2 LC/NCAP	<i>Eucalyptus leptophleba</i> and/or <i>E. chlorophylla</i> +/- <i>Corymbia dallachiana</i> woodland on river levees and terraces.	Established over a large part of the eastern side of the project area. A total of 4.66 ha is proposed to be cleared for the proposal.	This regional ecosystem provides significant habitat for herbivorous mammals. Pre-clear extent = 19 000 ha; 2021 extent = 18 000 ha

RE & Biodiversity Status	Description (REDD version 13)	Location	Site Value
RE 9.3.3c LC/OC	Woodland to open woodland of <i>Eucalyptus leptophleba</i> (Molloy red box) +/- <i>E. platyphylla</i> (poplar gum) +/- <i>Corymbia clarksoniana</i> (Clarkson's bloodwood) +/- <i>E. cullenii</i> (Cullens ironbark) +/- <i>Erythrophleum chlorostachys</i> (Cooktown ironwood) +/- <i>Corymbia</i> spp. on alluvial flats, levees and plains.	Not present within the project site	Not present
RE 9.3.14a LC/OC	Fringing open and low open forest to open woodland of <i>Melaleuca leucadendra</i> and/or <i>M. fluviatilis</i> and/or <i>Eucalyptus camaldulensis</i> or <i>E. tereticornis</i> +/- <i>Lophostemon grandiflorus</i> +/- <i>Nauclea orientalis</i> +/- <i>Ficus</i> spp. <i>E. camaldulensis</i> can sometimes occur as an emergent. Riverine.	Located as a riparian corridor along both banks of the McLeod River. No area of this vegetation community is proposed to be cleared for the proposal.	This regional ecosystem provides significant habitat as drought refuge, wildlife corridors and for arboreal animals. Pre-clear extent = 19 000 ha; 2021 extent = 18 000 ha
RE 9.3.12b LC/OC	Sandy or rocky riverbeds with waterholes and lagoons in the bed of larger rivers containing aquatic vegetation. Riverine	Located as part of a composite RE 9.3.14a/9.3.3c/9.3.12b along a watercourse abutting the eastern boundary. No area of this vegetation community is proposed to be cleared for the proposal.	High value for regional connectivity Pre-clear extent = 67 000 ha; 2021 extent = 66 000 ha

Wet Tropics Bioregion – Land Zone 5 – Remnant Tertiary Surfaces

RE & Biodiversity Status	Description (REDD version 13)	Location	Site Value
RE 9.5.12 LC/OC	Woodland to open woodland of <i>Eucalyptus chlorophylla</i> and/or <i>E. tardecidens</i> +/- <i>E. cullenii</i> +/- <i>Melaleuca stenostachya</i> +/- <i>Terminalia</i> spp. There is sometimes an open sub-canopy layer which can include <i>Melaleuca</i> spp., <i>Terminalia platyptera</i> (yellow-wood) and <i>Grevillea striata</i> (beefwood). The very sparse shrub layer can contain <i>Dolichandrone alternifolia</i> , <i>Melaleuca</i> spp., <i>Terminalia</i> spp., and <i>Petalostigma pubescens</i> .	Located in the western (far side) of the project site away from the alluvial soils of the McLeod River. A total of 4.13 ha is proposed to be cleared for the proposal.	Open Woodland Community provides dispersal habitat, foraging and small hollow bearing denning trees. Pre-clear extent = 30 000 ha; 2021 extent = 27 000 ha
Wet Tropics Bioregion – Land Zone 11 – Metamorphic rocks			
RE 9.11.3b LC/NCAP	Low open woodland to woodland of <i>Eucalyptus cullenii</i> (Cullen's ironbark) +/- <i>Corymbia hylandii</i> (Hyland's bloodwood) +/- <i>C. clarksoniana</i> (Clarkson's bloodwood) on metamorphic hills.	Not present within the project site	Not present
RE 9.11.26a LC/NCAP	Woodland of <i>Eucalyptus leptophleba</i> (Molloy red box) and/or <i>E. cullenii</i> (Cullen's ironbark) and/or <i>Corymbia clarksoniana</i> (Clarkson's bloodwood) +/- <i>C. tessellaris</i> (Moreton Bay ash) on undulating terrain to rolling hills.	Not present within the project site	Not present

RE & Biodiversity Status	Description (REDD version 13)	Location	Site Value
RE 9.11.25 LC/NCAP	<i>Eucalyptus tardecidens</i> or <i>E. chlorophylla</i> +/- <i>Corymbia</i> spp. +/- <i>E. cullenii</i> low to low open woodland on steep to rolling metamorphic hills and rises	Not present within the project site	Not present

Key: LC: Least Concern; NCAP: No Concern at Present; OC: Of Concern; E: Endangered

4.2 Vegetation community Descriptions

Of the seven (7) regional ecosystems identified within the project site by desktop mapping REDD v13.1, a total of four (4) REs were ground-truthed within the project site. The vegetation communities identified during the field survey and the habitat value they provide, are described individually below.

RE 9.3.14

Along the immediate bank of the McLeod River, an open woodland community was present (see **Plate 2, Figure 3** below). This vegetation community is listed as Least Concern under the *Vegetation Management act 1999*. The soils consisted of dark brown sandy loams over coarse river sands. A woodland canopy 16-22 m consisted of *Melaleuca fluviatilis*, *M. leucadendra*, *Acacia auriculiformis*, *Nauclea orientalis* and *Casuarina cunninghamiana*. An open woodland understorey 6-12 m consisted of recruiting canopy species, *Lophostemon grandiflorus*, *Tristaniopsis exiliflora*, *Barringtonia acutangula* and *Syzygium tierneyanum*. A sparse shrub layer to 2-4 m in height comprised recruiting overstorey species, *Ficus fraseri* and *Antidesma parvifolium*. The ground layer was dominated by exotic Guinea grass *Megathyrsus maximus* and Itch Grass (*Rottboellia cochinchinensis*). A single record of the high priority weed Siam (*Chromolaena odorata*) was recorded on the western bank of this community (see **Figure 3**).

No portion of this community is located within the direct clearing alignment.

RE 9.3.12

This community is comprised of the flowing river channel and during the wet season when water levels are elevated, the annual ground covers are not present. On the day of the field survey, this community was present under the surface of the flowing river channel (see **Figure 3** and **Plate 1**). Soils consisted of coarse river sands forming banks within the river channel.

No portion of this community is located within the direct clearing alignment.

Plate 1. Regional Ecosystem 9.3.14 and 9.3.12 Within the McLeod River Riparian Corridor



Re 9.3.2

Along the eastern side of the project site on the high bank of the McLeod River an open woodland community was present (see **Plate 2, Figure 3** below). This vegetation community is listed as Least Concern under the *Vegetation Management act 1999*. This community was located on the high bank of the McLeod River which contained a dark brown sandy loam soil resulting high nutrient availability from riverine deposits.

A woodland canopy 12-16 m consisted of *Eucalyptus leptophleba*, *Corymbia confertifolia*, *Corymbia clarksoniana* and *Corymbia dallachiana*. An open woodland understorey 4-8 m consisted of recruiting canopy species, *Melaleuca nervosa*, *Melaleuca stenostachya*. The shrub layer was absent. The ground layer was dominated by the exotic Grader Grass (*Themeda quadrivalvis*) which resulted in a sterilised ground layer with very limited structural and floristic diversity. The presence of this species is an indicator of high grazing intensity and frequent fire interval. This high fire frequency was also indicated by a lack of coarse woody debris and has prevented the establishment of Rubber Vine in this community which is common in less fire prone communities to the west of the project site. The canopy remained intact throughout and contained many large hollow bearing trees.

A 4.66 ha this vegetation community is present within the direct clearing alignment.

Plate 2. Regional Ecosystem 9.3.2 within the clearing alignment. Uniform Grader Grass Present



RE 9.5.12

Along the western side of the project site an open woodland community was present (see **Plate 3, Figure 3** below). This vegetation community is listed as Least Concern under the *Vegetation Management act 1999*. RE 9.5.12 was slightly elevated occurring on the highest and best drained section of the project site and contained a light brown silty soil which were significantly poorer than the adjacent alluvial soils. These poor soils resulted in stunted vegetation growth compared to the alluvial soil communities or the McLeod River riparian corridor.

A woodland canopy 6-12 m consisted of *Eucalyptus tardecidens*, *Eucalyptus leptophleba* and *Corymbia dallachiana*. An open woodland understorey 3-5 m consisted of *Grevillea striata*, *Melaleuca stenostachya* and *Erythrophleum chlorostachys*. A sparse shrub layer to 2 m in height comprised *Petalostigma pubescens*, *Terminalia platyptera*, *Gardenia vilhelmii*, *Erythroxylum ellipticum* and *Carissa spinarum*. The ground layer was dominated by low annual grasses, 0.2 m in height and comprised *Mnesithea formosa*, *Eragrostis nervilemma*, *Perotis rara* and *Themeda arguens*. Some larger perennial species included *Heteropogon triticeus* and *Bothriochloa bladhii*. Exotic grasses Grader Grass (*Themeda quadrivalvis*) and Indian Couch (*Bothriochloa pertusa*) were a common component of the ground layer throughout. The exotic Rubber Vine (*Cryptostegia grandiflora*) was common throughout and often recorded extending into the canopy where shading of larger trees was resulting in death of the tree.

A total of 4.13 ha of this vegetation community is present within the direct clearing alignment.

Plate 3. Regional Ecosystem 9.5.12 within the clearing alignment



4.3 Native Flora

The vegetation assessment within the project site recorded a total of 97 flora species represented by 27 families. The dominant plant families were Fabaceae (17 species), Myrtaceae (16 species) and Poaceae (24 species). A full list of flora species recorded within the project site is provided within **Appendix I** below. No threatened flora species listed Endangered under the NC Act 1992 and or the EPBC Act 1999 were recorded within the project site. A targeted search for all species listed within the potential occurrence assessment excluded the potential for any of the listed species (see **Appendix D**).

4.4 Project site threatened flora

A desktop assessment prior to the field survey informed a targeted search of the project site for any threatened flora species. The survey determined that there is no suitable habitat within the project site to support any threatened flora species considered a potential to occur. Refer to **Appendix D** for the potential occurrence assessment.



Figure 3. Project Site Ground Truthed Vegetation Mapping

4.5 Invasive weeds

A total of 17 weed species were encountered in the field survey. This included three (3) weeds of national significance (WoNS). No prohibited invasive weeds listed under the Biosecurity Act 2014 were recorded during the survey. Four (4) Category 3 restricted invasive weed listed pursuant to this Act. Five (5) priority weeds listed under the Mareeba Shire Biosecurity plan were recorded within the project site.

The highest diversity of weed incursion was associated with the McLeod River Riparian corridor. This contained a dense continuous stand of Guinea Grass (*Megathyrsus maximus*) with a diversity of environmental weeds. One significant weed Siam (*Chromolaena odorata*) was recorded at a single location on the western bank of the river (see **Plate 4**). RE 9.5.12 contained relatively poor soils and had an intact low open native ground layer. This ground cover is less likely to carry frequent hot fires which has permitted the establishment of Rubber Vine (*Cryptostegia grandiflora*) in the Eucalypt canopy (see **Plate 4**). Rubber vine is highly sensitive to fire and can only persist where fire is excluded. Within the lower alluvial soils (RE 9.3.2), Grader Grass (*Themeda quadrivalvis*) formed a dense and continuous stand in the ground layer throughout. This grass is a sign of heavy grazing and/or a frequent fire interval. The incursion of this grass was consistent enough that the vegetation community boundaries could be determined by Grader Grass incursion rates across the project site. Within RE 9.5.12, Grader Grass was present but did not dominate or reach heights greater than 0.25 m. A list of all listed weed species recorded is provided below.

Weeds of National Significance

- ▶ Lantana (*Lantana camara*)
- ▶ Rubber Vine (*Cryptostegia grandiflora*)

Biosecurity Act 2014 Category 3 Restricted Invasive

- ▶ Giant Rat's tail Grass (*Sporobolus jacquemontii*)
- ▶ Lantana (*Lantana camara*)
- ▶ Rubber Vine (*Cryptostegia grandiflora*)
- ▶ Siam Weed (*Chromolaena odorata*)

Mareeba Shire Priority Invasive Plants

- ▶ Grader Grass (*Themeda triandra*) not scored
- ▶ Giant Rat's tail Grass (*Sporobolus jacquemontii*) 26.5 in the prevention zone
- ▶ Rubber Vine (*Cryptostegia grandiflora*) 28.2 asset protection zone
- ▶ Siam Weed (*Chromolaena odorata*) 29.3 within the eradication zone
- ▶ Lantana (*Lantana camara*) 25.6 in the asset protection zone

Plate 4. Siam Weed on the McLeod River (Left) Rubber vine smothers the canopy within RE 9.5.12 (Right)



Plate 5. Dense and Continuous Grader Grass IncurSION Throughout RE 9.3.2



4.6 Canopy Tree Heights

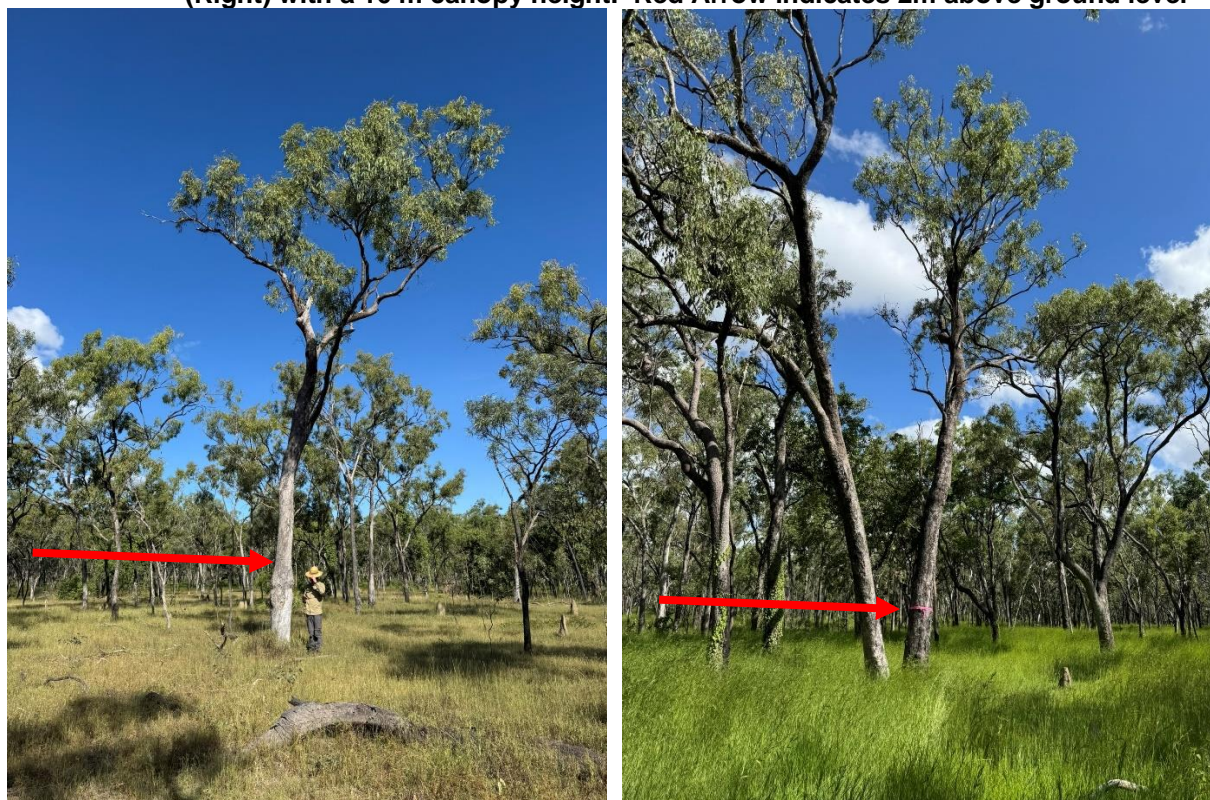
Tree heights were measured at each quaternary plot within the project site (see **Figure 2** above). The purpose was to identify the maximum tree height so that asset protection assessable clearing buffers could be accurately assessed. That is 1.5 X the height of the tallest canopy tree will be exempt clearing as a result of establishing the building envelopes.

To measure tree heights across the project site, the pencil method identified in Part 10 of the General guide to vegetation clearing codes (DNRME 2020) was applied. The photographs of two tree measure points are provided below which were within or directly adjacent to the proposed clearing. Pink flagging tape marking a height of 2 m above the ground surface for reference (see **Plate 6** below). Tree heights were dependent on the vegetation communities they occur within. Only two (2) regional ecosystems are provided as no other vegetation communities within the project site are proposed to be impacted.

RE 9.5.12 had a significantly lower canopy height of 10 m allowing an exemption of up to 15 m on built infrastructure.

RE 9.3.2 had a higher canopy height of 16 m allowing an exemption of up to 24 m on built infrastructure.

Plate 6. Quaternary Plot 5 RE 9.5.12 (Left) With a 10 m canopy/ Quaternary Plot 6 RE 9.3.2 (Right) with a 16 m canopy height. Red Arrow indicates 2m above ground level



4.7 Watercourses

Within the project site, a total of two (2) watercourses were recorded. The eastern boundary of the project site contained a sixth order watercourse (McCleod River). This watercourse is a permanent flow with a well-developed channel and riparian vegetation community (see **Section 4.2** above).

The second watercourse is listed as first order ephemeral stream and green “low risk” for barrier works. At the mapped location of this watercourse, the field survey failed to locate, any defined channel, distinctive riparian vegetation community, or surface flow (refer **Figure 4** and **Plate 7**). Site traverses did determine that there was an ephemeral watercourse approximately 100 m to the east of the mapped watercourse (see **Figure 4** and **Plate 8**). This watercourse flowed north to south through the project site and was not located within the proposed clearing alignment. The watercourse showed limited variation in floristic composition when compared to the surrounding vegetation being dominated by grader grass. The only reliable indicator for the presence of a watercourse was a minor depression in the ground. (see **Plate 8**).

Plate 7. Ephemeral Drainage Line in Centre of Project Site Facing South (-16.49345, 145.00118)



Plate 8. Ephemeral Drainage Line Upstream (Left) and Downstream (Right) (-16.49364, 145.00251)





Figure 4. Location of Project Site Waterways. (Green) “Low Risk” Waterway and (Blue). Ground Truthed Waterway (Purple) Location McLeod River

5.0 Fauna survey results

5.1 Opportunistic fauna

Thirty-six (36) species of fauna were recorded within the project site including five (5) species of amphibian, two (2) reptiles, twenty-five (25) birds and four (4) mammals. **Table 6** identifies all unique species detected during the survey period and their conservation status as per the NC Act 1992 and EPBC Act 1999.

Table 6. Fauna species recorded during the project site survey

Common Name	Scientific Name	EPBC Act Status	NC Act Status
White-bellied Cuckooshrike	<i>Coracina papuensis</i>	-	LC
Black Kite	<i>Milvus migrans</i>	-	LC
Red-winged Parrot	<i>Aprosmictus erythropterus</i>	-	LC
Pale-headed Rosella	<i>Platycercus adscitus</i>	-	LC
Peaceful Dove	<i>Geopelia placida</i>	-	LC
Australasian Figbird	<i>Sphecotheres vieilloti</i>	-	LC
Australian Magpie	<i>Gymnorhina tibicen</i>	-	LC
White-throated Honeyeater	<i>Melithreptus albogularis</i>	-	LC
Rainbow Lorikeet	<i>Trichoglossus haematodus</i>	-	LC
Pied Butcherbird	<i>Cracticus nigrogularis</i>	-	LC
Red-backed Fairy Wren	<i>Malurus melanocephalus</i>	-	LC
Spangled Drongo	<i>Dicrurus bracteatus</i>	-	LC
Blue-faced Honeyeater	<i>Entomyzon cyanotis</i>	-	LC
Bar-shouldered Dove	<i>Geopelia humeralis</i>	-	LC
Oriental Dollarbird	<i>Eurystomus orientalis</i>	-	LC
Tawny Grassbird	<i>Cincloramphus timoriensis</i>	-	LC
White-nape Honeyeater	<i>Melithreptus lunatus</i>	-	LC
Laughing Kookaburra	<i>Dacelo novaeguineae</i>	-	LC
Galah	<i>Eolophus roseicapilla</i>	-	LC
Forest Kingfisher	<i>Todiramphus macleayii</i>	-	LC
Grey-crowned Babbler	<i>Pomatostomus temporalis</i>	-	LC
Blue-winged Kookaburra	<i>Dacelo leachii</i>	-	LC
Pheasant Coucal	<i>Centropus phasianinus</i>	-	LC

Common Name	Scientific Name	EPBC Act Status	NC Act Status
Agile Wallaby	<i>Notamacropus agilis</i>	-	LC
Northern Stoney Creek Frog	<i>Litoria jungguy</i>	-	LC
Ornate Burrowing Frog	<i>Platyplectrum ornatum</i>	-	LC
Tawny Frogmouth	<i>Podargus strigoides</i>	-	LC
Brown Gerygone	<i>Gerygone mouki</i>	-	LC
Little Red Tree Frog	<i>Litoria rubella</i>	-	LC
Northern Velvet Gecko	<i>Oedura castelnaui</i>	-	LC
Australian Green Tree Frog	<i>Litoria caerulea</i>	-	LC
Cane Toad	<i>Rhinella marina</i>	-	LC
Dubious Dtella	<i>Gehyra dubia</i>	-	LC
Large-footed Myotis	<i>Myotis macropus</i>	-	LC
Northern Broad-nosed Bat	<i>Scotorepens sanborni</i>	-	LC
Hoary Wattled Bat	<i>Chalinolobus nigrogriseus</i>	-	LC

Mi: Migratory, Ma: Marine, CE: Critically Endangered, E: Endangered, V: Vulnerable, NT: Near Threatened, SLC: Special Least Concern

Plate 9. Frog Survey Observations. *Litoria jungguy* (left) *Platyplectrum ornatum* (mid) *Litoria rubella* (right)



5.2 Threatened fauna

During the site assessment within the project site, no (0) threatened fauna species were recorded. However, based on a habitat assessment there is determined to be at least a moderate potential for five (5) species to utilise the project site (see **Appendix D**).

5.3 Project site habitat attributes

The below **Table 7** identifies habitat attributes for threatened fauna and if present the assessment determines the site-specific value of these features to threatened fauna.

Table 7. Habitat attributes present on the project site

Habitat type	Project site	Potential value for threatened species
Connectivity	<p>The project alignment sits at the southern boundary of the lot, in an area dominated by open eucalypt woodland. This portion of the lot comprises an area of heavily grazed, but largely vegetated land linked by the McLeod River to montane rainforest in the north and east.</p> <p>Connectivity to surrounding habitat is maintained through the river and its tributaries extending throughout the lot, bordering the eastern side of the alignment</p>	<p>The proposed clearing alignment of category B vegetation (8.79 ha) is located in the southernmost portion of the lot, within grazing land bound by road infrastructure on its western and southern sides. The area proposed for clearing represents a minor portion of a much larger and ecologically diverse habitat/foraging ranges for the following potentially occurring threatened species:</p> <ul style="list-style-type: none">- Spectacled Flying Fox (Moderate)- Northern Masked Owl (Moderate)- Grey Falcon (Moderate)- Red Goshawk (Moderate)

Habitat type	Project site	Potential value for threatened species
Vegetative ground cover	Vegetative ground cover throughout most of the central and eastern portions of the site was dominated by Grader grass (<i>Themeda quadrivalvis</i>), resulting in limited structural and floristic diversity. High fire frequency had supported the establishment of grader grass across much of the project site, with the exception of an area to the north conforming to RE 9.5.12. In this patch the ground layer was dominated by a community of low annual grasses reaching approximately 0.2m comprised of <i>Mnesithea formosa</i> , <i>Eragrostis nervilemma</i> , <i>Perotis rara</i> and <i>Themeda arguens</i> . Some larger perennial species included <i>Heteropogon triticeus</i> and <i>Bothriochloa bladhii</i> .	No specific threatened fauna value
Leaf litter	Leaf litter accumulation was rare to occasional throughout the project site, with slightly more observed in the RE 9.5.12 conforming community in the northern portion of the site. This is likely due to frequent fire interval supporting a dense ground layer of grader grass, limiting overall ground layer structural diversity.	No specific threatened fauna value
Coarse woody debris (CWD)	Despite the relative abundance of stags and hollow bearing limbs, CWD was in relatively low abundance. This is likely due to frequent fire interval maintaining a structurally homogenous ground layer of grader grass, reducing opportunities for CWD accumulation.	No specific threatened fauna value

Habitat type	Project site	Potential value for threatened species
Tree hollows	Hollow abundance was occasional to common over the project site, concentrated in areas of mature Eucalyptus woodland, and in large Melaleuca spp. fringing the Mcleod River outside of the property boundary. Fewer large, mature eucalypts were present on the western side of the alignment and so fewer hollow bearing trees were observed in this area. Of those present, the largest (>20cm) and most abundant hollows were observed in the centre-west of the project site, approximately 150 m east of Mt Windsor Rd and 250m north of Mt Mulligan Hwy.	The proposed clearing alignment of 8.79 ha of remnant vegetation provides potential arboreal roosting and nesting habitat (see Plate 9) for the following: - Northern Masked Owl
Shrub layer containing Melaleuca, Acacia, Banksia, Xanthorrhoea species	The shrub layer was absent in much of the project site in areas of 9.3.2 due to the extensive incursion of grader grass blanketing the ground layer. In the northern area of the site, a community conforming to RE 9.5.12 contained a sparse a shrub layer comprising <i>Petalostigma pubescens</i> , <i>Terminalia platyptera</i> , <i>Gardenia wilhelmii</i> , <i>Erythroxylum ellipticum</i> and <i>Carissa spinarum</i> .	No specific threatened fauna value
Primary nectar sources	Nectar sources were observed in <i>Melaleuca spp.</i> , Eucalypts, and <i>Grevillea sp.</i> throughout the project site.	Species observed provide a potential generic food source for the Spectacled Flying Fox (NC Act 1992 and EPBC Act 1999, Endangered). <i>C. clarksoniana</i> producing sap has potential as feeding resource for least concern species such as the Savannah Glider.

Habitat type	Project site	Potential value for threatened species
Fleshy-fruited species including <i>Ficus spp.</i>	<i>Ficus fraseri</i> present was observed providing a foraging resource to Australasian Figbird during survey. <i>Nauclea orientalis</i> , small patch off an individual <i>Pandanus sp.</i> were observed within the project site.	These trees were present at the shrub and canopy layer and would likely be utilised by Spectacled Flying Fox (NC Act 1992 and EPBC Act 1999, Endangered) (NC Act, Vulnerable).
Rock outcrops	The project alignment is located within lowland open woodland. Rocky outcrops may be present regionally to the north and east of the project boundary in the Mt Windsor Tablelands.	Absent
Water bodies	The McLeod River is a major river that abuts the eastern boundary of the project site and flows from north to south, leading down from Mt Windsor and Brooklyn AWC conservation areas. It is fringed by RE 9.3.14a and 9.3.12b alluvial soil vegetation communities.	<p>The McLeod River acts as a habitat corridor, providing refugia and connectivity to large conservation areas north and east of the project site for a variety of potentially occurring threatened fauna.</p> <ul style="list-style-type: none"> - Spectacled Flying Fox (Moderate) - Northern Masked Owl (Moderate) - Grey Falcon (Moderate) - Red Goshawk (Moderate) <p>No portion of this community will be impacted by the proposal.</p>

Plate 10. Hollow Bearing Trees Suitable for Roosting



6.0 Significant Impact Assessment

6.1 Significant Impact Assessment for Matters of National Significance (MNES)

Individual significant impacts assessments (SIA) have been conducted on species identified as potentially at risk of impact from the development. The SIAs differ between EPBC Act 1999-listed and NC Act 1992-listed species and are explained in the following sections.

6.1.1 Threatened Species

The Department of Climate Change, Energy, Environment and Water (DCCEEW) notes an action is likely to have a significant impact on an endangered species if there is a real chance or possibility that it will:

- ▶ Lead to a long-term decrease in the size of a population
- ▶ Reduce the area of occupancy of the species
- ▶ Fragment an existing population into two or more populations
- ▶ Adversely affect habitat critical to the survival of a species
- ▶ Disrupt the breeding cycle of a population; and/or
- ▶ modify, destroy, remove, isolate or decrease the availability or quality of habitat to the extent that the species is likely to decline

The EPBC-listed species considered to have at least a moderate likelihood of occurring within the project are:

- Red Goshawk (Endangered)
- Grey Falcon (Vulnerable)
- Masked Owl (Vulnerable)
- Spectacled Flying Fox (Endangered)
- Ghost Bat (Vulnerable)

The avoidance of impact to the McLeod River Riparian corridor and the incorporation of large hollow bearing trees within the project alignment under a formalised vegetation management plan limits the ability of the project to result in a significant impact. The action is not considered likely to lead to any of the listed triggers of the guidelines. The implementation of a vegetation management plan for the project site will manage connectivity, existing and future weed incursion and retention of hollow bearing trees across the alignment will be required to avoid a significant impact. Therefore, **a referral to the Department of Climate Change, Energy, Environment and Water for assessment is not required.**

6.1.2 Migratory Species

The DCCEEW notes an action is likely to have a significant impact on a migratory species if there is a possibility it will:

- ▶ Substantially modify (including by fragmenting, altering fire regimes, altering nutrient cycles or altering hydrological cycles), destroy or isolate an area of important habitat for a migratory species
- ▶ Result in an invasive species that is harmful to the migratory species becoming established in an area of important habitat for the migratory species
- ▶ Seriously disrupt the lifecycle (breeding, feeding, migration or resting behaviour) of an ecologically significant proportion of the population of a migratory species

The species considered moderate and highly likely to occur on site are:

- ▶ Fork-tailed Swift
- ▶ Red-rumped Swallow
- ▶ White-throated needletail
- ▶ Oriental Cuckoo
- ▶ Barn Swallow

None of the above-listed potentially occurring species accumulate in significant numbers locally to lead to the disturbance of large numbers of individuals as a result of the proposal. It is considered highly unlikely that a total vegetation clearance of 8.79 ha of generic woodland habitat will impact on ecologically significant habitat for these species such that it interferes with the breeding, foraging or roosting. External to the project site, there are large tracts of available habitat for these species to utilise. The results of this assessment determined there will be no significant impact on migratory species.

As a result, a referral to DCCEEW is not required for this matter.

6.1.3 Threatened Ecological Communities (TEC)

The field survey determined that no portion of the project site contains a vegetation community that conforms to the determination of any threatened ecological communities.

As a result, a referral to DCCEEW is not required for impacts to a threatened ecological community.

6.2 Matters of State Environmental Significance (MSES)

The following table (**Table 8**) details the guidelines to which a certain application may have a significant impact on an MSES.

Table 8. Matters of State Environmental Significance (MSES)

Matters of State Environmental Significance	Triggers
Regulated Vegetation (VMA)	
<p>1) The prescribed Regional Ecosystems (REs) that are endangered regional ecosystems comprise a matter of State Environmental Significance.</p> <p>2) The prescribed REs that are of concern regional ecosystems comprise a matter of State Environmental Significance.</p> <p>3) A prescribed RE is a matter of State Environmental Significance if it is—</p> <ul style="list-style-type: none"> a. an RE that intersects with an area shown as a wetland on the vegetation management wetlands map (to the extent of the intersection); or b. an area of essential habitat on the essential habitat map for an animal that is endangered wildlife or vulnerable wildlife or a plant that is endangered wildlife or vulnerable wildlife. <p>4) A prescribed RE is a matter of State Environmental Significance to the extent the ecosystem is located within a defined distance from the defining banks of a relevant watercourse.</p>	<p>1) No endangered regional ecosystems were present within the project site.</p> <p>2) No of concern regional ecosystems were present within the project site.</p> <p>3) a) No portion of the project site is located within an area shown as a High Ecological Significance (HES) wetland on the vegetation management wetlands map.</p> <p>b) The proposal requires the clearance of Essential Habitat (~3.2 ha) listed under the VM Act 1999. Essential Habitat and Wildlife Habitat for an animal or plant that is endangered or vulnerable wildlife. This area within the project site relates to a single record of the Armoured mist-frog (<i>Litoria lorica</i>) which is located to the south of the project site on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is above 648 m on the McLeod River where fringing notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted (8.79 ha of RE 9.5.12 and RE 9.3.2) is not considered to have any potential to support this species.</p> <p>The clearance of ~3.2 ha of Essential habitat should not be required to be offset.</p> <p>4) The proposal is located within 250m of a defined bank of a relevant watercourse</p>

Matters of State Environmental Significance	Triggers
	<p>defined under the (Queensland <i>Water Act 2000</i>).</p> <p>Based on the mapping, a financial offset <u>is technically required</u> for ~3.2 ha of Essential habitat as per the Regulated Vegetation Mapping.</p> <p>It is recommended that this be questioned with the department given that the essential habitat is not considered to be present based on the ecological assessment of the project site.</p>

Connectivity Areas	
<p>1) This section applies to a prescribed RE:</p> <ul style="list-style-type: none"> a) to the extent the ecosystem contains remnant vegetation; and b) if the ecosystem contains an area of land that is required for ecosystem functioning (a connectivity area) <p>2) The prescribed RE is an MSES if the administering agency is satisfied, having had regard to criteria in the environmental offsets policy about connectivity areas, that:</p> <ul style="list-style-type: none"> a. the connectivity area is of sufficient size or configured in a way that maintains ecosystem functioning; and b. the prescribed RE will remain despite a threatening process within the meaning of the NC Act 1992. 	<p>1) a) Remnant vegetation is proposed to be cleared as part of the proposed development.</p> <p>b) The eastern side of the project site (McLeod River) is located within a state-wide terrestrial biodiversity corridor (see Appendix D for Regulated Vegetation Mapping). This corridor will not be impacted as a result of the proposal. All clearing is located to the west of this corridor buffer. Additionally, most trees will be retained within the clearing alignment (>200mm DBH) which will permit greater connectivity within the site for a wide range of species potentially present. Connectivity will also be maintained on the north and south of the project site to facilitate east west dispersal.</p> <p>2) a)</p> <p>As a result of the proposal, it is expected that connectivity areas will maintain healthy ecosystem functioning. The retention of large canopy trees will retain much of the habitat value of the site (tree hollows, nectar and fruit etc). All clearing will be on the edge of</p>

Matters of State Environmental Significance	Triggers
	<p>existing clearing so as to reduce fragmentation.</p> <p>b)</p> <p>A vegetation management plan (VMP) relating to retention of large trees and weed management will significantly reduce impacts of the proposal. This plan will provide recommendations so that residual impacts are managed, and remnant vegetation proposed to be retained within the greater property boundary will retain connectivity and biodiversity corridors throughout the property.</p> <p>A referral to SARA is not required for this matter.</p>
Wetlands and Watercourses	
<p>1) Each of the following matters is an MSES:</p> <ul style="list-style-type: none"> a. a wetland b. in a wetland protection area c. of high ecological significance shown on the map of referable wetlands d. a wetland or watercourse in high ecological value waters 	<p>1)</p> <ul style="list-style-type: none"> a) The entire riparian corridor along the McLeod River in the east of the project site is mapped as a wetland. b) No portion of the project site is located within a wetland protection area. c) No portion of the project site is located within a high ecological value wetland. <p>A referral to SARA is not required for this matter.</p>
Designated Precinct in a Strategic Environmental Area	
<p>1) A designated precinct in a strategic environmental area is an MSES.</p>	<p>The project site is not located within a strategic environmental area.</p>
Protected Wildlife Habitat	
<p>1) A habitat for an animal that is endangered wildlife or vulnerable wildlife, or a special least concern animal, is an MSES.</p> <p>2) An area that is not shown as a high-risk area on the flora survey trigger map, to the extent</p>	<p>1) Wildlife Habitat for an animal or plant that is endangered or vulnerable wildlife is mapped in the south of the project site. This area within the project site relates to a single record of the Armoured mist-frog (<i>Litoria lorica</i>) which is located to the south of the property on the McLeod</p>

Matters of State Environmental Significance	Triggers
<p>the area contains plants that are endangered wildlife or vulnerable wildlife, is an MSES.</p> <p>3) A non-juvenile koala habitat tree located in an area shown as bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat on the map called 'Map of Assessable Development Area Koala Habitat Values' that applies under the Southeast Queensland Koala Conservation State Planning Regulatory Provisions is an MSES.</p>	<p>River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is above 648 m on the McLeod River where fringing Notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted (RE 9.5.12 and RE 9.3.2) is not considered to have any potential to support this species.</p> <p>2) No portion of the project site is located within a high-risk area on the protected plant trigger map.</p> <p>3) No portion of the property is located within an area shown as bushland habitat, high value rehabilitation habitat or medium value rehabilitation habitat on the map called 'Map of Assessable Development Area Koala Habitat Values' that applies under the Southeast Queensland Koala Conservation State Planning Regulatory Provisions is a matter of State environmental significance. The property is wholly within the state mapped Koala district C (Appendix D).</p> <p>A financial offset is technically required for ~3.2 ha of Wildlife Habitat. However, this is recommended to be challenged as there are no habitat values for the species (<i>Litoria lorica</i>) that is mapped on or below the property which is below 340 m asl. There is no potential to impact this species through establishing the proposal.</p>
Protected Areas	
<p>A protected area is an MSES.</p>	<p>There are no protected areas under the NC Act 1992 present within the direct project alignment.</p>

Matters of State Environmental Significance	Triggers
	As a result, a referral to SARA is not required for this matter.
Fish Habitat Areas	
An area declared under the <i>Fisheries Act 1994</i> to be a fish habitat area is an MSES.	<p>There are no fish habitat areas under the <i>Fisheries Act 1994</i> present on the property.</p> <p>As a result, a referral to SARA is not required for this matter.</p>
Waterway Providing for Fish Passage	
Any part of a waterway providing for passage of fish is an MSES only if the construction, installation or modification of waterway barrier works carried out under an authority will limit the passage of fish along the waterway.	A green low-risk waterway is present and dissects the proposed clearing alignment. Any works within this waterway will require consideration of the accepted. The location of the mapped green waterway is likely to be located approx. 100m further to the east outside of the project area. (see Figure 3 & Section 4.7).
Marine Plants	
A marine plant within the meaning of the <i>Fisheries Act 1994</i> is an MSES.	<p>Marine Plants under the <i>Fisheries Act 1994</i> were NOT recorded on the project site</p> <p>As a result, a referral to SARA is not required for this matter.</p>
Legally Secured Offset Areas	
A legally secured offset area is an MSES.	<p>There are no legally secured offset areas intersecting the property.</p> <p>As a result, a referral to SARA is not required for this matter.</p>

6.3 Significant Residual Impact Assessment (NC Act 1992)

An environmental offset condition may be imposed under various State assessment frameworks (such as the NC Act 1992, Sustainable Planning Act 2009 (SPA) and Environmental Protection Act (1994), for an activity prescribed under the Environmental Offsets Act 2014 (EO Act), if the activity will, or is likely to have a significant residual impact (SRI) on a prescribed environmental matter that is an MSES (DSDIP, 2014b). An action is likely to have a significant impact on an endangered or vulnerable species if there is a real chance or possibility that it will:

- ▶ Lead to a long-term decrease in the size of a local population
- ▶ Reduce the extent of occurrence of the species
- ▶ Fragment an existing population
- ▶ Result in genetically distinct populations forming as a result of habitat isolation
- ▶ Result in the introduction of invasive species establishing in threatened species habitat
- ▶ Introduce disease that may cause the population to decline
- ▶ Interfere with the recovery of the species
- ▶ Cause disruption to ecologically significant locations (breeding, feeding, nesting, migration or resting sites) of a species

NC Act 1992 listed Endangered of Vulnerable species considered to have a likely or moderate potential to occur within the project site.

- ▶ Grey Falcon (Vulnerable)
- ▶ White-throated Needletail (Vulnerable)
- ▶ Red Goshawk (Endangered)
- ▶ Ghost Bat (Endangered)
- ▶ Spectacled Flying Fox (Endangered)

The avoidance of impact to the McLeod River Riparian corridor and the incorporation of large hollow bearing trees within the project alignment under a formalised vegetation management plan limits the ability of the project to result in a significant residual impact. The action is not considered likely to lead to any of the listed triggers of the guidelines. The implementation of a vegetation management plan for the project site will manage connectivity, existing and future weed incursion and retention of hollow bearing trees across the alignment will be required to avoid a significant impact. Therefore, **a referral to the Department of Environment, Tourism, Science and Innovation for assessment is not required for the above-listed species.**

6.4 SDAP 16 – Native vegetation clearing

6.4.1 State Code 16: Public Safety and Relevant Infrastructure Activities

The purpose of this code is to ensure development avoids clearing, or where avoidance is not reasonably possible, minimises clearing to conserve vegetation. The key aims are to:

- ▶ avoid land degradation
- ▶ avoid the loss of biodiversity
- ▶ maintain ecological processes
- ▶ minimise contributions to greenhouse gas emissions (GHGs)

For vegetation retention purposes, are to:

- ▶ undertake works in a manner that retains or regenerates vegetation by sustainably managing the impacts of the clearing on REs, biodiversity and ecological processes over time
- ▶ undertake works consistent with any notice requiring compliance on the land subject to the development application unless a better environmental outcome can be achieved
- ▶ undertake works consistent with vegetation management requirements for particular areas unless a better environmental outcome can be achieved
- ▶ avoid impacts on vegetation and minimise and mitigate impacts on vegetation where avoidance is not possible
- ▶ not result in a significant residual impact on an MSES unless the impact is acceptable, and an offset is provided (where appropriate). An offset is not appropriate for acceptable significant residual impacts on a connectivity area unless the clearing is done for development that is a coordinated project, natural channel diversion or for contaminants removal.

Information obtained from desktop analysis and site surveys has provided a response to the relevant section of State Code 16 of the SDAP (**Table 9**) below

Table 9. State Code 16: Public safety and relevant infrastructure activities

Performance outcomes	Acceptable outcomes	Comment
16.2 - General		
PO1 Clearing of vegetation is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed	No compliance notices are present for any portion of the project site. As a result, a referral to SARA is not required for this matter.
PO2 Clearing of vegetation is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed	The proposal is not consistent with vegetation management requirements for regulated areas. As a result, a referral to SARA is not required for this matter.
PO3 Clearing of vegetation in a legally secured offset area: 1. is consistent with the offset delivery plan; or 2. is consistent with an agreement for the offset area on the land subject to the development application; or 3. only occurs if an additional offset is provided.	No acceptable outcome is prescribed	No portion of the project site is located within a legally secured offset area. As a result, a referral to SARA is not required for this matter.
16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval		
Clearing avoids and minimises impacts		

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

<p>P04 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. 	<p>No acceptable outcome is prescribed</p>	<p>The proposal has received a successful relevant purposes determination from the Department of Resources with justified the location of the vegetation clearing.</p> <p>The proposal will require the removal of category B remnant vegetation. However, the select location is considered the most practical location to site the infrastructure in consideration of vehicle access, proximity to and vehicle access from the Mulligan Hwy, considerations have been given to maintain existing connectivity, distance from a relevant watercourse and ecological processes within the project site and greater property.</p> <p>As a result, a referral to SARA is not required for this matter.</p>
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Clearing associated with wetlands

<p>P05 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; 	<p>AO5.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland. OR</p> <p>AO5.2 Clearing within 100 metres of the defining bank of any natural wetland:</p>	<p>No vegetation clearing is required within a natural wetland or within 100 m of a defining bank of any natural wetland.</p> <p>As a result, a referral to SARA is not required for this matter.</p>
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16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

3. aquatic habitat; 4. terrestrial habitat.	1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code.	
PO6 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed	No vegetation clearing is required within a natural wetland or within 100 m of a defining bank of any natural wetland. As a result, a referral to SARA is not required for this matter.
Clearing associated with watercourse and drainage features		
PO7 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature, maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants;	AO7.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO7.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the	The project avoids the McLeod River entirely with a buffer exceeding 250m from vegetation clearing. A first order ephemeral watercourse is mapped within the project site and dissects the tourist park (see Figure 4). Attempts to map the drainage line did not confidently identify the watercourse due a dense and continuous incursion of grader grass throughout all alluvial soil areas (RE 9.3.2). Multiple traverses across the project site identified an ephemeral waterway approximately 100 m to the east of the mapped location, outside of the project site (see Figure 4). This drainage feature had a bare channel and was the most discernible feature present (see Plate 8). The mapped watercourse was not discernible at the mapped

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

<p>3. aquatic habitat;</p> <p>4. terrestrial habitat.</p>	<p>defining bank of any watercourse or drainage feature in reference table 2 of this code:</p> <p>1. does not exceed the widths in table reference table 1 of this code; and</p> <p>2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.</p>	<p>location within the project site due to the low relief of the site and the dense grader grass incursion throughout the alluvial soils in RE 9.3.2.</p> <p>The placement of infrastructure within the first order watercourse 10m buffer will need to be limited to necessary perpendicular vehicle crossings with all tourist park accommodation sited at least 10 m from the top of bank. It is likely that the mapped watercourse is actually located further to the east outside of the project site and will not be impacted by the proposal.</p>
<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>	<p>No acceptable outcome is prescribed</p>	<p>As stated above, the mapped first order watercourse was not located in the mapped location. A first order ephemeral stream was location approximately 100 m to the east (see Figure 4).</p>
<h3>Connectivity</h3>		
<p>PO9 Regional ecosystems on the subject land and any adjacent land, retain sufficient vegetation to maintain:</p> <p>1. ecological processes; and</p> <p>2. ensure the regional ecosystem remains in the landscape despite threatening processes.</p>	<p>No acceptable outcome is prescribed</p>	<p>The design of the proposal has sought to place tourist park infrastructure in the most practical location given the topography of the land. The vegetation clearing required for building envelopes includes exotic grassland and disturbed edge habitat of the mapped remnant vegetation (RE RE 9.5.12 and RE 9.3.2).</p> <p>The location of the proposed building envelopes has sought to use the edge of existing clearances and incorporate an existing fence line and vehicle access track Mt Windsor Road (see Figure 1).</p>

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

		<p>There is high existing direct connectivity from all locations to the remnant vegetation in the project site. The project area will retain canopy trees above 200mm DBH to maintain connectivity throughout the tourist park. The clearing proposed is essentially thinning of the existing canopy and removal of the understory and ground layer where accommodation is to be established.</p> <p>The remnant vegetation polygon where the project site is located is 8.2 ha in area.</p> <ul style="list-style-type: none"> ▶ The project will NOT reduce the extent of retained remnant vegetation to less than 10 ha ▶ The project will maintain remnant vegetation connectivity >100 m width in all directions surrounding the proposal. <p>The removal 8.79 ha of remnant vegetation will see the retention of all remaining remnant vegetation within the project site. No other area of remnant vegetation present within the property will be impacted.</p> <p>The proposal is not expected to impact connectivity for any potentially occurring threatened species (see Appendix D). Ecological processes are highly unlikely to be impacted as a result of the proposal.</p>
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Soil Erosion if the local government is not the assessment manager for the development application

PO10 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.	An erosion and sediment control plan will be required to be implemented prior to the commencement of construction.
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Salinity

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

PO11 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.

No salinity expression areas, either primary or secondary, were recorded within the project site.

No vegetation clearing will occur within 100 m of a salinity expression area.

Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure

PO12 Clearing of vegetation 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 ecosystems combined does not exceed areas

All temporary use areas will be restricted to existing Category X non-remnant vegetation located along Mt Windsor Road. No temporary Laydown Areas are permitted to be used for the construction of the Tourist Park. A designated laydown area is required to be formalised prior to construction to ensure additional residual impacts to retained vegetation are managed appropriately.

No of concern or endangered vegetation is present within the project site.

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

	prescribed in reference table 1 of this code.	
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	All temporary use areas will be restricted to existing Category X non-remnant vegetation located along Mt Windsor Road. No temporary Laydown Areas within remnant category B vegetation are permitted to be used for the construction of the Tourist Park. A designated laydown area is required to be formalised and visibly delineated prior to construction to ensure additional residual impacts to retained vegetation are managed appropriately.

Conserving endangered or of concern regional ecosystems

PO14 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems.	<p>AO14.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem. 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. OR</p> <p>AO14.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas</p>	No portion of the project site is located within an area or Endangered or Of Concern vegetation
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16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

	prescribed in table reference table 1 of this code.	
<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. 	No acceptable outcome is prescribed	No portion of the project site is located within an area or Endangered or Of Concern vegetation

Essential habitat excluding essential habitat for *Phascolarctos cinereus* (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017

<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. OR</p> <p>AO16.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR</p> <p>AO16.3 Clearing in essential habitat does not exceed the area</p>	<p>The proposal requires the clearance of Essential Habitat (3.2 ha) listed under the VM Act 1999. This area within the project site relates to a single record of the Armoured mist-frog (<i>Litoria lorica</i>) which is located to the south of the project site on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is above 648 m on the McLeod River where fringing Notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted (RE 9.5.12 and RE 9.3.2) is not considered to have any potential to support this species. The habitat requirement listed in the federal DCCEEW conservation advice does not consider any of the habitat types present within the project site to be suitable habitat.</p>
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16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

		The project seeks to have the essential habitat mapping for the site disregarded given there is no suitable habitat for the species listed on the project site.
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	<p>The proposal requires the clearance of Essential Habitat (~3.2 ha) listed under the VM Act 1999 and is not able to support this species within RE 9.3.2 or RE 9.5.12 present in the proposed clearing alignment.</p> <p>As stated above -this area within the project site relates to a single record of the Armoured mist-frog (<i>Litoria lorica</i>) which is located to the south of the project site on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is above 648 m on the McLeod River where fringing Notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted (RE 9.5.12 and RE 9.3.2) is not considered to have any potential to support this species. The habitat requirement listed in the federal DCCEEW conservation advice does not consider any of the habitat types present within the project site to be suitable habitat.</p> <p>The project seeks to have the essential habitat mapping for the site disregarded given there is no suitable habitat for the species listed on the project site.</p>
Acid sulphate soils if the local government is not the assessment manager for the development application		
PO18 Clearing does not result in, or accelerate, disturbance of acid sulphate soils or changes to the hydrology of the location that will result in either of the following:	<p>AO92.1 Clearing does not occur in Land Zone 1, 2, or 3. OR;</p> <p>AO92.2 Clearing in Land Zone 1, 2, or 3 in areas below the 5 metre</p>	<p>Vegetation clearing is taking place within the project site overlaps with Land Zone 3. However, the project site is located 50km inland from the coastline and is not located in an area of the acid sulphate soils mapping.</p> <p>Therefore, an acid sulphate soil management plan will not be required.</p>

16.3 Public Safety, Relevant Infrastructure Activities and / or Consequential Development of IPA Approval

1. aeration of horizons containing iron sulphides	Australian Height Datum (AHD) only occurs where:	
2. mobilisation of acid or metals.	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.	

6.5 Mareeba Shire Council Environmental Significance Overlay

Table 10 below details the outcomes against the Mareeba Shire Council Environmental Significance Overlay. There are no significant residual impacts from the proposed development.

Performance outcomes	Acceptable outcomes	Comment
Regulated Vegetation		
PO1 Vegetation clearing in areas mapped as 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o) is avoided unless: (a) it is demonstrated that the area does not support regulated vegetation as mapped;	AO1 No clearing of native vegetation is undertaken within areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM-004a-o).	No areas of regulated vegetation identified on the Environmental Significance overlay is present within the project site.

(b) the loss or reduction in regulated vegetation is for community infrastructure and associated access facilities that cannot be avoided; PO2		
Development on sites adjacent to areas of 'Regulated vegetation' identified on the Environmental Significance Overlay Maps (OM004a-o) protects the environmental significance of regulated vegetation and: (a) does not interrupt, interfere, alter or otherwise impact on underlying natural ecosystem processes such as water quality, hydrology, geomorphology and biophysical processes; (b) does not negatively impact the movement of wildlife at a local or regional scale; and (c) avoids noise, light, vibration or other edge affects, including weed and pest incursion on identified environmental values.	AO2 Development (excluding roads, earthworks, drainage infrastructure and underground infrastructure) is not located within 20 metres of 'Regulated vegetation' areas identified on the Environmental Significance Overlay Maps (OM004a-o).	No development within 20 meters of vegetation located identified on the Environmental Significance overlay will occur as a result of the proposal.
Regulated Vegetation intersecting a Watercourse		
PO3 Vegetation clearing in areas mapped as 'Regulated vegetation intersecting a watercourse', identified as 'Waterway' and 'Waterway buffer' on the Environmental	Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)	The project avoids the McLeod River entirely with a buffer exceeding 250m from vegetation clearing. A first order ephemeral watercourse is mapped within the project site and dissects the tourist park. Attempts to map the drainage line did not confidently identify the watercourse due a dense and continuous

<p>Significance - Waterway Overlay Maps (OM-004p-z) is avoided unless wildlife interconnectivity between habitats is maintained or enhanced at a local and regional scale, to the extent that migration or normal movement of significant species between habitats or normal gene flow between populations is not inhibited.</p>	<p>AO3.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p>	<p>incursion of grader grass throughout all alluvial soil areas (RE 9.3.2). The low relief on site and cattle grazing has created an eroded walking track which appears to divert water to the south more effectively than at the location of the mapped watercourse. Multiple traverses across the project site identified an ephemeral waterway approximately 100 m outside of the project site (see Figure 4). The mapped watercourse was not discernible at the mapped location due to the lack of a defined bank and the dense grader grass incursion.</p> <p>The placement of infrastructure within the first order watercourse 10m buffer will need to be limited to necessary perpendicular vehicle crossings with all tourist park accommodation sited at least 10 m from the top of bank.</p>
	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO3.2 No clearing of native vegetation is undertaken within the minimum setback identified at AO3.1.</p>	<p>Vegetation clearing within the 100m waterway buffer is required to establish the proposal. The mapped waterway is poorly defined due to dense grader grass incursions and no channel was discernible at the mapped location. Vegetation clearing will be limited to removal of the understorey to establish individual camp sites/ caravan sites for the tourist park. The canopy of the woodland vegetation community will be maintained within the watercourse buffer. Clearing will be limited to the area required to establish each individual accommodation site. A vegetation management plan will be prepared prior to vegetation clearing to ensure that canopy tree retention is planned and maintains vegetation cover through the proposed clearing alignment.</p>

Waterways and Wetlands

<p>PO4</p> <p>'High ecological significance wetlands' identified on the Environmental Significance Overlay Maps (OM-004a-o) and 'Waterways' on Environmental Significance - Waterway Overlay Maps (OM004p-z) and are protected by:</p> <p>(a) maintaining adequate separation distances between waterways/wetlands and development;</p> <p>(b) maintaining and enhancing aquatic and terrestrial habitat including vegetated corridors to allow for native fauna (terrestrial and aquatic) movement;</p> <p>(c) maintaining waterway bank stability by minimising bank erosion and slumping;</p> <p>(d) maintaining water quality by providing buffers to allow filtering of sediments, nutrients and other pollutants; and</p> <p>(e) retaining and improving existing riparian vegetation and existing vegetation associated with a wetland.</p>	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z)</p> <p>AO4.1 A minimum setback in accordance with Table 8.2.4.3B is provided between development and the top of the high bank of a 'Waterway' identified on the Environmental Significance - Waterway Overlay Maps (OM-004p-z).</p> <p>Where within a 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.2 A minimum buffer of 200 metres is provided between development and the edge of a 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM004a-o).</p>	<p>The project site is located within a mapped first order watercourse on the environmental significance overlay map. A minimum setback of 10 m is not applied given that it is likely that the waterway is incorrectly mapped. Multiple traverses across the project site identified an ephemeral waterway approximately 100 m outside of the project site to the east (see Figure 4). The mapped watercourse was not discernible in the project site due to the lack of a defined channel or bank and the dense grader grass incursion throughout the alluvial soils in RE 9.3.2.</p> <p>A buffer exceeding 250 m is applied to the McLeod River in the east of the project site.</p>
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	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.3 No stormwater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p>	<p>Any stormwater from impervious surfaces will be dispersed to overland flow rather than concentrated and directed into waterways. A stormwater management plan will address the proper control of stormwater within the project site.</p>
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	<p>Where within a 'Waterway buffer' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland buffer' on Environmental Significance Overlay Maps (OM-004a-o)</p> <p>AO4.4 No wastewater is discharged to a 'Waterway' on Environmental Significance - Waterway Overlay Maps (OM-004p-z) or 'High ecological significance wetland' identified on the Environmental</p>	<p>All wastewater will be contained to effluent disposal areas which are incorporated into the tourist park.</p>
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Wildlife Habitat

<p>PO5</p> <p>Development within a 'Wildlife habitat' area identified on the Environmental Significance Overlay Maps (OM-004a-o):</p> <p>(a) protects and enhances the habitat of Endangered, Vulnerable and Near Threatened (EVNT) species and local species of significance;</p> <p>(b) incorporates siting and design measures to protect and retain identified ecological values and underlying ecosystem processes within or adjacent to the development site;</p>	<p>AO5 No acceptable outcome is provided.</p>	<p>a) Wildlife Habitat for an animal or plant that is endangered or vulnerable wildlife is mapped in the south of the project site. This area within the project site relates to a single record of the Armoured mist-frog (<i>Litoria lorica</i>) which is located to the south of the property on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is above 648 m on the McLeod River where fringing Notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species. All habitat proposed to be impacted is not considered to have any potential to support this species.</p>
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<p>(c) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(d) mitigates the impact of other forms of potential disturbance (such as presence of vehicles, pedestrian use, increased exposure to domestic animals, noise and lighting impacts) to protect critical life stage ecological processes (such as feeding, breeding or roosting).</p>		<p>b) The locating of the tourist park along an existing road and providing a buffer exceeding 250 m from an MSES terrestrial ecological corridor and retaining canopy trees which exceed 200 mm in diameter under a Vegetation Management Plan will maintain the ecological value of the project site. Connectivity to the south and north of the project site will be retained for dispersal of fauna in the region.</p> <p>c) The locating of the tourist park along an existing road and providing a buffer exceeding 250 m from an MSES terrestrial ecological corridor and retaining canopy trees which exceed 200 mm in diameter will maintain the ecological value of the project site. Connectivity to the south and north of the project site will be retained for dispersal of fauna in the region.</p> <p>d) The tourist park will limit vehicle access to the designated site areas within the proposed clearing alignment. The movement of people outside of the proposed clearing alignment will be with formalised pedestrian tracks to access the McLeod River. It is expected that residual impacts related to additional lighting and noise will be contained to the proposed clearing alignment. Adequate dispersal in the surrounding vegetation areas will be maintained as a result of the proposal.</p>
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Legally Secured Offsets

<p>PO6</p> <p>Development within a 'Legally secured offset area' identified on the Environmental Significance Overlay Maps (OM-004a-o) or other known Legally Secured Offset Area is consistent with the binding requirements of the offset and does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native flora, fauna and their habitat within the Legally Secured Offset Area.</p>	<p>AO6 No acceptable outcome is provided.</p>	<p>No portion of the project site is located within a legally secured offset.</p>
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Protected Areas

<p>PO7</p> <p>Development within a 'Protected area' identified on the Environmental Significance Overlay Maps (OM-004a-o) is consistent with the values of the Protected Area and:</p> <p>(a) supports the inherent ecological and community values of the Protected Area asset;</p> <p>(b) maintains or enhances wildlife interconnectivity at a local and regional scale; and</p> <p>(c) does not prejudice, undermine, or negatively impact the inherent ecological values, including all naturally occurring native</p>	<p>AO7 No acceptable outcome is provided.</p>	<p>No portion of the project site is located within a protected area.</p>
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flora, fauna and their habitat within the Protected Area.		
Ecological Corridors and Habitat Linkages		
<p>PO8</p> <p>Development located:</p> <p>(a) in the Conservation zone, Emerging community zone, Recreation and open space zone, Rural zone or Rural residential zone; and</p> <p>(b) within an 'Ecological corridor' or a 'Habitat linkage' identified on the Environmental Significance Overlay Maps (OM-004a-o)</p> <p>does not compromise the provision of habitat connectivity of the corridor/linkage, having regard to:</p> <p>(a) the environmental values of the area of the site identified in the 'Ecological corridor' or 'Habitat linkage';</p> <p>(b) the environmental values of adjoining and nearby land within the 'Ecological corridor' or 'Habitat linkage';</p>	<p>AO8 No acceptable outcome is provided.</p>	<p>The project site is located within the rural zone and not located within an ecological corridor or habitat linkage on the Environmental significance overlay. The proposal seeks to avoid MSES habitat corridors and is not considered to impact connectivity under the SDAP 16 vegetation code.</p>

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

7.1 Implementation of a Site-Specific Vegetation Management Plan

The retention of hollow bearing trees within the proposed clearing alignment is a key mitigation measure of the project and is required to be formalised under a vegetation management plan for the site. Canopy trees with a diameter of greater than 200mm will be retained for shade visual amenity and protection of potential threatened species habitat and to maintain connectivity through the project site. Selection of trees for retention must be determined prior to the commencement of clearing and consideration of tree protection zones following protection of trees on development sites AS4790-2009 must be considered to ensure safe protection of trees adjacent to the tourist park infrastructure.

7.2 Clearing to Minimum Required

All approved clearing areas must be clearly delineated by a registered surveyor prior the commencement of vegetation clearing. There will be no use of remnant vegetation areas for the temporary laydown areas. All laydown areas are to occur with the approved clearing footprint or within existing cleared Category X vegetation areas. Clearing and earthworks is to avoid damage to root zones of the retained trees which will be visually delineated prior to clearing. Therefore, no parking of vehicles or storage of construction material is permitted under any retained trees. A vehicle parking and laydown area should be provided outside of category B vegetation areas and clearly communicated to contractors prior to the commencement of works.

7.3 Disposal of Cleared Vegetation

Cleared vegetation should be mulched on site by the clearing contractors and either taken to a licenced landfill or put aside and re-spread over the disturbed soils post works. The latter option is recommended as it will assist in prevention of erosion and the establishment of weeds within any rehabilitation areas. Any woody or herbaceous weeds removed during the clearing phase should be taken to a licenced landfill facility and not mulched with other native vegetation. This will be outlined in a Vegetation Management Plan.

7.4 Weed Control

Disturbance of the project site soil has the potential to encourage weed invasion. Currently the weed incursion present within the project site is widespread and dominated by a continuous Grader Grass incursion within RE 9.3.2 and Rubber Vine incursion in RE 9.5.12. The impact of these existing incursions and any potential future incursion will be managed under a Vegetation Management Plan for the project. All light and heavy vehicles should arrive clean to the site prior to commencement of works. The delineation of the project footprint will prevent machinery from entering retained vegetation and reduce weed spread.

Measures will be taken to inhibit the establishment of new weeds following construction work. This will require appropriate herbicide applications within rehabilitation areas for any establishing weeds. All disturbed soils should be covered with composted mulch as a primary measure to avoid weed incursion. For example Grader

Grass requires bare soil at the end of the dry season to establish and limiting bare soil at this time will prevent establishment in that covered area.

7.5 Erosion and Sediment Control

An erosion and sediment and control plan (ESCP) and stormwater management plan (SWMP) will be required for the project to be implemented prior to and during construction to ensure wetlands are not impacted upon. This includes the use of silt fences and sediment traps to ensure downstream aquatic habitats are not impacted. Particular care should be taken when conducting earthworks in proximity to drainage lines etc.

7.6 Fauna Spotter/Catcher During Clearing Operations

During vegetation clearing works it is a requirement under the NC Act 1992 that a fauna spotter catcher working under a rehabilitation permit be present on site to capture and relocate any fauna that may occur within the clearing alignments.

8.0 Conclusions (summary of required actions)

The following section addresses all relevant legislation considerations based on the proposed works outlined in the above. Each legislative instrument relevant to the project site is listed below with the requirements for meeting and gaining approval under each section.

8.1 EPBC Act 1999

A total of five (5) threatened fauna, and zero (0) threatened flora listed under the *EPBC Act 1999* are considered at least a moderate potential to occur within the property. Given the scale of the proposal and the lack of important foraging, denning or breeding habitat to be impacted (with implementation of a vegetation management plan) **it is considered unlikely that a referral to the DCCEEW will be required.**

A total of five (5) migratory species are considered at least a moderate potential to occur within the property. Based on the current site survey and the potential scale of the proposals impact, it is considered unlikely that a significant impact would occur on these migrant species. **A referral to the DCCEEW is unlikely to be required for this MNES.**

8.2 Nature Conservation Act 1999 (NCA)

8.2.1 Protected Plants

A protected plant is any plant species listed as *Critically Endangered*, *Endangered*, *Vulnerable* or *Near Threatened* under the *NC Act 1992*. The current proposal does not require the clearing of vegetation within Protected Plant Trigger Areas Defined under the *NC Act 1992*. No threatened flora is considered a potential to occur within the proposed clearing alignment. Therefore, a protected plant survey is not required for the project site prior to any vegetation clearance occurring.

8.2.2 Threatened Fauna

A total of five (5) threatened fauna species listed under the *NC Act 1992* are currently considered at least a moderate potential to occur within the project site. Given the scale of the proposal and lack of important foraging, denning or breeding habitat through the implementation of a site-specific vegetation management plan **it is considered unlikely that a significant impact will occur on any potentially occurring NC Act 1992 listed threatened species.**

8.3 Vegetation Management Act 1999 (VMA)

A total of 8.79 ha of remnant vegetation will require clearance as a result of the proposal. This comprises two (2) least concern regional ecosystem (RE 9.3.2 and RE 9.5.12). An offset is not required for least concern regional ecosystems under the VM Act 1999.

Connectivity is not impacted as a result of the proposal and no impact to any MSES wetland will occur.

The proposal requires the clearance of approximately 3.2 ha of essential habitat listed under the VM Act 1999. This area within the project site relates to a single record of the Armoured mist-frog (*Litoria lorica*) which is located to the south of the project site on the McLeod River. This record is an obscured record that is arbitrarily applied within 10 km of the project site. The correct location for this record is located at ~648 m asl on the McLeod River where fringing Notophyll vine forest is present. The project site is at 340 m asl and does not contain suitable habitat for this species (braided sandy stream with *Melaleuca* spp. woodland canopy). All habitat proposed to be impacted (RE 9.5.12 and RE 9.3.2) is not considered to have any potential to support this species. The habitat requirement listed in the federal DCCEEW conservation advice does not consider any of the habitat types present within the project site to be suitable habitat.

8.4 Waterways (Fisheries Act 1994 and Water Act 2000)

A sixth order watercourse (McCleod River) is listed under the Water Act 2000 and the Fisheries Act 1994 (Purple-high risk). No works will occur within 200 m of the top of bank of this watercourse. No impact to this watercourse is proposed.

An additional first order ephemeral watercourse is mapped within the project site and dissects the tourist park (see **Figure 4** above). Attempts to map the drainage line on site did not confidently identify the watercourse at that mapped location (see **Figure 4**). Multiple traverses across the project site identified an ephemeral waterway approximately 100 m further to the east of the mapped location, outside of the project site (see **Figure 4**). It is highly likely that the mapped watercourse is incorrectly located and is actually present further to the east. This is outside of the project site and will not be impacted by the proposal. The existing proposed alignment will not impact vegetation within 10 m of the top of bank of the watercourse where it occurs.

A project specific erosion and sediment control plan (ESCP) and stormwater management plan (SWMP) will be implemented prior to and during construction as a key mitigation measure to waterways within the project site.

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Appendix A Protected Matters Report (EPBC Act 1999)

Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	None
National Heritage Places:	None
Wetlands of International Importance (Ramsar	None
Great Barrier Reef Marine Park:	None
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	None
Listed Threatened Species:	32
Listed Migratory Species:	15

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	None
Commonwealth Heritage Places:	None
Listed Marine Species:	25
Whales and Other Cetaceans:	None
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	3
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	2
Key Ecological Features (Marine):	None
Biologically Important Areas:	None
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None

Details

Matters of National Environmental Significance

Listed Threatened Species

[Resource Information]

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.
Number is the current name ID.

Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Chloebia gouldiae listed as Erythrura gouldiae Gouldian Finch [90091]	Endangered	Species or species habitat likely to occur within area	In feature area
Erythrotriorchis radiatus Red Goshawk [942]	Endangered	Species or species habitat likely to occur within area	In feature area
Falco hypoleucos Grey Falcon [929]	Vulnerable	Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Rostratula australis Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Turnix olivii Buff-breasted Button-quail [59293]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
Tyto novaehollandiae kimberli Masked Owl (northern) [26048]	Vulnerable	Species or species habitat may occur within area	In feature area
FROG			
Litoria dayi Australian Lace-lid, Lace-eyed Tree Frog, Day's Big-eyed Treefrog [86707]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Litoria lorica Armoured Mist Frog [1841]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
MAMMAL			
Dasyurus hallucatus Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat known to occur within area	In feature area
Dasyurus maculatus gracilis Spotted-tailed Quoll (North Queensland), Yarri [64475]	Endangered	Species or species habitat likely to occur within area	In buffer area only
Hipposideros semoni Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area	In feature area
Macroderma gigas Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Mesembriomys gouldii rattoides Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat likely to occur within area	In feature area
Pteropus conspicillatus			
Spectacled Flying-fox [185]	Endangered	Species or species habitat may occur within area	In feature area
Rhinolophus robertsi			
Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Saccolaimus saccolaimus nudicluniatus			
Bare-rumped Sheath-tailed Bat, Bare-rumped Sheathtail Bat [66889]	Vulnerable	Species or species habitat likely to occur within area	In feature area
PLANT			
Arthraxon hispidus			
Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dendrobium johannis			
Chocolate Tea Tree Orchid [13585]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Dichanthium setosum			
bluegrass [14159]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Macropteranthes montana			
[9003]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Phaius australis			
Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In feature area
Vappodes lithocola			
Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat known to occur within area	In feature area
Vappodes phalaenopsis			
Cooktown Orchid [78894]	Vulnerable	Species or species habitat may occur within area	In feature area
REPTILE			

Scientific Name	Threatened Category	Presence Text	Buffer Status
Egernia rugosa Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area	In feature area
Varanus mertensi Mertens' Water Monitor, Mertens's Water Monitor [1568]	Endangered	Species or species habitat may occur within area	In feature area
SHARK			
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Listed Migratory Species		[Resource Information]	
Scientific Name	Threatened Category	Presence Text	Buffer Status
Migratory Marine Birds			
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Migratory Marine Species			
Pristis pristis Freshwater Sawfish, Largetooth Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Vulnerable	Species or species habitat may occur within area	In feature area
Migratory Terrestrial Species			
Cecropis daurica Red-rumped Swallow [80610]		Species or species habitat may occur within area	In feature area
Cuculus optatus Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
Hirundo rustica Barn Swallow [662]		Species or species habitat may occur within area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area	In feature area
Migratory Wetlands Species			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In buffer area only

Other Matters Protected by the EPBC Act

Listed Marine Species			[Resource Information]
Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat may occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Anseranas semipalmata Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
Bubulcus ibis as Ardea ibis Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
Calidris acuminata Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat may occur within area	In feature area
Calidris ferruginea Curlew Sandpiper [856]	Critically Endangered	Species or species habitat may occur within area overfly marine area	In feature area
Calidris melanotos Pectoral Sandpiper [858]		Species or species habitat may occur within area overfly marine area	In feature area
Cecropis daurica as Hirundo daurica Red-rumped Swallow [80610]		Species or species habitat may occur within area overfly marine area	In feature area
Chalcites osculans as Chrysococcyx osculans Black-eared Cuckoo [83425]		Species or species habitat may occur within area overfly marine area	In feature area
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat likely to occur within area overfly marine area	In feature area
Haliaeetus leucogaster White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Hirundapus caudacutus White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
Hirundo rustica Barn Swallow [662]		Species or species habitat may occur within area overfly marine area	In feature area
Merops ornatus Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha frater Black-winged Monarch [607]		Species or species habitat may occur within area overfly marine area	In feature area
Monarcha melanopsis Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla cinerea Grey Wagtail [642]		Species or species habitat known to occur within area overfly marine area	In feature area
Motacilla flava Yellow Wagtail [644]		Species or species habitat may occur within area overfly marine area	In feature area
Myiagra cyanoleuca Satin Flycatcher [612]		Species or species habitat likely to occur within area overfly marine area	In feature area
Pandion haliaetus Osprey [952]		Species or species habitat likely to occur within area	In feature area

Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhipidura rufifrons Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
Rostratula australis as Rostratula benghalensis (sensu lato) Australian Painted Snipe [77037]	Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
Symposiachrus trivirgatus as Monarcha trivirgatus Spectacled Monarch [83946]		Species or species habitat likely to occur within area overfly marine area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In buffer area only

Reptile		
Crocodylus johnstoni		
Freshwater Crocodile, Johnston's Crocodile, Johnstone's Crocodile [1773]	Species or species habitat may occur within area	In feature area

Extra Information

State and Territory Reserves	[Resource Information]		
Protected Area Name	Reserve Type	State	Buffer Status
Brooklyn	Private Nature Reserve	QLD	In feature area
Brooklyn	Nature Refuge	QLD	In feature area
Mount Lewis	National Park	QLD	In buffer area only

EPBC Act Referrals	[Resource Information]			
Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Not controlled action				
Improving rabbit biocontrol: releasing another strain of RHDV, sthrn two thirds of Australia	2015/7522	Not Controlled Action	Completed	In feature area
Watershed Project Expansion	2010/5495	Not Controlled Action	Completed	In buffer area only

Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.

Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- Natural history museums of Australia
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- Other groups and individuals

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.

Please feel free to provide feedback via the [Contact us](#) page.

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Department of Climate Change, Energy, the Environment and Water

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111

Appendix B Wildlife Online (NCA)



Queensland Government

WildNet species list

Search Criteria: Species List for a Specified Point
Species: All
Type: All
Queensland status: Rare and threatened species
Records: All
Date: All
Latitude: -16.4928
Longitude: 145.0014
Distance: 20
Email: ryan@4ec.com.au
Date submitted: Tuesday 04 Mar 2025 15:14:03
Date extracted: Tuesday 04 Mar 2025 15:20:02

The number of records retrieved = 35

Disclaimer

Information presented on this product is distributed by the Queensland Government as an information source only. While every care is taken to ensure the accuracy of this data, the State of Queensland makes no statements, representations or warranties about the accuracy, reliability, completeness or suitability of any information contained in this product.

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Information about your Species lists request is logged for quality assurance, user support and product enhancement purposes only.

The information provided should be appropriately acknowledged as being derived from WildNet database when it is used. As the WildNet Program is still in a process of collating and vetting data, it is possible the information given is not complete. Go to the WildNet database webpage

(<https://www.qld.gov.au/environment/plants-animals/species-information/wildnet>) to find out more about WildNet and where to access other WildNet information products approved for publication. Feedback about WildNet species lists should be emailed to wildlife.online@des.qld.gov.au.

Kingdom	Class	Family	Scientific Name	Common Name	I	Q	A	Records
animals	amphibians	Hylidae	<i>Litoria lorica</i>	little waterfall frog		CR	CE	11
animals	amphibians	Hylidae	<i>Litoria nannotis</i>	waterfall frog		E		17
animals	amphibians	Hylidae	<i>Litoria rheocola</i>	common mistfrog		E		18
animals	amphibians	Hylidae	<i>Litoria serrata</i>	tapping green eyed frog		V		13/2
animals	amphibians	Microhylidae	<i>Cophixalus aenigma</i>	tapping nurseryfrog		E	E	1/1
animals	birds	Apodidae	<i>Hirundapus caudacutus</i>	white-throated needletail		V	V	1
animals	birds	Rostratulidae	<i>Rostratula australis</i>	Australian painted-snipe		E	E	5
animals	birds	Scolopacidae	<i>Calidris acuminata</i>	sharp-tailed sandpiper		V	V	3
animals	birds	Scolopacidae	<i>Calidris ferruginea</i>	curlew sandpiper		CR	CE	1
animals	birds	Scolopacidae	<i>Gallinago hardwickii</i>	Latham's snipe		V	V	1
animals	mammals	Dasyuridae	<i>Dasyurus maculatus gracilis</i>	spotted-tailed quoll (northern subspecies)		E	E	5
animals	mammals	Dasyuridae	<i>Sminthopsis archeri</i>	chestnut dunnart		NT		1
animals	mammals	Macropodidae	<i>Dendrolagus bennettianus</i>	Bennett's tree-kangaroo		NT		1
animals	mammals	Megadermatidae	<i>Macroderma gigas</i>	ghost bat		E	V	2
animals	mammals	Petauridae	<i>Petaurus australis brevirostrum</i>	northern yellow-bellied glider		E	E	37
animals	mammals	Potoroidae	<i>Bettongia tropica</i>	northern bettong		E	E	88
animals	mammals	Pseudocheiridae	<i>Hemibelideus lemuroides</i>	lemuroid ringtail possum		E		1
animals	mammals	Pseudocheiridae	<i>Petauroides volans minor</i>	northern greater glider		V	V	10
animals	mammals	Pteropodidae	<i>Pteropus conspicillatus</i>	spectacled flying-fox		E	E	2
animals	reptiles	Scincidae	<i>Ctenotus monticola</i>	Atherton ctenotus		V		1
animals	reptiles	Scincidae	<i>Tiliqua scincoides intermedia</i>	northern bluetongue		CR	CE	1
plants	land plants	Acanthaceae	<i>Graptophyllum excelsum</i>			NT		1
plants	land plants	Acanthaceae	<i>Rhaphidospora cavernarum</i>			V		1/1
plants	land plants	Apocynaceae	<i>Vincetoxicum rupicola</i>			E	E	1
plants	land plants	Boraginaceae	<i>Ehretia microphylla</i>			NT		2/2
plants	land plants	Combretaceae	<i>Macropteranthes montana</i>			V	V	2/2
plants	land plants	Dicksoniaceae	<i>Calochlaena villosa</i>			NT		1/1
plants	land plants	Leguminosae	<i>Acacia guymeri</i>			NT		13/10
plants	land plants	Orchidaceae	<i>Dendrobium bigibbum</i>	Cooktown orchid		V	V	5/5
plants	land plants	Orchidaceae	<i>Dienia lawleri</i>			E		1/1
plants	land plants	Orchidaceae	<i>Pecteilis chlorosepala</i>			E		1/1
plants	land plants	Orchidaceae	<i>Stigmatodactylus sublestus</i>			NT		1/1
plants	land plants	Rutaceae	<i>Medicosma glandulosa</i>			NT		2/2
plants	land plants	Rutaceae	<i>Zieria rimulosa</i>			V	V	1/1
plants	land plants	Stylidiaceae	<i>Stylidium elachophyllum</i>			E		1/1

CODES

I - Y indicates that the taxon is introduced to Queensland and has naturalised.

Q - Indicates the Queensland conservation status of each taxon under the *Nature Conservation Act 1992*.

The codes are Extinct (EX), Extinct in the Wild (PE), Critically Endangered (CR), Endangered (E), Vulnerable (V), Near Threatened (NT), Special Least Concern (SL) and Least Concern (C).

A - Indicates the Australian conservation status of each taxon under the *Environment Protection and Biodiversity Conservation Act 1999*.

The values of EPBC are Extinct (EX), Extinct in the Wild (XW), Critically Endangered (CE), Endangered (E), Vulnerable (V) and Conservation Dependent (CD).

Records - The first number indicates the total number of records of the taxon (wildlife records and species listings for selected areas).

This number is output as 99999 if it equals or exceeds this value. A second number located after a / indicates the number of specimen records for the taxon.

This number is output as 999 if it equals or exceeds this value.

Appendix C Regulated Vegetation Mapping





Vegetation management report

For Lot: 22 Plan: SP302231

3/4/2025



Queensland Government

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Recent changes

Updated mapping

Updated vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

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

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

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

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

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

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

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

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

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

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

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

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

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

- the vegetation management framework, which may include:

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

- the protected plant framework, which may include:

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

- the koala protection framework, which may include:

- exempted development;
- a development approval;

the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

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

Table of Contents

1. Property details	6
1.1 Tenure and title area	6
1.2 Property location	6
2. Vegetation management framework (administered by the Department of Resources)	7
2.1 Exempt clearing work	7
2.2 Accepted development vegetation clearing codes	7
2.3 Area management plans	8
2.4 Development approvals	8
2.5. Contact information for the Department of Resources	8
3. Vegetation management framework for Lot: 22 Plan: SP302231	9
3.1 Vegetation categories	9
3.2 Regional ecosystems	11
3.3 Watercourses	12
3.4 Wetlands	12
3.5 Essential habitat	12
3.6 Area Management Plan(s)	14
3.7 Coastal or non-coastal	14
3.8 Agricultural Land Class A or B	14
4. Vegetation management framework maps	15
4.1 Regulated vegetation management map	16
4.2 Vegetation management supporting map	17
4.3 Coastal/non-coastal map	18
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture	19
5. Protected plants framework (administered by the Department of Environment, Science and Innovation (DESI)).....	20
5.1 Clearing in high risk areas on the flora survey trigger map	20
5.2 Clearing outside high risk areas on the flora survey trigger map	20
5.3 Exemptions	20
5.4 Contact information for DESI	20
5.5 Protected plants flora survey trigger map	21
6. Koala protection framework (administered by the Department of Environment, Science and Innovation (DESI)).....	23
6.1 Koala mapping	23
6.2 Koala habitat planning controls	24
6.3 Koala Conservation Plan clearing requirements	25
6.4 Contact information for DESI	25
7. Koala protection framework details for Lot: 22 Plan: SP302231	26
7.1 Koala districts	26
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map	26
7.3 Koala habitat regional ecosystems for core koala habitat areas	27
8. Other relevant legislation contacts list	28

1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 22 Plan: SP302231 are listed in Table 1.

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

Lot	Plan	Tenure	Property title area (sq metres)
22	SP302231	Freehold	149,800,000
B	SP305167	Easement	1,025,000

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

Does the property Lot: 22 Plan: SP302231 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

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

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 22 Plan: SP302231, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Mareeba Shire	Mitchell	Einasleigh Uplands	Hodgkinson Basin
		Wet Tropics	Daintree - Bloomfield

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

The *Vegetation Management Act 1999* (VMA), the Vegetation Management Regulation 2023, the *Planning Act 2016* and the Planning Regulation 2017, in conjunction with associated policies and codes, form the Vegetation Management Framework.

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

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

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

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

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

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

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

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

2.2 Accepted development vegetation clearing codes

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

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

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

You can complete the online form at

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

2.3 Area management plans

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

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

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

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

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

2.4 Development approvals

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

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

2.5. Contact information for the Department of Resources

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@resources.qld.gov.au

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

3. Vegetation management framework for Lot: 22 Plan: SP302231

3.1 Vegetation categories

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

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	14,981.04
Category C	10.51
Category X	12.10

Table 4: Description of vegetation categories

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

Property Map of Assessable Vegetation (PMAV)

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

3.2 Regional ecosystems

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

A description of regional ecosystems can be accessed online at

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

Table 5: Regional ecosystems present on subject property

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
7.11.35	Least concern	B	9.19	Eucalyptus portuensis +/- Corymbia citriodora woodland to open forest on metamorphics	Sparse
7.12.27	Least concern	B	115.62	Eucalyptus reducta open forest to woodland on uplands and highlands on shallow granitic and rhyolitic soils	Mid-dense
7.12.30	Least concern	B	612.76	Corymbia citriodora +/- Eucalyptus portuensis woodland to open forest on granite and rhyolite	Sparse
7.12.34	Least concern	B	348.23	Eucalyptus portuensis and/or E. drepanophylla +/- C. intermedia +/- C. citriodora, +/- E. granitica open woodland to open forest on uplands on granite	Sparse
7.12.61	Least concern	B	7.90	Eucalyptus tereticornis +/- E. granitica woodland to open forest of foothills and uplands on granite and rhyolite	Sparse
7.12.62	Of concern	B	86.86	Eucalyptus sp. and/or Corymbia stockeri +/- C. hylandii +/- Syncarpia glomulifera +/- E. portuensis woodland on dry granite hill slopes in the north-west of the bioregion	Sparse
7.12.65	Least concern	B	28.01	Rock pavement or areas of skeletal soil on granite and rhyolite of dry western or southern areas +/- shrublands to closed forests of Acacia spp. And/or Lophostemon suaveolens and/or Allocasuarina littoralis and/or Eucalyptus lockyeri subsp. Exuta	Other
7.3.26	Of concern	B	101.30	Casuarina cunninghamiana woodland to open forest on alluvium fringing streams	Mid-dense
7.3.28	Of concern	B	3.54	Rivers and streams including riparian herbfield and shrubland on river and stream bed alluvium and rock within stream beds	Other
7.3.49	Of concern	B	0.01	Notophyll vine forest on rubble terraces of streams	Dense
9.11.25	Least concern	B	898.02	Eucalyptus tardecidens or E. chlorophylla +/- Corymbia spp. +/- E. cullenii low woodland on steep to rolling metamorphic hills and rises	Sparse

9.11.26	Least concern	B	1,342.26	Eucalyptus leptophleba and/or E. cullenii and/or Corymbia clarksoniana +/- E. platyphylla woodland on undulating terrain to rolling hills	Sparse
9.11.3	Least concern	B	6,362.89	Eucalyptus cullenii or E. staigeriana +/- Corymbia clarksoniana woodland on skeletal soils on metamorphic hills	Sparse
9.11.4	Least concern	B	82.06	Eucalyptus crebra, Corymbia clarksoniana, C. citriodora subsp. citriodora +/- E. portuensis open forest on shallow soils on metamorphic hills and ranges	Mid-dense
9.11.7	Least concern	B	799.82	Eucalyptus platyphylla and/or E. cullenii +/- Corymbia clarksoniana woodland on texture contrast soils on metamorphic hills	Sparse
9.12.7	Least concern	B	262.08	Eucalyptus cullenii +/- Corymbia leichhardtii +/- C. erythrophloia woodland on igneous rocks	Sparse
9.3.12	Least concern	B	55.83	River beds and associated waterholes on major rivers and channels	Other
9.3.13	Least concern	B	10.06	Melaleuca spp., Eucalyptus camaldulensis and Casuarina cunninghamiana fringing open forest on streams and channels	Mid-dense
9.3.14	Least concern	B	406.09	Melaleuca spp. +/- Acacia spp. +/- Syzygium spp. +/- Leptospermum spp. fringing woodland on channels and levees	Sparse
9.3.2	Least concern	B	257.73	Eucalyptus leptophleba and/or E. chlorophylla +/- Corymbia dallachiana woodland on river levees and terraces	Sparse
9.3.3	Least concern	B	153.49	Corymbia spp. and Eucalyptus spp. dominated mixed woodland on alluvial flats, levees and plains	Sparse
9.5.12	Least concern	B	729.86	Eucalyptus chlorophylla and/or E. tardecidens woodland on Tertiary plains	Sparse
9.5.12	Least concern	C	4.20	Eucalyptus chlorophylla and/or E. tardecidens woodland on Tertiary plains	Sparse
9.5.13	Least concern	B	321.70	Melaleuca citrolens and/or Macropteranthes montana low woodland with Eucalyptus spp. emergents on Tertiary sand sheets	Sparse
9.5.9	Least concern	B	1,985.72	Corymbia clarksoniana and/or Eucalyptus leptophleba and/or E. platyphylla woodland on plains	Sparse
9.5.9	Least concern	C	6.31	Corymbia clarksoniana and/or Eucalyptus leptophleba and/or E. platyphylla woodland on plains	Sparse
non-rem	None	X	12.10	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ

slightly if calculated for the same features using a different co-ordinate system.

2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

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

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

3.3 Watercourses

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

3.4 Wetlands

There are no vegetation management wetlands present on this property.

3.5 Essential habitat

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

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

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

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

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

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

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

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

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

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
598	Litoria rheocola	common mistfrog	E	Among rocks and logs, in low ferns and overhanging vegetation, in and beside fast flowing streams and waterfalls in notophyll (simple evergreen & araucarian) rainforest/monsoon vine forest and wet sclerophyll forest.	Sea level to 1200m.		Near/in streams.
602	Litoria lorica	little waterfall frog	CE	On granite boulders within splash zone of turbulent fast flowing water in notophyll rainforest/monsoon vine forest.	640-1000m.		Near/in streams.
603	Litoria nannotis	waterfall frog	E	In splash zone, behind waterfalls and beside rocky, fast-flowing, freshwater streams in notophyll (simple evergreen & araucarian) vine forest/rainforest and wet sclerophyll forest, moderate to large boulders creating short waterfalls; occasionally on trees and forest floor up to 150m from water.	80-1300m.		Near/in streams.
1093	Turnix olivii	buff-breasted button-quail	E	Subcoastal areas of eucalypt (e.g. stringybark/messmate)/small broad-leaved melaleuca (M. viridiflora) woodland with sparse-dense short tussock grass (e.g. Heteropogon) and small shrubs interspersed with bare ground and little leaf litter, often at base of stony ridge/rise/hill; also fringes of swampy grassland and stony short-grassed glades (+ melaleuca or acacia) in rainforest.	Sea level to 450m.		
1097	Tyto novaehollandiae kimberli	masked owl (northern subspecies)	V	Dry and wet sclerophyll forest (including riparian), rainforest, woodland (including melaleuca swamps) & mangroves; feeding mostly in open country and cleared land along ecotones (e.g. canefield margins) and roosting in dense cover. Nest in tree hollow (40-500cm deep and 45-100cm diameter) in forested (usually eucalypt) area 10-30m above ground.			
13977	Dendrobium bigibbum	Cooktown orchid	V	low closed shrubland/heathland; vine thicket; semi-deciduous notophyll vine forest; woodland with Eucalyptus drepanophylla/ E. crebra; woodland with Eucalyptus tereticornis, Corymbia tessellaris and Erythrophleum chlorostachys	0 to 1000 m	no soil information, lithophyte or epiphyte (grows on trees and boulders)	rocky creek bank, steep talus slope, ridge line, hill slope, sand ridge and swale of consolidated beach dune, coastal sandy plain, beach ridge

Label	Regional Ecosystem (mandatory unless otherwise specified)
598	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.54, 7.12.59, 7.12.61, 7.12.66, 7.12.68
602	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.5, 7.2.6, 7.3.3, 7.3.4, 7.3.5, 7.3.10, 7.3.17, 7.3.20, 7.3.23, 7.3.25, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.49, 7.3.50, 7.5.2, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.16, 7.11.1, 7.11.2, 7.11.3, 7.11.7, 7.11.8, 7.11.12, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.32, 7.11.38, 7.12.40, 7.12.12, 7.12.13, 7.12.16, 7.12.19, 7.12.20, 7.12.26, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.66, 7.12.68
603	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.54, 7.12.59, 7.12.61, 7.12.66, 7.12.68
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13977	3.2.2, 3.2.5, 3.2.12, 3.2.13, 3.2.17, 3.2.18, 3.2.21, 3.2.22, 3.2.26, 3.3.5, 3.3.10, 3.3.38, 3.3.39, 3.3.49, 3.3.50, 3.3.53, 3.3.67, 3.5.4, 3.5.5, 3.5.19, 3.5.33, 3.5.42, 3.10.1, 3.10.5, 3.11.7, 3.11.20, 3.12.4, 3.12.10, 3.12.21, 3.12.28, 3.12.34, 3.3.40, 7.11.20, 7.12.7, 7.12.6, 7.12.38, 7.12.61, 7.12.55, 7.12.69, 9.8.7, 9.11.8

3.6 Area Management Plan(s)

Nil

3.7 Coastal or non-coastal

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

Coastal

*See also Map 4.3

3.8 Agricultural Land Class A or B

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

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

No Class A

No Class B

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

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 22 Plan: SP302231.

4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
<https://www.resources.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

Regulated vegetation management map

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

Vegetation management supporting map

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

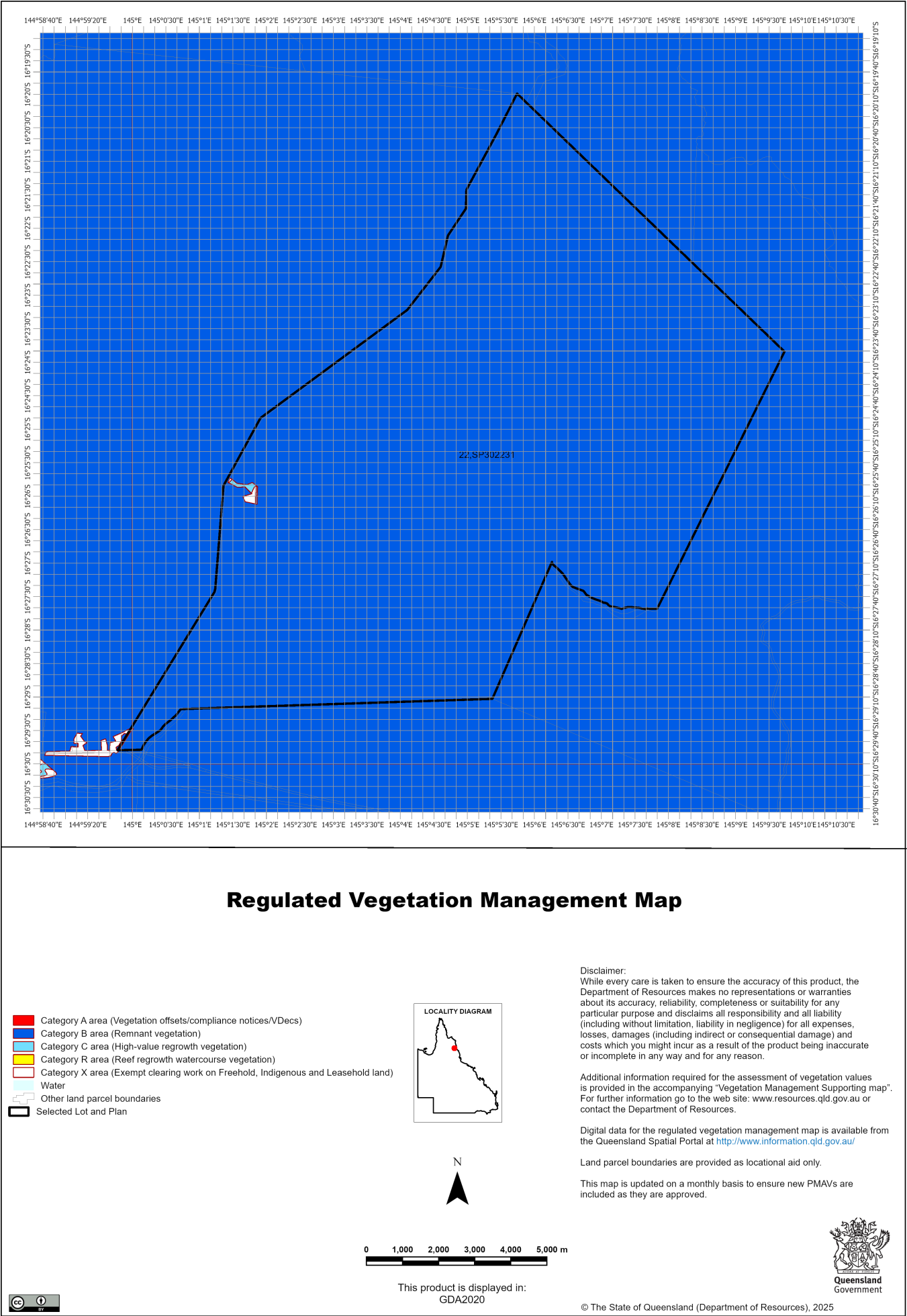
Coastal/non-coastal map

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

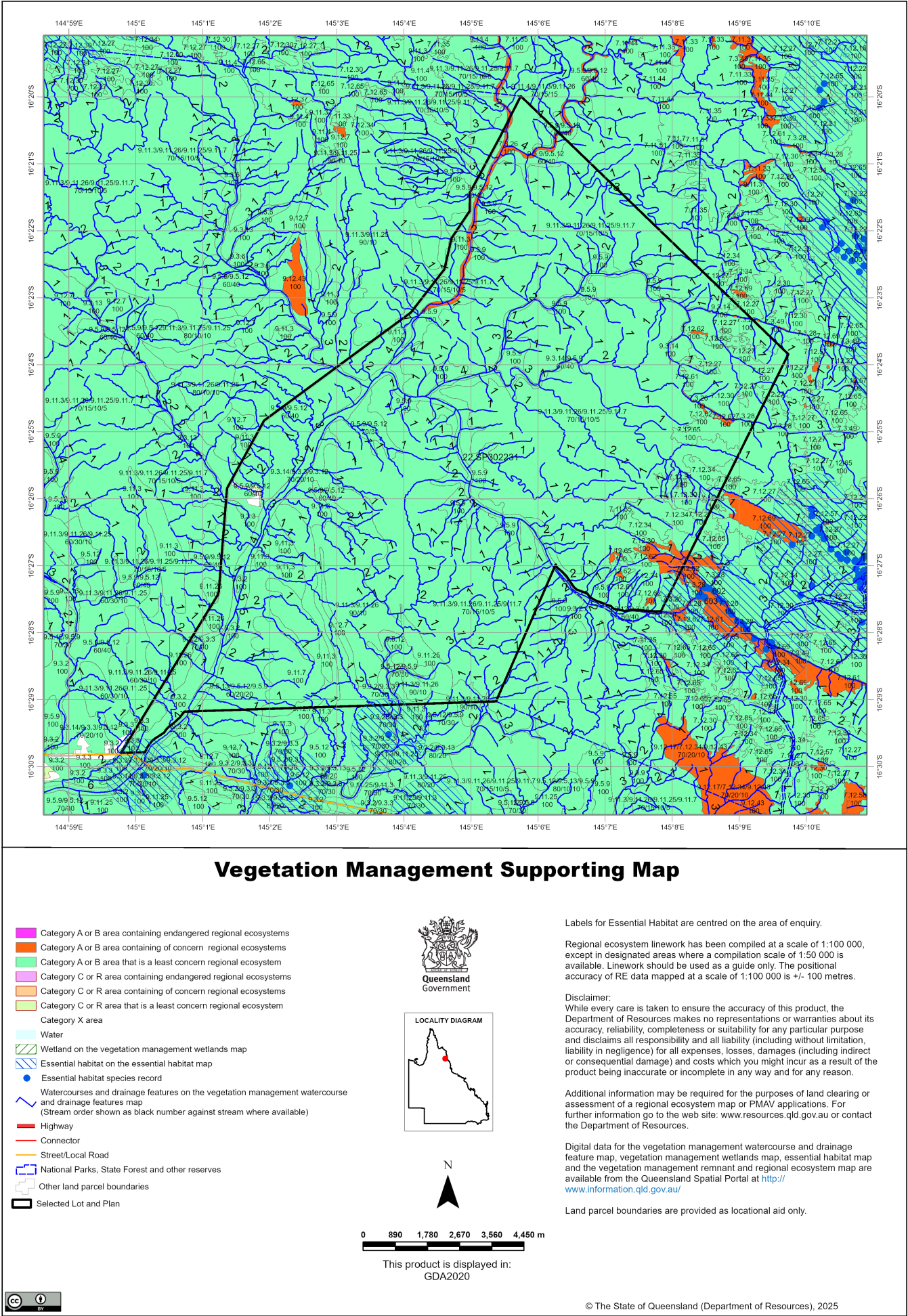
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

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

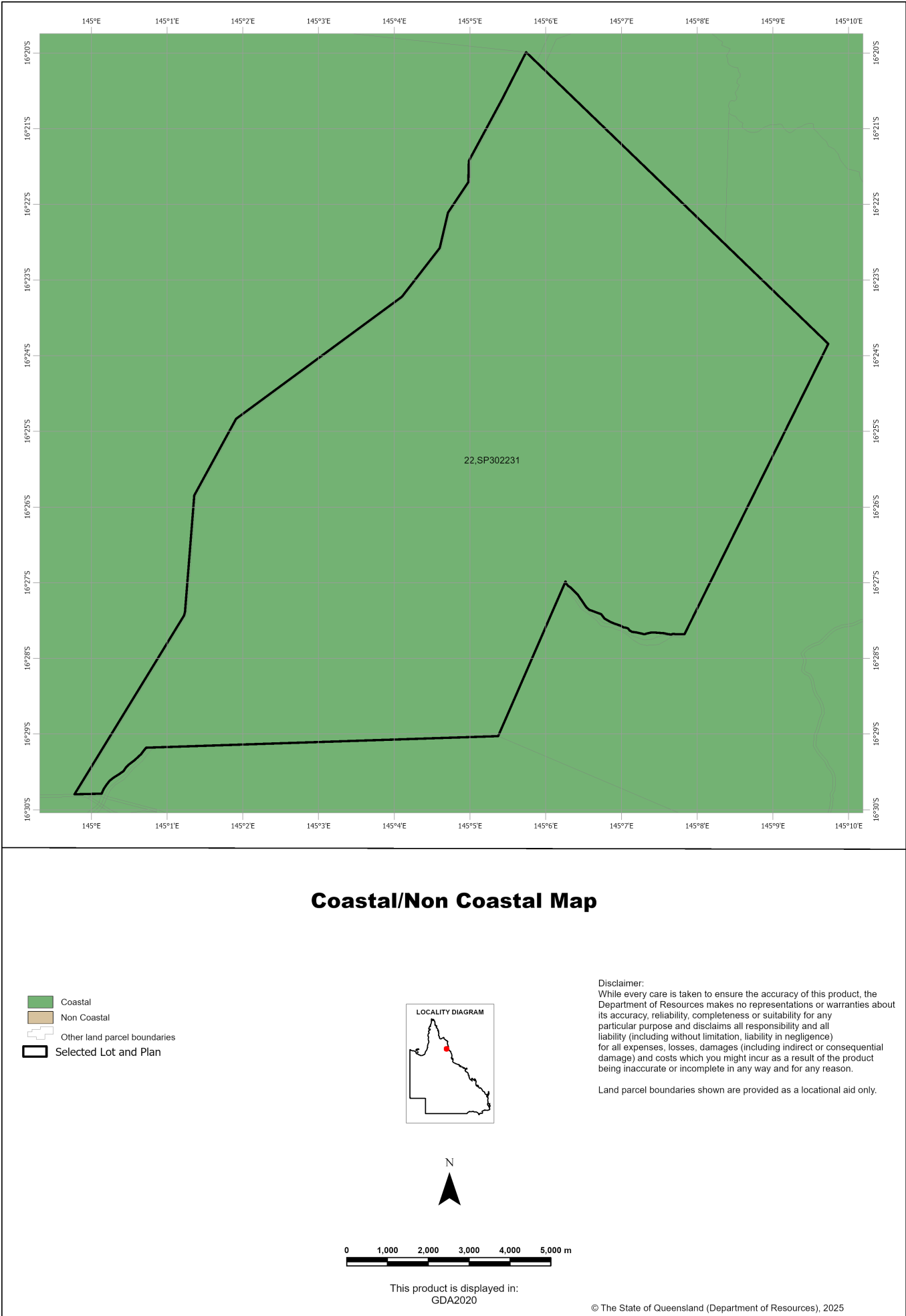
4.1 Regulated vegetation management map



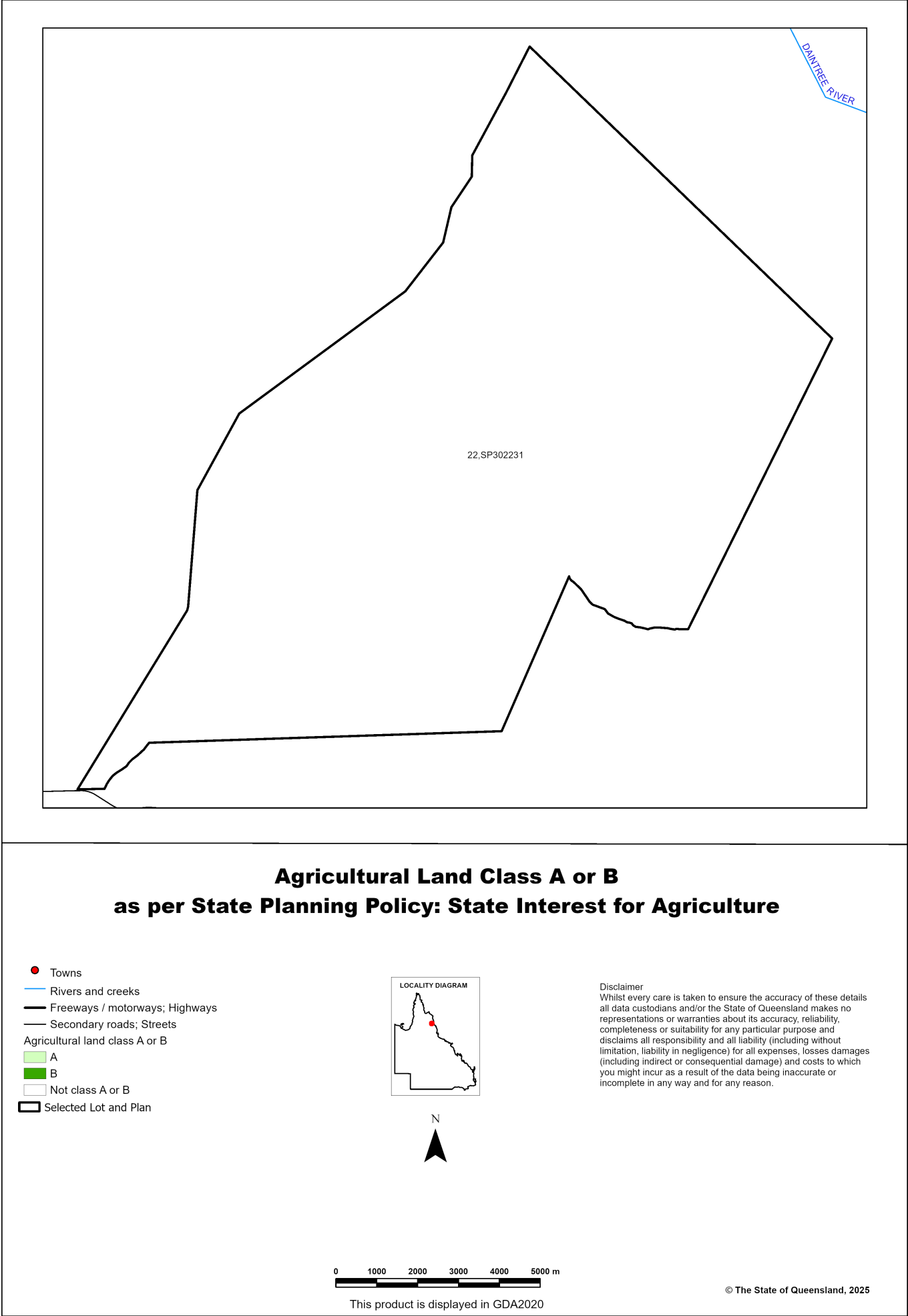
4.2 Vegetation management supporting map



4.3 Coastal/non-coastal map



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



5. Protected plants framework (administered by the Department of Environment, Science and Innovation (DESI))

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

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

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

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

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

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

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

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

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

5.3 Exemptions

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

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

5.4 Contact information for DESI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@des.qld.gov.au

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

5.5 Protected plants flora survey trigger map

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

Updates to the data informing the flora survey trigger map

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

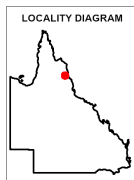
Species information

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



Protected Plants Flora Survey Trigger Map

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



0 725 1,450 2,175 2,900 3,625 m

This product is displayed in:
GDA2020

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

Land parcel boundaries are provided as locational aid only.

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

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

Disclaimer: While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

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6. Koala protection framework (administered by the Department of Environment, Science and Innovation (DESI))

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

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

6.1 Koala mapping

6.1.1 Koala districts

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

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

6.1.2 Koala habitat areas

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

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

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

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

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

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

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

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

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

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

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

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

6.1.4 Identified koala broad-hectare areas

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

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

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

6.2 Koala habitat planning controls

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

More information on these planning controls can be found here:

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

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

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

Interfering with koala habitat means:

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

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

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

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

- building works, operational works, material change of use or reconfiguration of a lot where:

- the local government planning scheme makes the development assessable;
- the premises includes an area that is both a koala priority area and a koala habitat area; and
- the development does not involve interfering with koala habitat (defined above); and

- development in identified koala broad-hectare areas.

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

6.3 Koala Conservation Plan clearing requirements

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

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

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

6.4 Contact information for DESI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

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

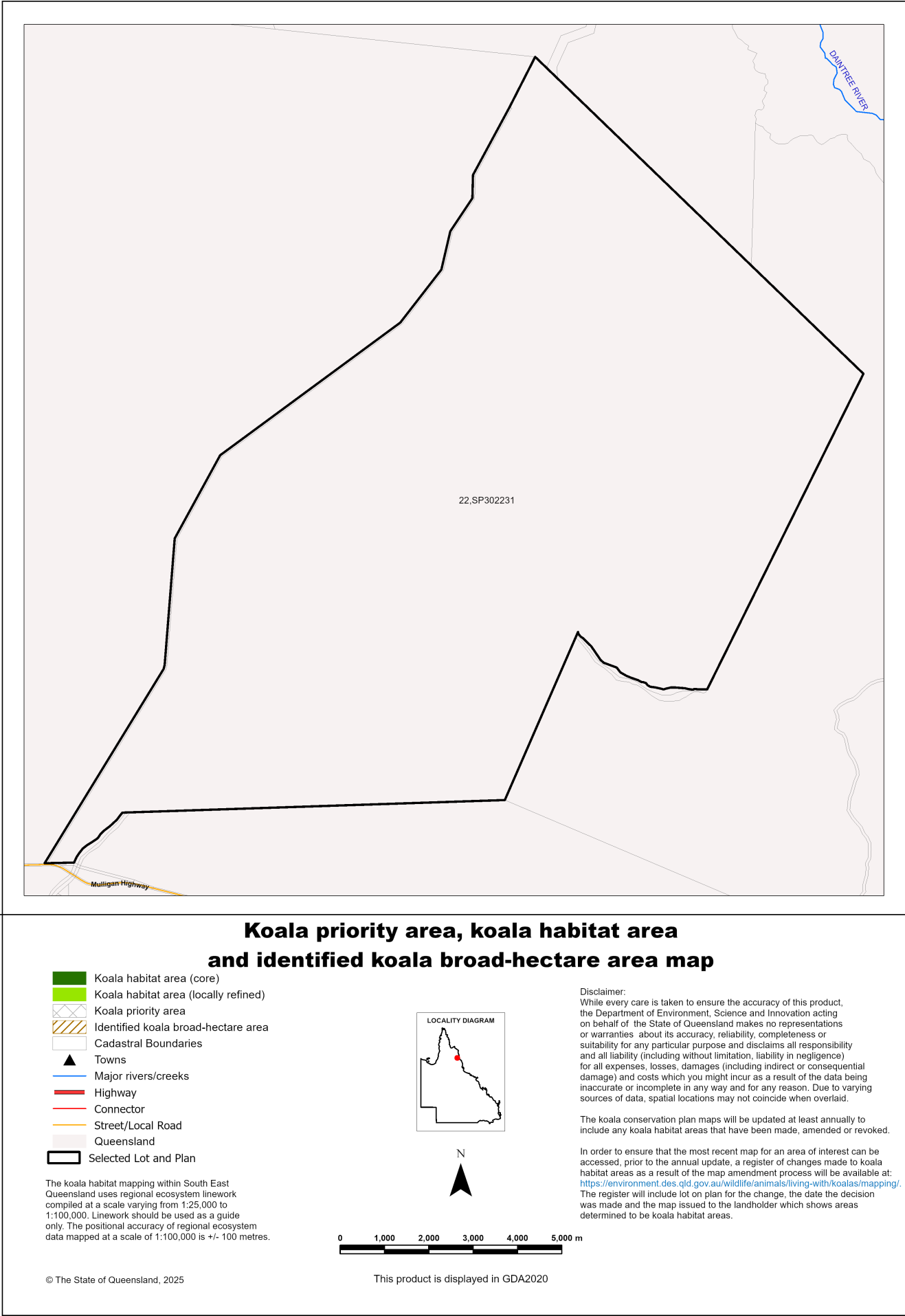
Visit <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 22 Plan: SP302231

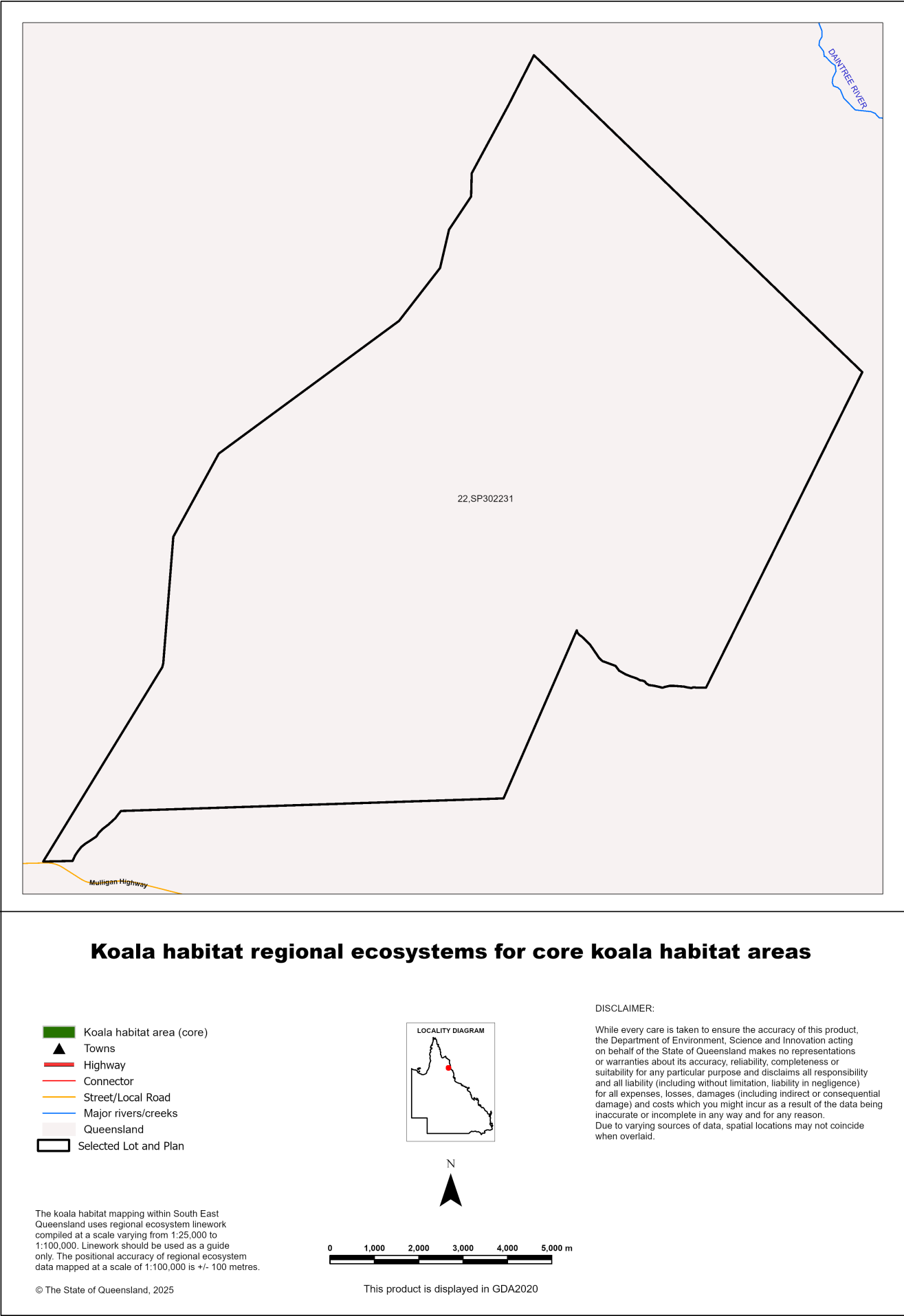
7.1 Koala districts

Koala District C

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



7.3 Koala habitat regional ecosystems for core koala habitat areas



8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Queensland Department of Regional Development, Manufacturing and Water	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Queensland Department of Resources	Ph: 13 QGOV (13 74 68) www.resources.qld.gov.au
Fire Permits	<i>Fire and Emergency Services Act 1990</i>	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Queensland Department of Treaty, Aboriginal and Torres Strait Islander Partnerships, Communities and the Arts	Ph: 13 QGOV (13 74 68) www.dsdsatsip.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) www.desi.qld.gov.au
Protected plants and protected areas	<i>Nature Conservation Act 1992</i> <i>Planning Act 2016</i>	Queensland Department of Environment, Science and Innovation	Ph: 1300 130 372 (option 4) palm@des.qld.gov.au www.desi.qld.gov.au
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Queensland Department of Environment, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala.assessment@des.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Queensland Department of Agriculture and Fisheries	Ph: 13 QGOV (13 74 68) www.daf.qld.gov.au
Matters of National Environmental Significance including listed threatened species and 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>	Queensland Department of Housing, Local Government, Planning and Public Works	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled road	<i>Transport Infrastructure Act 1994</i>	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	

Appendix D Potential Occurrence Assessment

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Threatened Fauna					
Birds					
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	V, Mi	SL	In Australia, Sharp-tailed sandpipers prefer muddy edges of shallow fresh or brackish wetlands with sedges, grass, saltmarsh, and low vegetation. They inhabit lagoons, swamps, coastal lakes, dams, waterholes, and sometimes sewage farms. They use intertidal mudflats along coastal areas and return to terrestrial wetlands during the wet season. They may be attracted to mats of algae and beach cast seaweed.	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.
Curlew Sandpiper	<i>Calidris ferruginea</i>	CR, Mi	E	Curlew Sandpipers mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters. Occasionally they are recorded around floodwaters (Higgins 1999).	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.
<i>Gouldian Finch</i>	<i>Chloebia gouldiae</i>	E	E	The Gouldian finch occurs in Northern Queensland from the Cape York Peninsula through to north-West Queensland. This species diet is dependent on a relatively small number of grass species that seed successively throughout the year. comprised of Sarga spp., Schizachyrium spp and Trodia spp., Alloteropsis semialata and Chrysopogon fallax. From April to July, populations in the North-eastern Australia inhabit open woodland, dominated by cavity bearing Eucalyptus tintinnans, in which nesting occurs.	Unlikely Although suitable generic habitat is present (savannah woodland) there are no proximate records for this species within the project site.
Red Goshawk	<i>Erythroriorchis radiatus</i>	V	E	The Red Goshawk occurs in coastal and sub-coastal areas in wooded and forested lands of tropical and warm-temperate Australia (Marchant and Higgins 1993). It nests in large trees, frequently the tallest and most massive in a tall stand, and nest trees are invariably within 1 km of permanent water. Habitat must be open enough for fast attack and manoeuvring in flight but provide cover for ambushing of prey. Therefore, forests of intermediate density are favoured, or ecotones between habitats of differing densities, such as between rainforest and eucalypt forest, between gallery forest and woodland, or on edges of woodland and forest where they meet grassland, cleared land, roads or watercourses (DAWE 2021).	Moderate This species may utilise the tall canopy trees including <i>Melaleuca fluviatilis</i> which are present along the banks of the McLeod River. A targeted search of stick nests within the direct clearing alignment did not record any evidence of this species. No portion of suitable habitat within the McLeod River will be impacted as a result of the proposal.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Grey Falcon	<i>Falco hypoleucos</i>	V	V	The Grey falcon is primarily found in arid and semi-arid regions of Australia, including the Murray-Darling Basin, Eyre Basin, central Australia, and Western Australia. It prefers regions with annual rainfall below 500 mm, predominantly inhabiting arid and semi-arid zones. Its distribution may marginally expand during wet years followed by drought, but it generally remains restricted to these arid and semi-arid environments. The species is notably absent from Cape York Peninsula and areas east of the Great Dividing Range in Queensland. It frequents timbered lowland plains, particularly acacia shrublands with tree-lined water courses, and has been observed hunting in treeless areas, tussock grassland, and open woodland, especially in winter. Nesting preferences include the tallest trees along watercourses, with a particular affinity for <i>Eucalyptus camaldulensis</i> and <i>E. coolabah</i> .	Moderate There is a record from 2013 from the Cooktwon crossing on the Mitchell River 15 km to the southwest of the project site. Marginal habitat may be present for this species within the project site during times of population expansion. No evidence of stick nests were observed within the direct clearing alignment during the field survey. Some marginal foraging habitat may be present.
Latham’s Snipe	<i>Gallinago hardwickii</i>	V, Mi, Ma	SL	In Australia, the Latham’s Snipe is known to inhabit a wide range of permanent and ephemeral wetlands, typically favouring open freshwater wetlands with nearby shelter, often in the form of low and dense vegetation. Their habitats include flooded meadows, seasonal or semi-permanent swamps, open waters, and various other freshwater settings like bogs, billabongs, lagoons, lakes, creek or river margins, river pools, and floodplains.	Unlikely The fast-flowing McLeod River is unlikely to support suitable habitat for this species. Two records are present at the Mt Carbine mine within disturbed waterbodies created through mining operations. There are no dams present within the project site that would support this species.
White-throated Needletail	<i>Hirundapus caudacutus</i>	V	V	In Australia, the White-throated Needletail is almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground (Higgins 1999). Because they are aerial, it has been stated that conventional habitat descriptions are inapplicable (DAWE 2021), but there are, nevertheless, certain preferences exhibited by the species. Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy, but they are less commonly recorded flying above woodland (Higgins 1999).	Unlikely May occur as an aerial forager above the project site, although this species is highly unlikely to utilise the project site directly for roosting or breeding.
Australian Painted Snipe	<i>Rostratula australis</i>	E	V	The Australian Painted Snipe generally inhabits shallow terrestrial freshwater (occasionally brackish) wetlands. Typical sites include those with rank emergent tussocks of grass, sedges, rushes or reeds, or samphire; often with scattered clumps of lignum Muehlenbeckia or canegrass or sometimes tea-tree (Melaleuca). (Marchant & Higgins 1993).	Unlikely The fast-flowing McLeod River is unlikely to support suitable habitat for this species. Numerous records are present at the Mt Carbine mine within disturbed waterbodies created through mining operations. There are no dams present within the project site that would support this species.
Common Greenshank	<i>Tringa nebularia</i>	E, Mi	SL	The common Greenshank migrates to Australia as a non-breeding migrant during the boreal winters in the northern hemisphere. Away from the coast, this species inhabits several terrestrial wetlands types, such as rivers, dams, billabongs etc. Along the coast it seeks sheltered environment near mudflats, lagoons and mangroves.	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Buff-breasted Button-quail	<i>Turnix olivii</i>	E	E	This species may not occur south of Cooktown with records on the Atherton Tablelands potentially confused with the Painted Buttonquail. A potential record from Mt Mulligan ~35 km to the south was within ow E. tardecidens woodland with scattered E. cullenii (Cullen’s ironbark) and Corymbia clarksoniana (grey bloodwood), and a sparse shrub layer dominated by <i>Grewia retusifolia</i> and <i>Dodonaea physocarpa</i> (Mathieson & Smith et al. 2017). The midstory comprised <i>Melaleuca stenostachya</i> (fibre-barked tea-tree), <i>Terminalia platyptera</i> (wing-seed terminalia), <i>Gardenia wilhelmii</i> (bread tree) and <i>Petalostigma pubescens</i> (quinine bush). It is possible that low intensity fires occurring in the early wet season (storm burns) create open patches of ground in which the buff-breasted button-quail may preferentially forage, as has been inferred for the closely related chestnut-backed button-quail.	Unlikely Although the habitat description from Mt Mulligan record matches well for the vegetation present within the site, the high fire frequency, grazing pressure and high weed incursion (Grader Grass dominant ground layer) likely reduces the suitability of the project site for this species. Large areas of the buff-breasted button-quail’s predicted distribution are on pastoral properties primarily used for cattle grazing (Mathieson & Smith 2009), and changes in habitat quality associated with the impacts of grazing may have contributed to historic declines of the species.
Masked Owl	<i>Tyto novaehollandiae kimberli</i>	V	V	In northern Australia, the Masked Owl has been recorded from riparian forest, rainforest, open forest, Melaleuca swamps and the edges of mangroves, as well as along the margins of sugar cane fields (Higgins 1999).	Moderate This species has been recorded on RE 9.5.12 adjoining RE 9.3.2 which is a vegetation pattern which is present within the project site. The wide availability of hollows and adjoining riparian corridor provide suitable habitat for this species. The high level incursion of Grader Grass may limit the suitability of foraging habitat in the ground layer.
Cartilaginous Fish					
Freshwater Sawfish	<i>Pristis pristis</i>	V	-	The Freshwater Sawfish inhabits the sandy and muddy bottoms of shallow waters in estuaries and river mouths. It is recorded in most tropical and subtropical bioregions between Cape Keraudren in Western Australia to Princess Charlotte bay in Queensland (DCCEEW, 2025).	Unlikely The project site is located within the known range for this species. However, suitable habitat is present for this species within the project site.
Frogs					

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Tapping Nursery Frog	<i>Cophixalus aenigma</i>	E	E	A small-bodied frog 17-23 mm in length and is highly variable in coloration. The iris is heavily flecked in gold above the pupil. It is distributed in isolated populations on Thornton Peak, Carbine Tableland and Mount Finnigan. Habitat includes rainforest and boulder fields where it shelters under rocks and ground litter during the day. Eggs are laid outside of water in damp leaf litter, rotting logs etc (Anstis 2017).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Australian Lace-lid	<i>Litoria dayi</i>	V	E	This frog is a rainforest species, endemic to the Wet Tropics Bioregion (Williams & Hero 1998). It is associated with rainforests and rainforest margins. In montane areas the species prefers fast-flowing rocky streams although they also frequent slower watercourses where ample vegetation exists along the margins. At low elevations, the Lace-eyed Tree Frog favours rock soaks, narrow ephemeral streams and rock outcrops in larger watercourses (DCCEEW 2022).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Armoured Mistfrog	<i>Litoria lorica</i>	CR	CR	A small mottled brown tree-frog associated with fast flowing cascades and waterfalls between 600-1000 m asl. Re-discovered in 2008 on the Carbine Tablelands after being presumed extinct. Now known only from this single location although was once found on high elevation peaks from Thornton Peak to Mossman. No information on the breeding ecology of this species is known (Anstis 2017).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Waterfall Frog	<i>Litoria nannotis</i>	E	E	This species is patchily distributed across the Wet Tropics of north-eastern Queensland across an altitudinal range of 100-1,300 m. It inhabits fast flowing streams and waterfalls and cascades in rainforest and adjacent sclerophyll forest (Hoskin and Hero 2008).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Common Mistfrog	<i>Litoria rheocola</i>	CE	E	A wet tropics endemic torrent frog is associated with fast flowing rocky streams. It is 38 – 43 mm in length with highly variable coloration the head shape is triangular with a distinctly pointed snout. This species was once widespread from sea level to 1200 m although has declined significantly since the 1980's. This species remains relatively common below 600 m asl.	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Tapping Green-eyed Tree-frog	<i>Litoria serrata</i>	-	V	A medium sized 54- 83 mm with the outer margin of the forearms and forelegs with serrated skin along length. This species occurs between the Paluma Range to just south of Cooktown. Breeding between August and February. Females come down from the tree canopy to a stream where males are present all year around (Antsis 2017).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Mammals					

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Northern Bettong	<i>Bettongia tropica</i>	E	E	Northern bettongs appear to be entirely reliant on a range of tall and medium sclerophyll habitats in the uplands of the Wet Tropics biogeographic region. Northern bettong distribution appears to be limited by the availability (including total abundance, diversity and seasonality) of hypogeal sporocarps from ectomycorrhizal fungi and potentially, cockatoo grass, <i>Alloteropsis semialata</i> , and lilies, <i>Hypoxis</i> spp., all of which are critical food resources. The distribution of these resources appears to be limited by vegetation associations which are controlled by fire. Areas that remain unburnt in the tall, wet sclerophyll forest component of northern bettong habitat soon lose some or all of these resources.	Unlikely This species is restricted to vegetation communities of the Wet Tropics. There is a distinct lack of suitable habitat for this species within the project site.
Northern Quoll	<i>Dasyurus hallucatus</i>	E	LC	The Northern Quoll occupies a diversity of habitats across its range which includes rocky areas, eucalypt forest and woodlands, rainforests, sandy lowlands and beaches, shrubland, grasslands and desert (DCCEEW 2025). Northern Quoll are also known to occupy non rocky lowland habitats such as beach scrub communities in central Queensland.	Unlikely Numerous records for this species occur within close proximity to the project site (Brooklyn Station). The Northern Quoll may utilise the site for dispersal, although the lack of shelter from coarse woody debris resulting from frequent fire interval limits the habitat value. Most likely dispersal habitat is the McLeod River which will not be impacted by the proposal.
Spotted-tailed Quoll	<i>Dasyurus maculatus gracilis</i>	E	E	The Spotted-tail quoll northern sub-species is predominately recorded in upland closed forests of the Wet Tropics Bioregion. Historical records as far south as the Paluma Range and north to Cooktown have contracted.	Unlikely Much of the project site does not appear to contain suitable habitat for the Spotted-tailed Quoll. This species is considered to be restricted to high elevation rainforest and is likely to be present in the Mt Spurgeon National Park further up the McLeod River.
Bennett's tree Kangaroo	<i>Dendrolagus bennettianus</i>	-	NT	Bennett's tree kangaroos are found in the wet tropic's region, from the Mount Amos and Mount Finnigan region tin the north, to the Daintree river and Mount Windsor region (Newell 1999). These species occupies both low and upland rainforest environments within this region. Feeds on a wide variety of rainforest tree species including multiple species within the Myrtaceae, Fabaceae, Lauraceae and Eleaocarpaceae family.	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Lemuroid Ringtail Possum	<i>Hemibelideus lemuroides</i>	-	E	Lemuroid ringtail possums live in tall, moist, mature rainforest above 450 metres in altitude, between Cairns and Ingham in north eastern Queensland.	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Semon's Leaf-nosed Bat	<i>Hipposideros semoni</i>	V	E	The distribution for this species is poorly known having been recorded from Iron Range National Park to Cooktown (DES 2018). Foraging habitat is expected to include rainforest and savannah woodland (DES 2018). Lack of records below Cooktown 140km to the north of the project site. reduce likelihood of usage. Single record from Townsville is a preserved specimen with no accompanying location/ habitat data.	Unlikely This species is not known to occur south of Cooktown (~140km to the north)

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Ghost Bat	<i>Macroderma gigas</i>	V	E	The Ghost bat occurs in Queensland from Cape York to Rockhampton with a wide ranging of foraging habitat ranging from arid woodland in the Pilbara to tropical woodlands and rainforests (DCCEEW 2025). Key to the ecology of this species is the presence of suitable roosting habitat consisting of deep cave structures and rock crevices with reports of the species utilizing abandoned mining excavations (DAWE 2018).	Moderate The project site contains generic foraging habitat for this species. There are two records at Mount Carbine mine site where it is recorded roosting within old mine shafts. Will not utilise the project site for roosting habitat.
Black-footed Tree-rat	<i>Mesembriomys gouldii rattoides</i>	V	LC	The distribution of this species in Queensland is poorly known, however they are mostly recorded in eucalypt forests and woodlands around Mareeba (Burnett 2001), Cooktown, Weipa and sparsely across Cape York (Dixon and Huxley 1985). The conservation advice for the species suggests hollow availability is an important factor in their abundance (DAWE 2021).	Unlikely There is a distinct lack of suitable habitat for this species within the project site. The high grader grass incursion limits the values of habitat within the project site. Frequent fire interval has largely removed the shrub layer and therefore reduced fleshy fruit availability. This species may occur in the McLeod River outside of the direct clearing alignment.
Koala	<i>Phascolarctos cinereus</i> (combined populations of Qld, NW and the ACT)	V	V	The Koala is widely distributed in eucalypt forest and woodland along the east and south coast of Australia from Kangaroo Island to Far North Queensland. Due to complex interactions between Eucalypt trees with soil composition and water availability, palatability of food trees can vary at the local scale with soil fertility and water regimes likely influencing factors (Curtis and Dennis 2012).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.
Northern Greater Glider	<i>Petauroides minor</i>	V	V	The Greater glider occurs in a variety of eucalyptus dominated forests (Van Dyck and Strahan 2008). The species is more abundant in higher altitude forests, preferring areas with highly fertile soils (Braithwaite, Binns et al. 1988, Menkhorst 1995). Greater gliders are a hollow dependant species, which is reasonably sedentary due to their folivorous diet. Due to their requirement of hollows, they require mature forests for denning (Menkhorst 1995). Males and females have reasonably small home ranges, which overlap that are known to be between 1 and 11.5 ha (Smith, Mathieson <i>et al.</i> 2007).	Unlikely There is a distinct lack of suitable habitat for this species within the project site.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Northern Yellow-bellied Glider	<i>Petaurus australis brevirostrum</i>	E	E	North Queensland populations are believed to be an unnamed subspecies, restricted to only three populations in the Wet Tropics (Dennis 2012). Within the Wet Tropics, the gliders occur in tall eucalypt forests which are above 600 m altitude and almost always consists of Flooded gum <i>Eucalyptus grandis</i> and Red mahogany <i>Eucalyptus resinifera</i> , and often Turpentine <i>Syncarpia glomulifera</i> and coastal banksia <i>Banksia integrifolia</i> (Dennis 2012). Living in hollows, these are almost exclusively in flooded gums (Goldingay and Quin 2004). This species is exudivorous, consuming gums extracted through incisions made on trunks or large branches of <i>E. resinifera</i> (Quin, Goldingay et al. 1996). Additionally, they will consume nectar and pollen from a range of species, particularly <i>Banksia</i> sp., invertebrates, honeydew and manna (Quin, Goldingay et al. 1996). This species lives in family groups with a male, and often a number of females and their offspring. Groups of gliders defend a range of 25 to 120 ha.	Unlikely Distinct lack of suitable habitat.
Spectacled Flying-fox	<i>Pteropus conspicillatus</i>	E	V	The Spectacled flying-fox occurs in the vicinity of tropical forest in the Iron Range and Wet Tropics within Australia (Churchill 2008). This species utilises resources in a diversity of landscapes- farms, eucalypt forests, melaleuca swamps, littoral and coastal forests, mangroves and urban areas (DAWE 2021). This species generally camps within or near rainforest, however are able to easily cover 50-100 km in a single night. Young are born from October to December and weaned at 5 months however cared for in creches for many more months.	Moderate Nearest records occur for the Mt Carbine Mine site. May occur on the project site as an infrequent to frequent flyover whilst foraging. Marginal foraging habitat occurs within the direct clearing alignment.
Large-eared Horseshoe Bat	<i>Rhinolophus robertsi</i>	V	V	This species occurs only in northern Queensland, from the Iron Range southwards to Townsville and west to Chillagoe (Churchill 2008). The species is found in lowland rainforest, along gallery forest-lined creeks within open eucalypt forest, Melaleuca forest with rainforest understorey, open savanna woodland and tall riparian woodland of Melaleuca, <i>E. tereticornis</i> and <i>C. tessellaris</i> (Curtis et al. 2012). It mainly roosts in caves and underground mines located in rainforest, and open eucalypt forest and woodland, however roosts have also been observed in road culverts, and it is suspected that the species also uses basal hollows of large trees, dense vegetation, rockpiles and areas beneath creek banks (DEE 2018).	Unlikely No proximate records. If the species is present, it would be confined to the McLeod River riparian corridor and it will not be impacted by the proposal. Therefore not considered at risk of a significant impact.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Bare-rumped Sheath-tailed Bat	<i>Saccolaimus saccolaimus nudicluniatus</i>	V	E	Occasional individuals have been collected from a narrow coastal region (less than 40 km inland) between Ayr and Cooktown, North Queensland, with one isolated specimen from north of Coen on Cape York Peninsula (DEE 2018). The species inhabits tropical woodland and tall open forests where it roosts in long, wide hollows in the trunks of various Eucalypts, especially <i>E. tetradonta</i> and <i>E. platyphylla</i> (DEE 2018).	Unlikely May be present as a flyover using space above canopy as foraging habitat. This species has been recorded roosting in large, hollow bearing <i>M. leucadendra</i> . And <i>M. fluviatilis</i> which are present in the McLeod River riparian corridor. Hollow openings in recorded roosts have measured consistently >25cm diameter (Churchill 2008), which is consistent with those found within mature <i>M. fluviatilis</i> during field survey. The property lies approx. 50km inland, slightly further inland from the species' associated coastal habitat. Distribution limits for <i>S. saccolaimus</i> are poorly defined however, due to a scarcity of records in far north QLD (Schulz & Thomson 2007). If the species is present, it is not likely to be impacted by the proposal and is therefore not considered at risk of a significant impact.
Chestnut Dunnart	<i>Sminthopsis archeri</i>	-	NT	Distributed patchily from Southern Papua New Guinea to West of Townsville. Recorded in Savannah environments with records from 2006 within " <i>E. chlorophylla</i> and/or <i>Eucalyptus tardecidens</i> woodland to open woodland on Tertiary plains". A record from 2012 found the species within stringy bark woodland close to 1000m elevation suggesting a wide ranging habitat preference.	Unlikely Nearest record is located within <i>Eucalyptus tardecidens</i> woodland on tertiary plains which is present within the direct clearing alignment. However, the high Grader Grass incursion is likely to reduce the potential for this species to be present.
Reptiles					
Atherton Ctenotus	<i>Cenotus monticola</i>	-	V	Poorly known species occurring within seasonally dry savannah woodland near Mareeba with several records extending along the Mulligan Hwy into Brooklynn Station.	Unlikely Although this species is recorded on the adjacent property of Brooklyn Station. Within the project site the ground layer is dominated by exotic grasses which encourage a hot annual fire interval which limits coarse woody debris and other structural and floristic attributes which contribute to suitable forage and refugia.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Northern Blue-tongue	<i>Tiliqua scincoides intermedia</i>	CR	CE	Northern Blue-tongue Lizards move widely across the savannah landscape but spend most of their time in small fragmented patches of habitat that offer cooler moister conditions. Can be present within disturbed vegetation communities.	Unlikely Although suitable generic habitat is present (savannah woodland) there are no proximate records for this species within the project site. Within the project site the ground layer is dominated by exotic grasses which encourage a hot annual fire interval which limits coarse woody debris and other structural and floristic attributes which contribute to suitable forage and refugia.
Merten’s Water Monitor	<i>Varanus mertensi</i>	E	E	The Mertens Water monitor is a semi-aquatic species distributed across northern Australia, from the Kimberley region in Western Australia, across the Top End of the Northern Territory and through north Queensland. This species is an active predator and preys on an array of fish, frogs and small mammals. The aquatic habitat s for this species includes gorges with pools and creeks, rivers, billabongs, spring’s and swamps.	Unlikely Although there is a moderate potential for this species to utilise the McLeod River, no impact to the habitat is expected as a result of the proposal.
Plants					
-	<i>Acacia guyeri</i>	-	NT	A shrub to 1.5 m in height with smooth silver grey bark and angular branchlets. The phyllodes linear less than 3mm width and between 7.5-18cm long. Grows in skeletal soil on rocky ridges in disturbed areas and <i>Eucalyptus</i> woodland.	Unlikely Numerous records within 10km with land zone 5 and 11. Unlikely However due to a high weed incursion throughout impacting the ground layer there is a distinct lack of suitable habitat. No proximate records. Targeted searches for this species did not detect any records.
Hairy-joint Grass	<i>Arthraxon hispidus</i>	V	V	A slender tufted creeping grass that roots at the nodes, with erect to semi-erect stems. Found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps as well as woodland (DCCEEW 2025).	Unlikely Distinct lack of suitable habitat. No proximate records.
-	<i>Calochlaena villosa</i>	-	NT	Terrestrial in wet sclerophyll forest and rainforest, usually above 600 m.	Unlikely Distinct lack of suitable habitat. No proximate records.
Chocolate Tea Tree Orchid	<i>Dendrobium johannis</i>	V	V	Occurs in open humid habitats, close to swamps, in pockets of monsoon forest, and on slopes in open woodlands. (AVH 2020).	Unlikely Targeted searches did not record this readily detectable species. Suitable habitat may occur within the project site.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Blue Grass	<i>Dichanthium setosum</i>	V	LC	A grass of heavy clay soils.	Unlikely Distinct lack of suitable habitat. No proximate records.
Small Spur Orchid	<i>Dienia lawleri</i>	E	E	Known from Cooktown to Ayton in the Queensland Wet Tropics. Found at altitudes of 100–200 m above sea level where it occurs in seasonally wet savannah environments where it occurs on the edge of poorly drained swamps (DCCEEW 2025). Known to occur within granite pavement seepages and near <i>Pandanus</i> spp. communities (DCCEEW 2025).	Unlikely Distinct lack of suitable habitat due to high Grader Grass incursion. No proximate records. Targeted searches for this species did not detect any records.
-	<i>Ehretia microphylla</i>	V	V	Occurs in CYP and NEQ. Altitudinal range from near sea level to 500 m. Grows in monsoon forest and vine thickets.	Unlikely Distinct lack of suitable habitat. Nearest records 5km to the south of the Mulligan Hwy where it occurs as a component of a dry vine thicket community. Targeted searches for this species did not detect any records.
-	<i>Graptophyllum excelsum</i>	-	NT	A tall shrub/ small tree of dry vine thicket communities.	Unlikely Distinct lack of suitable habitat. No proximate records. Targeted searches for this species did not detect any records.
-	<i>Macropteranthes montana</i>	V	V	A tall shrub/ small tree of dry vine thicket communities.	Unlikely Distinct lack of suitable habitat. Nearest records 5km to the south of the Mulligan Hwy where it occurs as a dominant canopy component of a dry vine thicket community.
-	<i>Medicosma glandulosa</i>	-	NT	Endemic to NEQ, restricted to the higher mountains between Mt Finnigan and Mt Lewis. Altitudinal range from 1000-1200 m. Grows as an understory tree in well developed mountain rain forest.	Unlikely Distinct lack of suitable habitat. Targeted searches for this species did not detect any records.
Green-hooded Rein Orchid	<i>Pecteilis chlorosepala</i>	-	E	Poorly collected species with few records. One AVH records recorded habitat as Flat gluggey grey loam. Sprase woodland and grassy understory (AVH 2025).	Unlikely All areas of RE 9.3.2 within the project site have a highly degraded ground layer. Targeted searches for this species did not detect any records.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Lesser Swamp Orchid	<i>Phaius australis</i>	E	E	A large terrestrial orchid from see level to 1100 m elevation. Occurs in poorly drained swamps dominated by <i>Melaleuca</i> spp. where it forms spreading colonies (Jones et al. 2010)	Unlikely Distinct lack of suitable habitat. Readily detectable species where it occurs. Targeted searches for this species did not detect any records.
Forest Swamp Orchid	<i>Phaius pictus</i>	V	V	<i>Phaius pictus</i> occurs in north-east Queensland, sporadically from the McIlwraith Range, Bloomfield River to Kirrama Range. It is highly localised, restricted to rainforests from 0–600 m altitude, and usually occurs in sheltered humid sites close to streams and seepage among forest litter on boulders (Jones et al. 2010).	Unlikely Distinct lack of suitable habitat. Targeted searches for this species did not detect any records. Targeted searches for this species did not detect any records.
-	<i>Rhaphidophora cavernarum</i>	-	V	Occurs in NEQ and CEQ. In NEQ recorded from Font Hills, Mt Molloy and Mt Carbine areas and possibly near Cooktown, and in CEQ near Rockhampton. Altitudinal range from sea level to 475 m. Usually grows in semi-deciduous vine thickets.	Unlikely Distinct lack of suitable habitat. Targeted searches for this species did not detect any records.
-	<i>Stigmatodactylus sublestus</i>	-	NT	Occurs in north-eastern Queensland where it is disjunctly distributed between the Atherton Tableland. Altitude: 700-1300 m. Forms small, localised colonies in sheltered locations in moist forests. Usually found in rainforests growing in accumulations of litter, but also colonising embankments, track margins and abandoned forestry tracks. The plants emerge in the later part of the wet season and die down in winter. (Jones et al. 2010).	Unlikely Distinct lack of suitable habitat. Targeted searches for this species did not detect any records.
-	<i>Stylidium elachophyllum</i>	-	E	Occurs within seepage areas under Eucalypt forest on granite and metamorphic plains and pavements (AVH 2025).	Unlikely Nearest record 12 km to the east located within RE 9.3.2 which is present within the project site. All areas of RE 9.3.2 within the project site have a highly degraded ground layer. Targeted searches for this species did not detect any records.
Cooktown Orchid	<i>Vappodes phalaenopsis</i> syn <i>Dendrobium bigibbum</i>	V	V	A lithophytic orchid with conical pseudobulbs and green-purplish leaves, numbering up to 3-5 in groups. Grows in a localised distribution, predominantly between the Barron and Mossman Rivers.	Unlikely The project site is outside of the known range of this species. Targeted searches for this species did not record any individuals. Targeted searches for this species did not detect any records.
-	<i>Vincetoxicum rupicola</i>	E	E	A member of the Apocynaceae family. This species is a slender climber with stems to 1 m long and has clear sap. Known from five locations in north east Queensland; two near Herberton, two south of Gordonvale, and one east of Mareeba. It occurs in grassy open forests of Forest oak (<i>Allocasuarina torulosa</i>), <i>Corymbia rhodops</i> and <i>Eucalyptus granitica</i> on soils derived from granite (DCCEEW 2025)	Unlikely Lack of suitable habitat on the project site. Nearest records within Dinden NP. The project site is outside of the known range for this species. Restricted to granite landforms which are not present within the project site. Targeted searches for this species did not detect any records.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
-	<i>Zieria rimulosa</i>	-	E	Zieria rimulosa, Family Rutaceae, is a soft-wooded shrub to 1.5 m tall. Known from two confirmed locations: Mt Mulligan and the Carbine Tableland. The species occurs on sandstone rocky pavements or cliff faces in eucalypt woodland (Conservation Advice - DCCEEW 2025).	Unlikely Lack of suitable habitat on the project site. Nearest records within Carbine Tablelands. Targeted searches for this species did not detect any records.
Migratory and Marine Fauna					
Oriental Cuckoo	<i>Cuculus optatus</i>	Mi	E	The Oriental cuckoo is a regular migrant to Australia, where it spends the non-breeding season (Sept- May) in coastal regions across northern and eastern Australia as well as offshore islands. The species uses a range of vegetated habitats such as monsoon rainforest, wet sclerophyll forest, open woodlands and appears quite often along edges of forests, or ecotones between forest types (DAWE, 2020).	Moderate May occur as an infrequent flyover or occasional foraging within the project site.
Barn Swallow	<i>Hirundo rustica</i>	Mi	SL	The Barn swallow is a non-breeding migrant to Australia and usually occurs patchily along the north coast from the Pilbara region, Western Australia, to Fraser Island in Queensland (SEWPAC 2012). It is recorded in open country in coastal lowlands, often near water, towns, and cities. Birds are often sighted perched on overhead lines (Blakers et al. 1985) and also in or over freshwater wetlands, paperbark Melaleuca woodland, mesophyll shrub thickets and tussock grassland (Schodde & Mason 1999).	Moderate May occur as an infrequent flyover or aerial foraging above the site. Unlikely to utilise the site for colonial breeding.
Osprey	<i>Pandion haliaetus</i>	Mi	SL	The Osprey forages and nests in most coastal environments Australia wide. This marine raptor can also travel inland, wherever there are large stands of water or river environments in which to hunt.	Unlikely May occur within the deeper within McLeod River riparian corridor, however, is unlikely to utilize the works area directly.
Fork-tailed Swift	<i>Apus pacificus</i>	Mi, Ma	SL	The Fork-tailed swift is a non-breeding visitor to all states and territories of Australia (Higgins 1999). In north-east Queensland there are many records east of the Great Divide from near Cooktown and south to Townsville. The species is almost exclusively aerial, and mostly occur over inland plains, over dry or open habitats, including riparian woodland and tea-tree swamps, low scrub, heathland, or saltmarsh. They also occur over settled areas, including towns, urban areas, and cities (DAWE 2021).	Moderate May occur as an infrequent flyover or aerial foraging above the site. Unlikely to utilise the site for colonial breeding.
Yellow Wagtail	<i>Motacilla flava</i>	Mi, Ma	SL	In Queensland the Yellow wagtail is a regular visitor from Mossman south to Townsville (DAWE, 2020). Habitat requirements for the Yellow Wagtail are highly variable, but typically include open grassy flats near water. Habitats include open areas with low vegetation such as grasslands, airstrips, pastures, sports fields; damp open areas such as muddy or grassy edges of wetlands, rivers, irrigated farmland, dams, waterholes; sewage farms, sometimes utilise tidal mudflats and edges of mangroves.	Unlikely The project site is outside of this species more typically coastal range. It is considered an uncommon migrant/vagrant to North Queensland.
Grey Wagtail	<i>Motacilla cinerea</i>	Mi, Ma	SL	In Queensland the Yellow wagtail is a regular visitor from Mossman south to Townsville (DAWE, 2020). Habitat requirements for the Yellow Wagtail are highly variable, but typically include open grassy flats near water. Habitats include open areas with low vegetation such as grasslands, airstrips, pastures, sports fields; damp open areas such as muddy or grassy edges of wetlands, rivers, irrigated farmland, dams, waterholes; sewage farms, sometimes utilise tidal mudflats and edges of mangroves.	Unlikely The project site is outside of this species more typically coastal range. It is considered an uncommon migrant/vagrant to North Queensland.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
Red-rumped Swallow	<i>Cecropis daurica</i>	Mi	SL	Occurs across a broad range of vegetation types across northern Australia (DAWE 2021).	Moderate Due to being an uncommon visitor it is unlikely to occur across much of the project site. Not likely to occur in numbers large enough that a significant impact to a breeding population could occur.
Common Sandpiper	<i>Actitis hypoleucos</i>	Mi	SL	The Common Sandpiper is a migratory species to Australia and is found in coastal or inland wetland environments.	Unlikely Lack of suitable habitat within the project site.
Pectoral Sandpiper	<i>Calidris melanotos</i>	Mi	SL	The Pectoral Sandpiper migrates from the northern hemisphere to Australia, where it spends winter within wetlands in northeast Australia.	Unlikely Lack of suitable shoreline/aquatic habitat on site.
Latham's Snipe	<i>Gallinago hardwickii</i>	V, Mi, Ma	SL	In Australia, the Latham's Snipe is known to inhabit a wide range of permanent and ephemeral wetlands, typically favouring open freshwater wetlands with nearby shelter, often in the form of low and dense vegetation. Their habitats include flooded meadows, seasonal or semi-permanent swamps, open waters, and various other freshwater settings like bogs, billabongs, lagoons, lakes, creek or river margins, river pools, and floodplains.	Unlikely The fast-flowing McLeod River is unlikely to support suitable habitat for this species. Two records are present at the Mt Carbine mine within disturbed waterbodies created through mining operations. There are no dams present within the project site that would support this species.
Freshwater Sawfish	<i>Pristis pristis</i>	V		The Freshwater Sawfish inhabits the sandy and muddy bottoms of shallow waters in estuaries and river mouths. It is recorded in most tropical and subtropical bioregions between Cape Keraudren in Western Australia to Princess Charlotte bay in Queensland (DCCEEW, 2025).	Unlikely The project site is located within the known range for this species. However, suitable habitat is present for this species within the project site.
Common Greenshank	<i>Tringa nebularia</i>	E, Mi	SL	The common Greenshank migrates to Australia as a non-breeding migrant during the boreal winters in the northern hemisphere. Away from the coast, this species inhabits several terrestrial wetlands types, such as rivers, dams, billabongs etc. Along the coast it seeks sheltered environment near mudflats, lagoons and mangroves.	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.
Curlew Sandpiper	<i>Calidris ferruginea</i>	CR, Mi	E	Curlew Sandpipers mainly occur on intertidal mudflats in sheltered coastal areas, such as estuaries, bays, inlets and lagoons, and also around non-tidal swamps, lakes and lagoons near the coast, and ponds in saltworks and sewage farms. They are also recorded inland, though less often, including around ephemeral and permanent lakes, dams, waterholes and bore drains, usually with bare edges of mud or sand. They occur in both fresh and brackish waters. Occasionally they are recorded around floodwaters (Higgins 1999).	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.
Sharp-tailed Sandpiper	<i>Calidris acuminata</i>	V, Mi	SL	In Australia, Sharp-tailed sandpipers prefer muddy edges of shallow fresh or brackish wetlands with sedges, grass, saltmarsh, and low vegetation. They inhabit lagoons, swamps, coastal lakes, dams, waterholes, and sometimes sewage farms. They use intertidal mudflats along coastal areas and return to terrestrial wetlands during the wet season. They may be attracted to mats of algae and beach cast seaweed.	Unlikely The densely vegetated riparian corridor of the McLeod River does not contain suitable habitat for this species.

Common name	Scientific name	Status EPBC Act	Status NC Act	Preferred habitat	Likelihood of occurrence within project site
White-throated Needletail	<i>Hirundapus caudacutus</i>	V	V	In Australia, the White-throated Needletail is almost exclusively aerial, from heights of less than 1 m up to more than 1000 m above the ground (Higgins 1999). Because they are aerial, it has been stated that conventional habitat descriptions are inapplicable (DAWE 2021), but there are, nevertheless, certain preferences exhibited by the species. Although they occur over most types of habitat, they are probably recorded most often above wooded areas, including open forest and rainforest, and may also fly between trees or in clearings, below the canopy, but they are less commonly recorded flying above woodland (Higgins 1999).	Moderate May occur as an aerial forager above the project site, although this species is highly unlikely to utilise the project site directly for roosting or breeding.

Appendix E Complete Flora List (red indicates EVNT species)

Form	Family	Species Name	NC Act	EPBC Act	Biosecurity Act	RE 9.3.2	RE 9.3.14	RE 9.5.12	Exotic sp.	Biosecurity Act 2014
	Amaranthaceae	<i>Gomphrena lanata</i>	SLC	LC		●		●		
	Amaranthaceae	<i>Gomphrena celosioides</i>				●	●	●	●	-
	Asteraceae	<i>Chromolaena odorata</i>					●		●	Category 3 Restricted
	Asteraceae	<i>Praxelis clematidae</i>				●	●	●	●	-
	Asteraceae	<i>Cyanthilium cinereum</i>						●		
	Apocynaceae	<i>Carissa lanceolata</i>						●		
	Apocynaceae	<i>Cryptostegia grandiflora</i>				●	●	●	●	Category 3 Restricted
	Boraginaceae	<i>Trichodesma zeylanicum</i>						●		
	Bignoniaceae	<i>Dolichandrone heterophylla</i>						●		
	Casuarinaceae	<i>Casuarina cunninghamiana</i>					●			
	Celastraceae	<i>Denhamia oleaster</i>				●		●		
	Combretaceae	<i>Terminalia platyphylla</i>						●		
	Combretaceae	<i>Terminalia platyptera</i>				●				
	Convolvulaceae	<i>Ipomoea coptica</i>						●		
	Cyperaceae	<i>Scleria brownii</i>						●		
	Cyperaceae	<i>Cyperus gracilis</i>					●	●		
	Cyperaceae	<i>Cyperus brevifolius</i>						●		
	Cyperaceae	<i>Bulbostylis barbata</i>					●	●		
	Cyperaceae	<i>Fimbristylis tetragona</i>						●		
	Fabaceae	<i>Vigna radiata var. sublobata</i>				●		●		
	Fabaceae	<i>Tephrosia astragaloides</i>				●				
	Fabaceae	<i>Tephrosia filipes</i>						●		
	Fabaceae	<i>Chamaecrista absus</i>						●		
	Fabaceae	<i>Crotalaria goreensis</i>				●	●		●	-
	Fabaceae	<i>Glycine cyrtoloba</i>						●		
	Fabaceae	<i>Vachellia bidwillii</i>						●		
	Fabaceae	<i>Acacia auriculiformis</i>					●			
	Fabaceae	<i>Uraria lagopodioides</i>						●		
	Fabaceae	<i>Zornia areolata</i>						●		
	Fabaceae	<i>Crotalaria brevis</i>				●		●		
	Fabaceae	<i>Senna gaudichaudii</i>					●		●	Category 3 restricted
	Fabaceae	<i>Clitoria ternatea</i>					●		●	-
	Fabaceae	<i>Erythrina vespertilio</i>						●		
	Fabaceae	<i>Neptunia dimorphantha</i>						●		
	Fabaceae	<i>Crotalaria medicaginea</i>				●		●		
	Fabaceae	<i>Rhynchosia minima</i>				●		●		
	Lamiaceae	<i>Ocimum americanum</i>						●	●	-

Form	Family	Species Name	NC Act	EPBC Act	Biosecurity Act	RE 9.3.2	RE 9.3.14	RE 9.5.12	Exotic sp.	Biosecurity Act 2014
	Lamiaceae	<i>Clerodendrum floribundum</i>				●	●	●		
	Lamiaceae	<i>Basilicum polystachyon</i>						●	●	-
	Lamiaceae	<i>Salvia misella</i>				●		●	●	-
	Lecythidaceae	<i>Barringtonia acutangula</i>					●			
	Malvaceae	<i>Melhania oblongifolia</i>				●				
	Malvaceae	<i>Malvastrum americanum</i>				●				
	Menispermaceae	<i>Tinospora smilacina</i>					●			
	Moraceae	<i>Ficus fraseri</i>					●			
	Moraceae	<i>Ficus opposita</i>					●			
	Myrtaceae	<i>Corymbia dallachiana</i>				●		●		
	Myrtaceae	<i>Corymbia clarksoniana</i>				●		●		
	Myrtaceae	<i>Corymbia confertiflora</i>				●				
	Myrtaceae	<i>Corymbia tessellaris</i>				●				
	Myrtaceae	<i>Melaleuca fluviatilis</i>					●			
	Myrtaceae	<i>Melaleuca argentea</i>					●			
	Myrtaceae	<i>Melaleuca leucadendra</i>				●	●			
	Myrtaceae	<i>Melaleuca nervosa</i>				●				
	Myrtaceae	<i>Melaleuca stenostachya</i>				●		●		
	Myrtaceae	<i>Eucalyptus cullenii</i>						●		
	Myrtaceae	<i>Eucalyptus tardecidens</i>						●		
	Myrtaceae	<i>Lophostemon grandiflorus</i>					●			
	Myrtaceae	<i>Syzygium tierneyanum</i>					●			
	Myrtaceae	<i>Eucalyptus leptophleba</i>				●		●		
	Orobanchaceae	<i>Buchnera urticifolia</i>						●		
	Passifloraceae	<i>Passiflora foetida</i>					●		●	-
	Phyllanthaceae	<i>Phyllanthus lamprophyllus</i>					●			
	Poaceae	<i>Aristida perniciosa</i>						●		
	Poaceae	<i>Mnesithea formosa</i>						●		
	Poaceae	<i>Heteropogon triticeus</i>				●		●		
	Poaceae	<i>Bothriochloa pertusa</i>						●	●	-
	POaceae	<i>Perotis rara</i>						●		
	POaceae	<i>Themeda quadrivalvis</i>				●		●	●	-
	POaceae	<i>Themeda arguens</i>						●		
	POaceae	<i>Heteropogon contortus</i>				●		●		
	Poaceae	<i>Setaria surgens</i>						●		
	Poaceae	<i>Heterachne gulliveri</i>						●		
	Poaceae	<i>Megathyrsus maximus</i>					●		●	-
	Poaceae	<i>Chloris pumilio</i>						●	●	-
	Poaceae	<i>Eragrostis cumingii</i>						●		

Form	Family	Species Name	NC Act	EPBC Act	Biosecurity Act	RE 9.3.2	RE 9.3.14	RE 9.5.12	Exotic sp.	Biosecurity Act 2014
	Poaceae	<i>Urochloa pubigera</i>						●		
	Poaceae	<i>Paspalidium rarum</i>						●		
	Poaceae	<i>Oxychloris scariosa</i>						●		
	Poaceae	<i>Digitaria longiflora</i>						●		
	Poaceae	<i>Dactyloctenium aegyptium</i>				●	●	●	●	-
	Poaceae	<i>Ectrosia gulliveri</i>						●		
	Poaceae	<i>Heterachne abortiva</i>						●		
	Poaceae	<i>Alloteropsis cimicina</i>						●		
	Poaceae	<i>Ectrosia nervilemma</i>						●		
	Poaceae	<i>Aristida holathera</i>						●		
	Pteridaceae	<i>Cheilanthes brownii</i>						●		
	Rubiaceae	<i>Nauclea orientalis</i>					●			
	Rubiaceae	<i>Spermacoce brachystema</i>				●		●		
	Rubiaceae	<i>Richardia brasiliensis</i>				●			●	-
	Rubiaceae	<i>Gardenia vilhelmii</i>						●		
	Rhizophoraceae	<i>Carallia brachiata</i>					●			
	Sapindaceae	<i>Atalaya hemiglauca</i>						●		
	Solanaceae	<i>Capsicum annuum</i>					●			
	Vitaceae	<i>Clematicissus opaca</i>					●	●		
	Vitaceae	<i>Tetrastigma thorsborneorum</i>					●	●		
TOTALS						96			17	3

Attachment 5

Code Assessment

Relevant Development Codes

The following Development Codes are considered to be applicable to the assessment of the application:

- 6.2.9 Rural zone code
- 8.2.1 Agricultural land overlay code
- 8.2.3 Bushfire hazard overlay code
- 8.2.4 Environmental significance overlay code
- 8.2.6 Flood hazard overlay code
- 8.2.12 Transport infrastructure overlay code
- 9.3.1 Accommodation activities code
- 9.4.2 Landscaping code
- 9.4.3 Parking and access code
- 9.4.5 Works, services and infrastructure code

6.2.9 Rural zone code

6.2.9.1 Application

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

6.2.9.2 Purpose

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

The purpose of the Rural zone code is to:

- (a) recognise the diversity of rural uses that exists throughout the region;
 - (b) protect the rural character of the region;
 - (c) provide facilities for visitors and tourists that are accessible and offer a unique experience;
 - (d) protect the infrastructure of the Mareeba-Dimbulah Irrigation Scheme Area from development which may compromise long term use for primary production;
 - (e) maintain distinct boundaries between the rural areas and the villages, towns and urban areas of the region;
 - (f) provide for a range of non-urban uses, compatible and associated with rural or ecological values including recreational pursuits and tourist activities;
 - (g) prevent adverse impacts of development on ecological values;
 - (h) preserve land in large holdings; and
 - (i) facilitate the protection of strategic corridors across the landscape which link remnant areas of intact habitat and transport corridors.
- (3) The purpose of the Rural zone code will be achieved through the following overall outcomes:
 - (a) Areas for primary production and other rural activities are conserved and not fragmented below 60ha unless for a *public reconfiguration purpose*;

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

6.2.9.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Height			
PO1 Building height takes into consideration and respects the following: (a) the height of existing buildings on adjoining premises;	AO1.1 Development, other than buildings used for rural activities, has a maximum building height of: (a) 8.5 metres; and (b) 2 storeys above ground level.	✓	The detailed design of the buildings are to be completed. The buildings will be less than 8.5m and 2 storeys. Compliance may be conditioned.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) the development potential, with respect to height, on adjoining premises; (c) the height of buildings in the vicinity of the site; (d) access to sunlight and daylight for the site and adjoining sites; (e) privacy and overlooking; and (f) site area and street frontage length.	AO1.2 Buildings and structures associated with a rural activity including machinery, equipment, packing or storage buildings do not exceed 10 metres in height.	✓	NA
Siting, where not involving a Dwelling house Note—Where for Dwelling house, the setbacks of the Queensland Development Code apply.			
PO2 Development is sited in a manner that considers and respects: (a) the siting and use of adjoining premises; (b) access to sunlight and daylight for the	AO2.1 Buildings and structures include a minimum setback of: (a) 40 metres from a frontage to a State-controlled road; and (b) 10 metres from a boundary to an adjoining lot.	✓	The proposed development is sited greater than 40m from the Mulligan Highway and greater than 10m from an adjoining lot.

Performance outcomes	Acceptable outcomes	Complies	Comments
site and adjoining sites; (c) privacy and overlooking; (d) air circulation and access to natural breezes; (e) appearance of building bulk; and (f) relationship with road corridors.	AO2.2 Buildings and structures, where for a Roadside stall, include a minimum setback of 0 metres from a frontage to a road that is not a State-controlled road.	✓	NA
	AO2.3 Buildings and structures, except where a Roadside stall, include a minimum setback of: (a) 10 metres from a frontage to a sealed road that is not a State-controlled road; and (b) 100 metres from a frontage to any other road that is not a State-controlled road;	✓	NA
Accommodation density			
PO3 The density of Accommodation activities:	AO3.1 Residential density does not exceed one dwelling house per lot.	✓	The site contains an existing Dwelling House.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) respects the nature and density of surrounding land use; (b) is complementary and subordinate to the rural and natural landscape values of the area; and (c) is commensurate to the scale and frontage of the site.	AO3.2 Residential density does not exceed two dwellings per lot and development is for: (a) a secondary dwelling; or (b) Caretaker's accommodation and includes building work or minor building work with a maximum gross floor area of 100m ² ; or (c) Rural worker's accommodation.	✓	The proposed development incorporates a single Caretakers Accommodation. The floor plan of the Caretakers Accommodation is subject to further design. It would be reasonable to condition that these plans are provided to Council for endorsement prior to the issue of a Building Approval.
For assessable development			
Site cover			
PO4 Buildings and structures occupy the site in a manner that: (a) makes efficient use of land; (b) is consistent with the bulk and scale of buildings in the surrounding area; and (c) appropriately balances built and natural features.	AO4 No acceptable outcome is provided.	✓	The proposed Caretakers, Reception, Machinery Shed and other buildings have been sited within an existing disturbed area of the site to minimise vegetation clearing. Internal roads and camp sites will be carefully positioned to avoid clearing of vegetation with a DBH of 200mm plus. The development would not be visible from the Mulligan Highway due to existing screening.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Development complements and integrates with the established built character of the Rural zone, having regard to: (a) roof form and pitch; (b) eaves and awnings; (c) building materials, colours and textures; and (d) window and door size and location.	AO5 No acceptable outcome is provided.	✓	The proposed buildings are subject to further design. It would be reasonable to condition design requirements and that these plans are provided to Council for endorsement prior to the issue of a Building Approval.

Performance outcomes	Acceptable outcomes	Complies	Comments
Amenity			
PO6 Development must not detract from the amenity of the local area, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO6 No acceptable outcome is provided.	✓	There are no other uses in the local area on which the development detract from amenity.
PO7 Development must take into account and seek to ameliorate any existing negative environmental impacts, having regard to: (a) noise; (b) hours of operation; (c) traffic; (d) advertising devices; (e) visual amenity; (f) privacy; (g) lighting; (h) odour; and (i) emissions.	AO7 No acceptable outcome is provided.	✓	The development is not anticipated to result in any negative environmental impacts. It is anticipated that any such matters will be appropriately conditioned by Council.
Rural uses			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO8 No acceptable outcome is provided.	✓	<p>The proposed development complements the existing rural use and diversifies the local economy by introducing a low-impact, tourism-focused land use that is compatible with the rural character and environmental values of the area. While the site is currently used for low-intensity rural purposes, the establishment of a Tourist Park provides an opportunity to leverage the site's strategic location along the Mulligan Highway, a key route to Cape York, to support regional tourism and stimulate economic activity in a sustainable manner.</p> <p>The development does not displace or interfere with ongoing or future rural production but instead adds value to the rural landscape by offering nature-based visitor experiences that celebrate the area's natural and scenic attributes. By retaining the lot in a large holding and concentrating development within already disturbed or lower-value portions of the site, the proposal ensures that the land's capacity for future agricultural or rural industry use is preserved.</p> <p>In doing so, the Tourist Park contributes to the diversification of Mareeba Shire's rural economy, aligns with broader strategic goals for economic resilience and tourism development, and enhances the function and viability of rural areas without compromising their long-term potential.</p>
PO9 Areas for use for primary production and rural activities are conserved and protected from fragmentation, alienation and degradation.	AO9 No acceptable outcome is provided.	✓	<p>The development is proposed over a small portion of the overall land holding. The site will continue to be used for rural purposes.</p>

8.2.1 Agricultural land overlay code

8.2.1.1 Application

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

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

8.2.1.2 Purpose

- (1) The purpose of the Agricultural land overlay code is to protect or manage important agricultural areas, resources, and processes which contribute to the shire's capacity for primary production.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) The alienation, fragmentation or reduction in primary production potential of land within the 'Class A' area or 'Class B' area is avoided, except where:
 - (i) an overriding need exists for the development in terms of public benefit,
 - (ii) no suitable alternative site exists; and
 - (iii) the fragmentation or reduced production potential of agricultural land is minimised;
 - (b) 'Class A' areas and 'Class B' areas continue to be used primarily for more intensive agricultural activities which utilise the land quality provided in these areas;
 - (c) Grazing on very large land holdings is maintained as the dominant rural activity in the 'Broadhectare rural' area; and
 - (d) Land with the 'Broadhectare rural' area is maintained in its current configuration.

8.2.1.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 The fragmentation or loss of productive capacity of land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) is avoided unless: (a) an overriding need exists for the development in terms of public benefit; (b) no suitable alternative site exists; and (c) loss or fragmentation is minimised to the extent possible.	AO1 Buildings and structures are not located on land within the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) unless they are associated with: (a) animal husbandry; or (b) animal keeping; or (c) cropping; or (d) dwelling house; or (e) home based business; or (f) intensive animal industry (only where for feedlotting); or (g) intensive horticulture; or (h) landing; or (i) roadside stalls; or (j) winery.	✓	The site is located within the Braodhectare land category.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO2 Sensitive land uses in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) are designed and located to:</p> <ul style="list-style-type: none"> (a) avoid land use conflict; (b) manage impacts from agricultural activities, including chemical spray drift, odour, noise, dust, smoke and ash; (c) avoid reducing primary production potential; and (d) not adversely affect public health, safety and amenity. 	<p>AO2 No acceptable outcome is provided.</p>	✓	<p>Due to the size of the site, current use for grazing purposes and natural screening of the development, no issues are anticipated to arise as a result conflict between uses within the site. All noise, dust, smoke and other issues can be appropriately managed.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development in the 'Class A' area or 'Class B' area identified on the Agricultural land overlay maps (OM-001a-n) : (a) ensures that agricultural land is not permanently alienated; (b) ensures that agricultural land is preserved for agricultural purposes; and (c) does not constrain the viability or use of agricultural land.	AO3 No acceptable outcome is provided.	✓	NA
If for Reconfiguring a lot			
PO4 The 'Broadhectare rural area' identified on the Agricultural land overlay maps (OM-001a-n) is retained in very large rural holdings viable for broad scale grazing and associated activities.	AO4 Development does not involve the creation of a new lot within the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) .	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n) that is severed by a gazetted road occurs only where it does not fragment land used for agricultural purposes.	AO5 No acceptable outcome is provided.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Any Reconfiguring a lot in the 'Class A' area, 'Class B' area or the 'Broadhectare rural' area identified on the Agricultural land overlay maps (OM-001a-n), including boundary realignments, only occurs where it:</p> <ul style="list-style-type: none"> (a) improves agricultural efficiency; (b) facilitates agricultural activity; or (c) facilitates conservation outcomes; or (d) resolves boundary issues where a structure is built over the boundary line of two lots. 	<p>AO6 No acceptable outcome is provided.</p>	✓	NA

8.2.3 Bushfire hazard overlay code

8.2.3.1 Application

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

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

8.2.3.2 Purpose

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

8.2.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Water supply for fire-fighting purposes			
PO1 Development where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) maintains the safety of people and property by providing an adequate, accessible and	Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) AO1.1 Where in a reticulated water service area, the on-site water supply has flow and pressure	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
reliable water supply for fire-fighting purposes which is safely located and has sufficient flow and pressure characteristics. Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.	characteristics of 10 litres a second at 200 kPa. OR AO1.2 Where access to the reticulated water network is not available, a minimum on site water storage of 5,000 litres is provided that must comprise: (a) a separate tank; or (b) a reserve section in the bottom part of the main water supply tank; or (c) a dam; or (d) a swimming pool. Note—Where a water tank is provided for fire-fighting purposes it is fitted with standard rural fire brigade fittings and the tank is provided with a hardstand area for heavy vehicles.	✓	Will comply – suitable water storage and supply will be established onsite. Specific requirements may be conditioned.
For assessable development			
Land use			
PO2 Development within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) is appropriate to the bushfire	AO2 All buildings, structures, infrastructure and facilities associated with the following uses are located outside any area of the site located within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) : (a) child care centre; or (b) community care centre; or	×	The proposed buildings are located as far as practically possible outside of the mapped hazard area. The buildings are positioned adjacent to the main internal access road. The site has clear evacuation routes to the Mulligan Highway. Bushfire risk will be managed onsite and we anticipate that a Bushfire Management Plan will be required to safely manage the use.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>hazard risk having regard to the:</p> <p>(a) the bushfire risk compatibility of development;</p> <p>(b) the vulnerability of and safety risk to persons associated with the use; and</p> <p>(c) consequences of bushfire in regard to impacts on essential infrastructure, buildings and structures.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(c) correctional facility; or</p> <p>(d) educational establishment; or</p> <p>(e) emergency services; or</p> <p>(f) hospital; or</p> <p>(g) residential care facility; or</p> <p>(h) retirement facility; or</p> <p>(i) rooming accommodation; or</p> <p>(j) shopping centre; or</p> <p>(k) tourist park; or</p> <p>(l) tourist attraction.</p>		
Lot design			
<p>PO3</p> <p>Reconfiguring a lot within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) minimises the potential adverse impacts of bushfire on the safety of people, property and the environment through lot design that:</p> <p>(a) is responsive to the nature and extent of bushfire risk; and</p> <p>(b) allows efficient emergency access to</p>	<p>Where within a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o)</p> <p>AO3.1 No new lots are created.</p> <p>OR</p> <p>AO3.2 All lots include a building envelope that achieves a radiant heat flux level of 29kW/m² at the</p>	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>buildings for fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>permitter of the building envelope.</p> <p>Note—Where a radiant heat flux of 29kW/m² is achieved and this relies on cleared or maintained land external to the land the subject of the development application it must be demonstrated that land external to the site will be maintained to a standard that does not exceed the level of bushfire hazard identified in a Bushfire hazard management plan.</p>		
Firebreaks and access			
<p>PO4 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), vehicular access is designed to mitigate against bushfire hazard by:</p> <p>(a) ensuring adequate access for fire-fighting and other emergency vehicles;</p> <p>(b) ensuring adequate access for the evacuation of residents and emergency personnel in an emergency situation, including alternative safe access routes should access in one direction be blocked in the event of a fire; and</p>	<p>AO4.1 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), roads are designed and constructed:</p> <p>(a) with a maximum gradient of 12.5%;</p> <p>(b) to not use cul-de-sacs; and</p> <p>(c) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>	✓	The internal roads provide circular access, are generally level and would not exceed the nominated gradients.
	<p>AO4.2 In a 'Bushfire hazard area' and 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o), firebreaks are provided:</p>	×	Firebreaks are not proposed at this stage. Bushfire risk will be managed through a Bushfire Management Plan, which may be commissioned once land use approval is provided.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(c) providing for the separation of developed areas and adjacent bushland.</p> <p>Note—Where it is not practicable to provide firebreaks in accordance with A04.2 Fire Maintenance Trails are provided in accordance with the following:</p> <ul style="list-style-type: none"> i. located as close as possible to the boundaries of the lot and the adjoining hazardous vegetation; ii. the minimum cleared width not less than 6 metres; iii. the formed width is not less than 2.5 metres; iv. the formed gradient is not greater than 15%; v. vehicular access is provided at both ends; vi. passing bays and turning areas are provided for fire-fighting appliances located on public land. <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>(a) consisting of a perimeter road that separates lots from areas of bushfire hazard;</p> <p>(b) a minimum cleared width of 20 metre;</p> <p>(c) a maximum gradient of 12.5%; and</p> <p>(d) a constructed road width and weather standard complying with Planning Scheme Policy 4 - FNQROC Regional Development Manual.</p>		
Hazardous materials			
<p>PO5 Public safety and the environment are not adversely affected by the detrimental impacts of bushfire of hazardous materials manufactured or stored in bulk.</p>	<p>AO5 The processing or storage of dangerous goods or hazardous materials is not undertaken in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o).</p>	✓	The development does not involve the storage or use of hazardous materials.

Performance outcomes	Acceptable outcomes	Complies	Comments
Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.			
Landscaping			
<p>PO6 Landscaping within a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) does not result in a material increase in the extent, duration or severity of bushfire hazard having regard to:</p> <ul style="list-style-type: none"> (a) fire ecology; (b) slope of site; and (c) height and mix of plant species. <p>Note—Frost hollows and the associated grass kill facilitates a rapid curing of fuel and exacerbates bushfire hazard.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>AO6 No acceptable outcome is provided.</p>	✓	Will Comply – landscaping design has not been completed at this stage. It is anticipated that a detailed landscaping plan will be required by Council, however this may be appropriately conditioned.
Infrastructure			
<p>PO7 Infrastructure services located in a 'Bushfire hazard area' and a</p>	<p>AO7</p>	✓	Will Comply and may be Conditioned.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are protected from damage or destruction in the event of a bushfire.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>The following infrastructure services are located below ground:</p> <ul style="list-style-type: none"> (a) water supply; (b) sewer; (c) electricity; (d) gas; and (e) telecommunications 		
Private driveways			
<p>PO8</p> <p>All premises located in a 'Bushfire hazard area' and a 'Potential impact buffer (100 metres)' identified on the Bushfire hazard overlay maps (OM-003a-o) are provided with vehicular access that enables safe evacuation for occupants and easy access by fire-fighting appliances.</p> <p>Note— A Bushfire hazard management plan must be prepared by suitably qualified persons in seeking to demonstrate compliance with the Performance outcome.</p>	<p>A08</p> <p>Private driveways:</p> <ul style="list-style-type: none"> (a) do not exceed a length of 60 metres from the street frontage; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5 metres; (d) have a minimum vertical clearance of 4.8 metres; (e) accommodate turning areas for fire-fighting appliances in accordance with the Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than three dwellings or buildings. 	✓	NA

8.2.6 Flood hazard overlay code

8.2.6.1 Application

- (1) This code applies to assessing development where:
 - (a) land the subject of development is located within a Flood hazard area identified on the **Flood hazard overlay maps (OM-006a-o)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

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

Note—where new information, including flood studies or flood modelling supersedes the Flood hazard overlay maps (OM-006a-o) Council may have regard to this new information in the application of the Flood hazard overlay code in the interests of the precautionary principle and the safety of persons and property.

8.2.6.2 Purpose

- (1) The purpose of the Flood hazard overlay code is to manage development outcomes in flood hazard areas identified on the **Flood hazard overlay maps (OM-006a-o)** so that risk to life, property, community and the environment during flood events is minimised, and to ensure that development does not increase the potential for flood damage on site or to other property.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development in the 'Extreme flood hazard area':
 - i. maintains and enhances the hydrological function of the land;
 - ii. does not involve filling (earthworks) or changes to existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
 - iii. is limited to:
 - A. flood proofed Sport and recreation activities;
 - B. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - C. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - D. conservation and natural area management; and
 - E. replacement of existing lawful development, including Accommodation activities where habitable rooms are elevated above the defined flood level and include freeboard;Where there is no increase to the number of persons at risk of flood and where development reduces existing or potential risks to life and property.
 - (b) Development in the 'High flood hazard area':
 - i. maintains the hydrological function of the land;

- ii. does not involve filling (earthworks) or changes to the existing landform or drainage lines that results in a loss of the flood conveyance and flood storage capacity of the land;
- iii. is limited to:
 - A. flood proofed Sport and recreation activities and Club uses;
 - B. Non-resident workforce accommodation, Relocatable home park, Resort complex, Rooming accommodation, Short term accommodation and Tourist park uses where these uses comprise permanent on-site management and a flood evacuation management plan ensures the health and safety of persons during a flood event;
 - C. a Dwelling house only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone or where for minor intensification of existing Dwelling houses;
 - D. Rural activities where for Animal husbandry, Cropping or Permanent plantation;
 - E. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - F. flood proofed Utility installations, Substations or Major electricity infrastructure;
 - G. conservation and natural area management; and
 - H. replacement of existing lawful development;

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

- iv. protects surrounding land and land uses from increased flood hazard impacts;
- v. elevates habitable rooms for all accommodation activities (including where for minor building work) above the defined flood level, including freeboard.

(c) Development in the 'Significant flood hazard area':

- i. minimises risk to life and property from flood events;
- ii. involves changes to the existing landform and drainage lines in this area only where detrimental impacts to the flood hazard risk of surrounding areas is avoided;
- iii. is limited to:
 - A. Sport and recreation activities;
 - B. Industrial activities and Commercial activities where it is accepted development that flood damage is incurred as an operational cost and where flood sensitive elements of the development or use are elevated above the defined flood level, including freeboard;
 - C. Rural activities;

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

8.2.6.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All flood hazard areas			

Performance outcomes	Acceptable outcomes	Complies	Comments
P01 Development prevents the carriage or dispersal of contaminants or pollutants into the receiving environment.	AO1 The processing or storage of dangerous goods or hazardous materials is: (a) not undertaken in a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) ; or (b) is located above the defined flood level plus 0.3 metre freeboard.	✓	NA
P02 Essential community infrastructure is able to function effectively during and immediately after flood events.	AO2 Design levels for buildings must comply with the flood immunity standards specified in Table 8.2.6.3.B and Table 8.2.6.3.C where within a flood hazard area identified on the Flood hazard overlay maps (OM-006a-o) .	✓	The building designs are being finalised. Given the location of the site and the extent of the effect of the overlay, it is anticipated that compliance may be conditioned.
Extreme flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development, where involving a Material change of use within an 'Extreme flood hazard area' on the Flood hazard overlay maps (OM006a-o) , is appropriate to the flood hazard risk having regard to the: (a) likelihood and frequency of flooding; (b) flood risk acceptability of development; (c) vulnerability of and safety risk to persons associated with the use;	AO3.1 Uses within the following activity groups are not located within an 'Extreme flood hazard area identified' on the Flood hazard overlay maps (OM006a-o) : (a) Accommodation activities; (b) Commercial activities; (c) Community activities except where for a Club with a maximum gross floor area of 100m ² ; (d) Industrial activities; (e) Rural activities, except where for Animal husbandry, Cropping, or Permanent plantation.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures, and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO3.2 Sport and recreation activities are not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for:</p> <p>(a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).</p>	✓	NA
<p>PO4 Development is located and designed to:</p> <p>(a) maintain and enhance the flood conveyance capacity of the premises;</p> <p>(b) not increase the number of people calculated to be at risk from flooding;</p> <p>(c) not increase the flood impact on adjoining premises;</p>	<p>AO4.1 Buildings, including extensions to existing buildings, are:</p> <p>(a) not located within an 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o); or</p> <p>(b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling.</p>	✓	NA

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

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	AO5 Filling above ground level is not undertaken in the 'Extreme flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) .	✓	NA
High flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO6 Development, where for a Material change of use within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM-006a-o), is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p>	<p>AO6.1 Uses within the following activity groups are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Accommodation activities, except where for Dwelling house and only where the lot existed or had a lawful reconfiguring a lot approval at the commencement of the planning scheme and the land is included in a Residential zone or the Centre zone;</p> <p>(b) Community activities except where for a Club with a maximum gross floor area of 100m²;</p> <p>(c) Rural activities, except where for Animal husbandry, Cropping or Permanent plantation.</p>	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.	AO6.2 Sport and recreation activities are not located within a 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) except where for: (a) Environment facility; (b) Park; or (c) Outdoor sport and recreation (excluding the provision of ancillary facilities or amenities conducted within a building).	✓	NA
PO7 Development is located and designed to: (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that an appropriate	AO7.1 Buildings, including extensions to existing buildings are: (a) not located within the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) ; or (b) elevated above the defined flood level, with 0.3 metres freeboard from the defined flood level provided for habitable rooms within a dwelling. OR	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>proportion of buildings are set above the defined flood level;</p> <p>(e) reduce the carriage of debris in flood waters;</p> <p>(f) reduce property damage; and</p> <p>(g) provide flood immune access to buildings.</p> <p>Note—Buildings may be constructed from flood resistant, waterproof materials below the defined flood level where certified by a qualified structural engineer to be flood proof (including the ability to withstand damage from floodwater and debris) and where an alternative outcome to AO8.1-AO8.9 is also demonstrated.</p>	<p>AO7.2</p> <p>Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <p>(a) administrative areas; or</p> <p>(b) services, plant and equipment associated with the building.</p> <p>Note—AO8.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	✓	NA
	<p>AO7.3</p> <p>All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises.</p>	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.4 New buildings are provided with flood free pedestrian and vehicle evacuation access between the building and a flood safe accessible road. Note—A flood safe accessible road includes a road where identified as outside a flood hazard area or within a 'Low flood hazard area', 'Potential flood hazard area' or 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) .	✓	NA
	AO7.5 New temporary, relocatable or impermanent buildings and structures are to be anchored with the ability to withstand transportation by floodwater. Note—Building work must be certified by a qualified structural engineer.	✓	NA
	AO7.6 Dwellings do not exceed four bedrooms.	✓	NA
	AO7.7 Building work on an existing dwelling does not comprise additional bedrooms.	✓	NA
	AO7.8 Building work on an existing dwelling is limited to a maximum increase of 20 percent of the lawfully approved gross floor area of the existing dwelling.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO7.9 Development does not increase the number of lots in the 'High flood hazard area; as identified on the Flood hazard overlay maps (OM006a-o) except where for the purposes of public open space.	✓	NA
PO8 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	AO8 Filling above ground level is not undertaken in the 'High flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) .	✓	NA
Significant flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO9 Development, involving a Material change of use, within a 'Significant flood hazard area' on the Flood hazard overlay maps (OM006a-o) is appropriate to the flood hazard risk having regard to the:</p> <p>(a) likelihood and frequency of flooding;</p> <p>(b) flood risk acceptability of development;</p> <p>(c) vulnerability of and safety risk to persons associated with the use;</p> <p>(d) associated consequences of flooding in regard to impacts on proposed buildings, structures and supporting infrastructure; and</p> <p>(e) associated consequences of flooding in respect to undue burden on disaster response recovery capacity and capabilities.</p>	<p>AO9 The following uses are not located within a 'Significant flood hazard area' identified on the Flood hazard overlay maps (OM006a-o):</p> <p>(a) Residential care facility;</p> <p>(b) Retirement facility;</p> <p>(c) Child care centre;</p> <p>(d) Hospital; or</p> <p>(e) Community use.</p>	✓	NA
Significant flood hazard area, Low flood hazard area or Potential flood hazard area			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO10 Development, where involving a Material change of use or Building work, is located and designed to:</p> <ul style="list-style-type: none"> (a) maintain hydrological function of the premises; (b) not increase the number of people calculated to be at risk from flooding; (c) minimises the flood impact on adjoining premises; (d) ensure the safety of all persons by ensuring that a proportion of buildings are set above the defined flood level; (e) reduce the carriage of debris in flood waters; (f) reduce property damage; and (g) provide flood immune access to buildings. <p>Note—Where the development is located in a 'Potential flood hazard area' identified on the Flood hazard overlay maps (OM006a-o) and</p>	<p>AO10.1 Buildings, including extensions to existing buildings are:</p> <ul style="list-style-type: none"> (a) elevated above the defined flood level; and (b) the defined flood event does not exceed a depth of 600mm; and (c) elevated above the defined flood level plus 0.3 metres freeboard where for habitable rooms within a dwelling. <p>OR</p> <p>AO10.2 Buildings used for Commercial activities or Industrial activities include a minimum floor level of 0.3 metres above the defined flood where for the following components of the use:</p> <ul style="list-style-type: none"> (a) administrative areas; or (b) services, plant and equipment associated with the building. <p>Note—AO10.2 accepts that the cost of flood impact is an operational cost of the Commercial activity or Industrial activity.</p> <p>Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.</p>	<p>✓</p> <p>✓</p>	<p>The building designs are being finalised. Given the location of the site and the extent of the effect of the overlay, it is anticipated that compliance may be conditioned.</p> <p>The building designs are being finalised. Given the location of the site and the extent of the effect of the overlay, it is anticipated that compliance may be conditioned.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
there is no defined flood level a hydraulic (flood hazard assessment) report prepared by a RPEQ is required in substantiation of an alternative outcome is required or the defined flood level from the adjacent representative hazard zone is used.	AO10.3 All building work below the defined flood level must be high set (comprising pier and beam construction) and retains the flood storage and conveyance capacity of the premises. Note—Building work must be certified by a qualified structural engineer to be flood proof including the ability to withstand damage from floodwater and debris.	✓	The building designs are being finalised. Given the location of the site and the extent of the effect of the overlay, it is anticipated that compliance may be conditioned.
PO11 Development involving earthworks in a Flood hazard area below the defined flood level must protect life and property on premises and off premises through maintaining: <ul style="list-style-type: none"> (a) flood storage capacity of land; (b) flood conveyance function of land; (c) flood and drainage channels; (d) overland flow paths; and (e) flood warning times. 	AO11 Development does not involve in excess of 50m ³ of fill above ground level per 1,000m ² of site area.	✓	The building designs are being finalised. Given the location of the site and the extent of the effect of the overlay, it is anticipated that compliance may be conditioned.
For assessable development			
Where for Material change of use or Reconfiguring a lot that involves new gross floor area or increases the number of persons living, working or residing in the Extreme flood hazard area, High flood hazard area or Significant flood hazard area other than a Dwelling house.			

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

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

Table 8.2.6.3B Flood immunity levels

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

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

Table 8.2.6.3C Community infrastructure flood immunity levels

Development Type	Minimum design floor or pavement levels (mAHD)
Emergency services, where for:	
• Emergency Shelters	0.1% AEP
• Police facilities	0.5% AEP
• Other Emergency services	0.1% AEP + 0.5 metres
Hospital	0.1% AEP+ 0.5 metres
Community use (where for the storage of valuable records or items of historic or cultural significance including libraries and museums)	0.5% AEP
Special industry (where for power station)	0.5% AEP

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

Table 8.2.6.3D Development category

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
Class 1–4	Habitable room	Category A
	Non-habitable room including patio and courtyard	Category B
	Non-habitable part of a Class 2 or Class 3 building excluding the essential services ⁽²⁾ control room	Category B
	Parking located in the building undercroft of a multiple dwelling	Category C
	Carport, unroofed car park; vehicular manoeuvring area	Category D
	Essential electrical services ⁽²⁾ of a Class 2 or Class 3 building only	Category A
	Basement parking entry	Category C + 0.3 metres
Class 5, Class 6, or Class 8	Building floor level	Category C
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Basement parking entry	Category C
	Essential electrical services ⁽²⁾	Class 8 – Category

Building Code of Australia Building classification ⁽¹⁾	Development types and design levels, assigned design floor or pavement levels	Category – refer to Table 8.2.6.3B for flood planning levels
		Class 5 & 6 – Category A
Class 7a	Refer to the relevant building class specified in this table	
Class 7b	Building floor level	Category C
	Vehicular access and manoeuvring area	Category D
	Essential electrical services ⁽²⁾	Category C
Class 9	Building floor level	Category A
	Building floor level for habitable rooms in Class 9a or 9c where for a Residential care facility	0.2% AEP flood
	Building floor level for habitable rooms in Class 9b where involving children, such as a child care centre	0.2% AEP flood
	Garage or car park located in the building undercroft	Category C
	Carport or unroofed car park	Category D
	Vehicular access and manoeuvring areas	Category D
	Essential electrical services ⁽²⁾	Category A
Class 10a	Car parking facility	Refer to the relevant building class specified in this table
	Shed or the like	Category D
Class 10b	Swimming pool	Category E
	Associated mechanical and electrical pool equipment	Category C
	Other structures	Flood planning levels do not apply

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

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

8.2.12 Transport infrastructure overlay code

8.2.12.1 Application

- (1) This code applies to assessing development where:
- (a) land the subject of development adjoins a rail corridor identified on the **Transport infrastructure overlay maps (OM-012a-j)**; and
 - (b) it is identified in the assessment benchmarks for assessable development and requirements for accepted development column of an assessment table in Part 5 of the planning scheme.

Note—State transport infrastructure is appropriately reflected in Overlay Map 12 and is required to be mapped by State Government in response to Infrastructure State Interests.

Note—The Transport infrastructure overlay includes mapped Transport Noise Corridors in accordance with section 246ZA of the Building Act. These corridors are mapped on **Transport infrastructure overlay maps (OM-012i-s)** for information purposes only. Development on land within a mapped corridor is not subject to any specific provisions under this planning scheme. The Queensland Development Code should be consulted in this respect.

8.2.12.2 Purpose

- (1) The purpose of the Transport infrastructure overlay code is to promote the ongoing and expanded use of rail corridors within the shire for the transportation of passengers and freight.
- (2) The purpose of the code will be achieved through the following overall outcomes:
- (a) Active 'Rail corridors' are protected from adjoining land uses which may prejudice their ongoing and expanded use;
 - (b) Inactive 'Rail corridors' are preserved and protected for potential reuse for passenger or freight movements;
 - (c) Non-residential development adjoining a 'Rail corridor' does not prevent the future use of the rail corridor by the site; and
 - (d) Development compliments the use of 'Rail corridors' for tourist activities.

8.2.12.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development does prejudice the: (a) ongoing operation of an active 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) ; or (b) the potential future use of an inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) .	AO1 Buildings and structures are setback from a boundary with an active or inactive 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) a minimum of: (a) 40 metres where: (i) in the Rural zone; and (ii) on a site with an area of 2 hectares or greater; or (b) 5 metres otherwise.	✓	NA
For assessable development			
PO2 Non-residential development adjoining a rail corridor identified on the Transport infrastructure overlay maps (OM-012a-j) is designed to allow for the future use of the 'Rail corridor' by the land use.	AO2 No acceptable outcome is provided	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Development adjoining a 'Rail corridor' identified on the Transport infrastructure overlay maps (OM-012a-j) used for the transportation of tourists is designed to: (a) provide visual interest; (b) screen or enhance areas of limited visual interest; and (c) complement and enhance the character of the shire.	AO3 No acceptable outcome is provided	✓	NA

9.3.1 Accommodation activities code

9.3.1.1 Application

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

9.3.1.2 Purpose

- (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:
 - (a) Accommodation activities are designed, located and operated to minimise any adverse impacts on the natural environment and amenity of surrounding uses;
 - (b) 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;
 - (c) Accommodation activities provide a high level of amenity and are reflective of the surrounding character of the area;
 - (d) Accommodation activities are generally established in accessible, well-connected locations with access or future access to public transport, cycling and pedestrian networks;
 - (e) 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) Bibbohra, Irvinebank, Julatten, Koah, Mutchilba, Mt Molloy, Myola and Speewah as rural villages, that have limited centre activities and other non-residential activities; and
 - (f) Accommodation activities are responsive to site characteristics and employ best practice industry standards.

9.3.1.3 Criteria for assessment

Table 9.3.1.3A—Accommodation activities code – For accepted development subject to requirements and assessable development

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
All Accommodation activities, apart from Dwelling house			
PO1 Accommodation activities are located on a site that includes sufficient area: (a) to accommodate all buildings, structures, open space and infrastructure associated with the use; and (b) to avoid adverse impacts on the amenity or privacy of nearby land uses.	AO1 Development is located on a site which provides the applicable minimum site area and minimum road frontage specified in Table 9.3.1.3B .	✓	<p>The subject site provides ample area to accommodate all buildings, structures, open space, and associated infrastructure required for the proposed Tourist Park use. The layout has been carefully considered to ensure that all elements of the development are appropriately sited within the boundaries of the property, with adequate separation between built form and site boundaries to allow for landscaping, access, and service provision.</p> <p>Furthermore, the proposed use has been designed to minimise any potential impacts on the amenity or privacy of adjoining properties, although the site is reasonably isolated. Built form is sensitively scaled and positioned, with existing vegetation providing effective visual buffering. The siting of accommodation units and communal areas ensures that privacy is maintained for both future guests and neighbouring land uses.</p> <p>Overall, the development is appropriately located and configured to operate harmoniously within its setting, without generating adverse impacts on surrounding land uses.</p>
All Accommodation activities, apart from Tourist park and Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Accommodation activities are provided with on-site refuse storage areas that are: <ul style="list-style-type: none"> (a) sufficient to meet the anticipated demand for refuse storage; and (b) appropriately located on the site having regard to potential odour and noise impacts on uses on the site and adjoining sites. 	AO2.1 A refuse area is provided that: <ul style="list-style-type: none"> (a) includes a water connection; (b) is of a size and configuration to accommodate 2x240 litre bins per dwelling or accommodation unit where involving a use other than a residential care facility or retirement facility; and (c) is of a size and configuration to accommodate a minimum of two bulk refuse bins where involving a residential care facility or retirement facility. 	✓	NA
All Accommodation activities, except for Dwelling house			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO3 Accommodation activities are designed to avoid overlooking or loss of privacy for adjoining uses.</p> <p>Note—These provisions apply to any adjoining use, both on an adjoining site and on the same site.</p>	<p>AO3 The windows of habitable rooms:</p> <p>(a) do not overlook the windows of a habitable room in an adjoining dwelling or accommodation unit; or</p> <p>(b) are separated from the windows of a habitable room in an adjoining dwelling or accommodation unit by a distance greater than:</p> <p>(i) 2 metres at ground level; and</p> <p>(ii) 8 metres above ground level; or</p> <p>(c) are treated with:</p> <p>(i) a minimum sill height of 1.5 metres above floor level; or</p> <p>(ii) fixed opaque glassed installed below 1.5 metres; or</p> <p>(iii) fixed external screens; or</p> <p>(iv) a 1.5 metre high screen fence along the common boundary.</p>	✓	Appropriate separation is provided between accommodation buildings which may be planted out with landscaping.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Accommodation activities are provided with sufficient private and communal open space areas which: (a) accommodate a range of landscape treatments, including soft and hard landscaping; (b) provide a range of opportunities for passive and active recreation; (c) provide a positive outlook and high quality of amenity to residents; (d) is conveniently located and easily accessible to all residents; and (e) contribute to an active and attractive streetscape.	AO4.1 Development, except for Caretaker's accommodation, Dwelling house, Dual occupancy or Home based business, includes communal open space which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3C .	✓	The site contains suitable open space and recreational areas.
	AO4.2 Development includes private open space for each dwelling or accommodation unit which meets or exceeds the minimum area, dimension and design parameters specified in Table 9.3.1.3D .	✓	NA
	AO4.3 Clothes drying areas are provided at the side or rear of the site so that they are not visible from the street.	✓	Clothes drying areas can be accommodated within the site.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.4 If for Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility, development provides a secure storage area for each dwelling or accommodation unit which: <ul style="list-style-type: none"> (a) is located to facilitate loading and unloading from a motor vehicle; (b) is separate to, and does not obstruct, on-site vehicle parking or manoeuvring areas; (c) has a minimum space of 2.4m² per dwelling or accommodation unit; (d) has a minimum height of 2.1 metres; (e) has minimum dimensions to enable secure bicycle storage; (f) is weather proof; and (g) is lockable. 	✓	NA
If for Caretaker's Accommodation			
PO5 Caretaker's accommodation is of a scale and intensity which is consistent with that of the surrounding area.	AO5.1 Only one caretaker's accommodation is established on the title of the non-residential use.	✓	A Caretakers Accommodation will be integrated within the Reception and Convenience Shop.
Note—Where Caretaker's Accommodation is assessable development additional assessment benchmarks are provided under "for assessable development".	AO5.2 In the Rural zone, Caretaker's accommodation has a maximum gross floor area of 200m ² .	✓	The design of the buildings is being finalised. It is anticipated that this matter may be appropriately conditioned.

Performance outcomes	Acceptable outcomes	Complies	Comments
If for Dwelling house			
PO6 Where a Dwelling house involves a secondary dwelling, it is designed and located to: (a) not dominate the site; (b) remain subservient to the primary dwelling; and (c) be consistent with the character of the surrounding area;	AO6.1 The secondary dwelling is located within: (a) 10 metres of the primary dwelling where on a lot that has an area of 2 hectares or less; or (b) 20 metres of the primary dwelling where on a lot that has an area of greater than 2 hectares.	✓	NA
	AO6.2 A secondary dwelling has a maximum gross floor area of 100m ² .	✓	NA
If for Dual occupancy			
PO7 Where establishing a Dual occupancy on a corner lot, the building is designed to: (a) maximise opportunities for causal surveillance; (b) provide for separation between the two dwellings; and (c) provide activity and visual interest on both frontages.	AO7.1 Where located on a corner allotment, each dwelling is accessed from a different road frontage.	✓	NA
	AO7.2 The maximum width of garage or carport openings that face a public street is 6 metres or 50% of the building width, whichever is the lesser.	✓	NA
If for Multiple dwelling, Residential care facility or Retirement facility			

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>PO8 Development is appropriately located within the Shire to:</p> <ul style="list-style-type: none"> (a) maximise the efficient utilisation of existing infrastructure, services and facilities; and (b) minimise amenity impacts through the collocation of compatible uses. <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO8 Multiple dwelling, Residential care facility or Retirement facility uses are located on land within 800 metres of the boundary of land within the Centre zone.</p>	✓	NA
<p>PO9 Buildings are designed to:</p> <ul style="list-style-type: none"> (a) reduce the appearance of building bulk; (b) provide visual interest through articulation and variation; (c) be compatible with the embedded, historical character for the locality; and (d) be compatible with the scale of surrounding buildings <p>Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.</p>	<p>AO9.1 External walls do not exceed 10 metres in continuous length unless including a minimum of three of the following building design features and architectural elements:</p> <ul style="list-style-type: none"> (a) a change in roof profile; or (b) a change in parapet coping; or (c) a change in awning design; or (d) a horizontal or vertical change in the wall plane; or (e) a change in the exterior finishes and exterior colours of the development. 	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO9.2 For a Multiple dwelling, Residential care facility or Retirement facility, the maximum width of a garage or carport opening that faces a road is 6 metres.	✓	NA
	AO9.3 For a Multiple dwelling, Residential care facility or Retirement facility, the building(s) include awnings with a minimum overhang of 600mm.	✓	NA
	AO9.4 For a Multiple dwelling, Residential care facility or Retirement facility, roof forms include one or more of the following types: (a) pyramidal; (b) hip or hipped; (c) gable; (d) skillion.	✓	NA
If for Residential care facility or Retirement facility			
PO10 The layout and design of the site: (a) promotes safe and easy pedestrian, cycle and mobility device movement; (b) defines areas of pedestrian movement; and (c) assists in navigation and way finding.	AO10.1 The development incorporates covered walkways and ramps on site for weather protection between all buildings.	✓	NA
	AO10.2 Pedestrian paths include navigational signage at intersections.	✓	NA
	AO10.3 Buildings, dwellings and accommodation units include identification signage at entrances.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
Note—Where Residential care facility or Retirement facility is assessable development additional assessment benchmarks are provided under “for assessable development”.	AO10.4 An illuminated sign and site map is provided at the main site entry.	✓	NA
	AO10.5 Buildings, structures and pathways associated with a Residential care facility or Retirement facility are not located on land with a gradient greater than 8%.	✓	NA
If for Home based business			
PO11 Home based businesses are compatible with the built form, character and amenity of the surrounding area, having regard to: (a) size and scale; (b) intensity and nature of use; (c) number of employees; and (d) hours of operation.	AO11.1 The Home based business is located within a dwelling house or outbuilding associated with a dwelling house.	✓	NA
	AO11.2 The Home based business does not occupy a gross floor area of more than 50m ² .	✓	NA
	AO11.3 No more than 1 person (other than the residents of the site) is employed by the Home based business at any one time.	✓	NA
	AO11.4 The Home based business, unless a home office, bed and breakfast or farm stay, does not operate outside the hours of 7.00 am and 6.00 pm.	✓	NA
	AO11.5 The Home based business does not involve the public display of goods external to the building.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO11.6 The Home based business does not involve the repair, cleaning or servicing of any motors, vehicles or other machinery.	✓	NA
	AO11.7 Any equipment or materials associated with the Home based business are screened from public view and adjacent properties by fencing or landscaping.	✓	NA
	AO11.8 The business does not involve the use of power tools or similar noise generating devices.	✓	NA
PO12 Home based businesses involving accommodation activities are appropriately scaled and designed to avoid detrimental impacts on the amenity and privacy of surrounding residences.	AO12.1 Home based businesses involving accommodation activities are limited to the scale specified in Table 9.3.1.3E .	✓	NA
	AO12.2 A farm stay dwelling or accommodation unit is located within 20 metres of the primary dwelling house.	✓	NA
	AO12.3 A farm stay is setback 100 metres from any property boundary.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO12.4 Entertainment and dining facilities associated with an accommodation activity are: (a) located at least 5 metres from the bedrooms of adjoining residences; and (b) located or screened so that they do not directly overlook private open space areas of adjoining properties.	✓	NA
If for Rural workers' accommodation			
PO13 The Rural workers' accommodation is directly associated with an agricultural based rural activity on the same premises and is commensurate with the scale of agricultural operations.	AO13.1 A Rural workers' accommodation building is limited to the accommodation of: (a) one rural worker for every 50 hectares; and (b) a maximum of ten rural workers in total.	✓	NA
	AO13.2 The agricultural based rural activity is a minimum of 50 hectares in area.	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
PO14 Rural workers' accommodation is provided with amenities commensurate with the: (a) needs of the employees; and (b) permanent or seasonal nature of the employment.	AO14.1 The Rural workers' accommodation is: (a) for permanent occupation; and (b) fully self-contained. OR	✓	NA
	AO14.2 The Rural workers' accommodation: (a) is for seasonal occupation (up to 3 months); (b) shares facilities with an existing Dwelling house or Caretaker's residence; and (c) is located within 100 metres of the Dwelling house or Caretaker's residence.	✓	NA
For assessable development			
If for Caretaker's Accommodation			
PO15 The inclusion of Caretaker's accommodation on the site is necessary for the operation of the primary use, having regard to: (a) hours of operation; (b) nature of the use; (c) security requirements; (d) site location and access; and (e) proximity to other land uses.	AO15 No acceptable outcome is provided.	✓	NA
If for Residential care facility or Retirement facility			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO16 Retirement facilities include a range of housing designs and types that: <ul style="list-style-type: none"> (a) meet the needs of residents; (b) allow for 'ageing in place'; (c) consider differing mobility needs; (d) accommodate differing financial situations; and (e) cater for different household types. 	AO16 No acceptable outcome is provided.	✓	NA
If for Tourist park			
PO17 The Tourist park is appropriately located to provide park users with convenient access to tourist attractions, community facilities and infrastructure.	AO17 No acceptable outcome is provided.	✓	<p>The proposed Tourist Park is ideally located along the main route to Cape York, making it a convenient and strategic stopover for travellers heading north. Its position on this key transport corridor ensures easy accessibility while also supporting the broader tourism network throughout Far North Queensland.</p> <p>In addition to its accessibility, the site offers a unique and tranquil environment that fosters a strong connection with nature. Surrounded by natural landscapes, the setting provides an opportunity for visitors to relax, unwind, and appreciate the surrounding environment—enhancing the overall tourist experience.</p> <p>The combination of convenient access and a peaceful, nature-based setting makes the site particularly well suited for a Tourist Park, catering to the needs of travellers while complementing the regional tourism offering.</p>

Performance outcomes	Acceptable outcomes	Complies	Comments
PO18 The density of accommodation provided within the Tourist park: (a) is commensurate with the size and utility of the site; (b) is consistent with the scale and character of development in the surrounding area; (c) ensures sufficient infrastructure and services can be provided; (d) does not adversely impact on the existing amenity of nearby uses; (e) ensures a high level of amenity is enjoyed by residents of the site; and (f) does not place undue pressure on environmental processes in the surrounding area.	AO18.1 Where park areas are proposed to exclusively accommodate caravans, motor homes, tents or cabins, accommodation site densities do not exceed: (a) 40 caravan or motor home sites per hectare of the nominated area(s); or (b) 60 tent sites per hectare of the nominated area(s); or (c) 10 cabins (maximum 30m ² gross floor area per cabin) per hectare of the nominated area(s).	✓	NA – The sites are not exclusively nominated.
	AO18.2 Where park areas are proposed to be used for any combination of caravans, motor homes, tents or cabins, then the lowest applicable density identified by AO18.1 shall be applied to the nominated area(s).	✓	The camp sites will be multipurpose and provide for flexible use. The overall development footprint is 8.83ha and provides for a total 150 sites plus 10 cabins. The proposed development is well within the density thresholds.
PO19 Accommodation sites are designed and located: (a) to provide sufficient land for necessary services and infrastructure;	AO19.1 A minimum of 50% of provided caravan and motor home accommodation sites have a concrete slab with a minimum length of 6 metres and a minimum width of 2.4 metres.	×	It is not intended to provide concrete slabs for caravan sites. The sites are suitably sized to accommodate the intended use. The sites are 7m long by 6.8m wide.

Performance outcomes	Acceptable outcomes	Complies	Comments
(b) to achieve sufficient separation between land uses; (c) is consistent with the scale and character of development in the surrounding area; and (d) to prevent amenity and privacy impacts on nearby land uses.	AO19.2 Caravan, motor home, tent and cabin accommodation sites are set back a minimum of: (a) 2 metres from an internal road; and (b) 1.5 metres from the side and rear boundaries of the site.	✓	May be conditioned to Comply.
PO20 A Tourist park is provided with sufficient and appropriately located refuse collection areas.	AO20.1 A central refuse collection area is provided to service all accommodation sites.	✓	May be conditioned to Comply.
	AO20.2 The refuse collection area must be kept in a sanitary condition at all times with all refuse stored in weather-proof and securable receptacles to prevent them from attracting vermin and wildlife.	✓	May be conditioned to Comply.
	AO20.3 The refuse collection area is constructed on an impervious surface such as a concrete slab.	✓	May be conditioned to Comply.
	AO20.4 A water connection is provided within the refuse collection area to facilitate cleaning of receptacles and the collection area.	✓	May be conditioned to Comply.
	AO20.5 Refuse collection areas are located a minimum of 10 metres from any recreational areas, communal cooking facilities and accommodation sites.	✓	May be conditioned to Comply.

Table 9.3.1.3B – Minimum site area and minimum site frontage

Use	Minimum site area	Minimum frontage
Dual occupancy	(a) 600m ² in the Medium density residential zone; or (b) 1,000m ² in the Low density residential zone; or (c) 600m ² in the Centre zone.	20 metres
Home based business	600m ²	-
Multiple dwelling	800m ²	20 metres
Residential care facility	2,000m ²	30 metres
Retirement facility	2,000m ²	30 metres
Rooming accommodation	800m ²	20 metres
Short-term accommodation	800m ²	20 metres
Tourist park	1 hectare	50 metres
• Caravan and motor home sites	100m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road
• Tent sites	40m ² including sufficient area for the parking of a motor vehicle.	6 metres to an internal road
• Cabin sites	130m ² including sufficient area for the parking of a motor vehicle.	10 metres to an internal road

Table 9.3.1.3C – Communal open space

Use	Minimum area	Minimum dimension	Design elements
Multiple dwelling	50m ²	5 metres	<ul style="list-style-type: none"> Provides for clothes drying and recreational facilities; One continuous area; and

Use	Minimum area	Minimum dimension	Design elements
			<ul style="list-style-type: none"> Separated from any habitable room by a minimum of 3 metres.
Retirement facility or Residential care facility	Indoor communal space and communal open space as specified below.		
Rooming accommodation	Rate of 5m ² per resident	5 metres	<ul style="list-style-type: none"> One continuous area; 20% shaded; and 10% of the provided area is screened for use for clothes drying.
<ul style="list-style-type: none"> Indoor communal space 	Rate of 1m ² per resident and 40m ²	-	<ul style="list-style-type: none"> Located centrally; and Provides a range of facilities.
<ul style="list-style-type: none"> Communal open space 	30% site area and 50m ²	5 metres	<ul style="list-style-type: none"> Provided at ground level.
Short-term accommodation	50m ² and 20% site area	5 metres	<ul style="list-style-type: none"> Located at ground level; One continuous area; and 10% of the provided area is screened for use for clothes drying.
Tourist park	Includes at least each of the below communal facilities.		<ul style="list-style-type: none"> Located within 100 metres of the sites they serve (unless private recreation facilities are provided); and Separated from any site by a minimum of 10 metres.
<ul style="list-style-type: none"> Covered cooking area 	50m ²	-	<ul style="list-style-type: none"> Including barbeque and dish washing facilities
<ul style="list-style-type: none"> Laundry 	-	-	<ul style="list-style-type: none"> Including clothes drying facilities.
<ul style="list-style-type: none"> Recreational open space 	Rate of 5m ² per site	-	<ul style="list-style-type: none"> Including a children's playground.

Note—Provision of communal open space for a Multiple dwelling is not required by **Table 9.3.1.3C** where more than 75% have access to ground floor private open space.

Note—For a Tourist park, the calculation of recreational open space is inclusive of pool areas, sporting facilities, such as football fields and tennis courts, and any unobstructed grassed areas having a minimum dimension of 3 metres that are provided in addition to accommodation sites for recreational purposes. Planted landscape areas and vegetated areas are excluded from the calculation.

Note—Indoor communal space may include lounge areas, a library / reading room, a TV/games/recreation room, meeting space/s, hairdresser or a convenience store.

Table 9.3.1.3D – Private open space

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Caretaker's accommodation	As specified below.		
• Ground level	50m ²	5 metres	<ul style="list-style-type: none"> • Provided as unobstructed area; and • Directly accessible from the main living area.
• Above ground level	15m ²	2.5 metres	<ul style="list-style-type: none"> • Provided as a balcony.
• Outdoor service court	5m ²	-	<ul style="list-style-type: none"> • Provided for clothes drying
Dual occupancy	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level. • 20% shaded; and • Accessed from the main living area of the dwelling.
Dwelling house	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
Home based business	40m ²	3 metres	<ul style="list-style-type: none"> • Located at ground level; • 20% shaded; and • Accessed from the main living area of the dwelling.
<ul style="list-style-type: none"> • Ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	10m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.
Multiple dwelling	As specified below.		
<ul style="list-style-type: none"> • Ground level 	35m ²	3 metres	<ul style="list-style-type: none"> • 20% shaded; and • Directly accessible from the main living area.
<ul style="list-style-type: none"> • Above ground level 	15m ²	3 metres	<ul style="list-style-type: none"> • Directly accessible from the main living area.
Residential care facility	6m ²	2 metres	<ul style="list-style-type: none"> • Provided as a shaded courtyard or balcony; and • Directly accessible from the main living area.
Retirement facility	As specified below.		

Use	Minimum area per dwelling or accommodation unit	Minimum dimension	Design elements
<ul style="list-style-type: none"> Ground level 	20m ²	3 metres	<ul style="list-style-type: none"> Provided as a courtyard or similar space; Grade does not exceed 5%; and Directly accessible from the main living area at ground level.
<ul style="list-style-type: none"> Above ground level 	6m ²	2 metres	<ul style="list-style-type: none"> Provided as a balcony or similar space; and Directly accessible from the main living area.
Rooming accommodation	As specified below.		
Short-term accommodation	As specified below.		
<ul style="list-style-type: none"> Ground level 	15m ²	3 metres	<ul style="list-style-type: none"> 20% shaded; and Directly accessible from the main living area.
<ul style="list-style-type: none"> Above ground level 	10m ²	3 metres	<ul style="list-style-type: none"> Directly accessible from the main living area.

Note—For Caretaker's accommodation, the outdoor service court may form part of the provided private open space.

Table 9.3.1.3E – Maximum scale of accommodation activities associated with a Home based business

Design	Maximum number of rooms	Maximum number of guests
Bed and breakfast	3 rooms for guest accommodation	6 guests at any one time
Farm stay	1 farm stay dwelling or accommodation unit in addition to the primary dwelling	10 guests at any one time

9.4.2 Landscaping code

9.4.2.1 Application

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

9.4.2.2 Purpose

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

9.4.2.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
PO1 Development, other than in the Rural zone, includes landscaping that: <ul style="list-style-type: none"> (a) contributes to the landscape character of the Shire; (b) compliments the character of the immediate surrounds; (c) provides an appropriate balance between built and natural elements; and (d) provides a source of visual interest. 	AO1 Development, other than in the Rural zone, provides: <ul style="list-style-type: none"> (a) a minimum of 10% of the site as landscaping; (b) planting in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species; (c) for the integration of retained significant vegetation into landscaping areas; (d) on-street landscaping works in accordance with the Design Guidelines set out in Section D9 Landscaping, of the Planning Scheme Policy 4 - FNQROC Regional Development Manual. <p>Note—Where development exceeds a site cover of 90%, areas of landscaping may be provided above ground level to achieve a total supply of landscaping equivalent to 10% of the site area.</p>	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Development, other than in the Rural zone, includes landscaping along site frontages that: <ul style="list-style-type: none"> (a) creates an attractive streetscape; (b) compliments the character of the immediate surrounds; (c) assists to break up and soften elements of built form; (d) screen areas of limited visual interest or servicing; (e) provide shade for pedestrians; and (f) includes a range and variety of planting. 	AO2 Development, other than in the Rural zone, includes a landscape strip along any site frontage: <ul style="list-style-type: none"> (a) with a minimum width of 2 metres where adjoining a car parking area; (b) with a minimum width of 1.5 metres in all other locations; and (c) in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species. <p>Note—Where development is setback from a frontage less than 1.5 metres, the setback area is provided as a landscape strip</p>	✓	NA
PO3 Development includes landscaping and fencing along side and rear boundaries that:	AO3.1 Development provides landscape treatments along side and rear boundaries in accordance with Table 9.4.2.3B .	✓	The development relies primarily on the existing vegetation to provide screening. Further landscaping will be undertaken, however this is subject to further detail design following land use approval.

Performance outcomes	Acceptable outcomes	Complies	Comments
(a) screens and buffer land uses; (b) assists to break up and soften elements of built form; (c) screens areas of limited visual interest; (d) preserves the amenity of sensitive land uses; and (e) includes a range and variety of planting.	AO3.2 Shrubs and trees provided in landscape strips along side and rear boundaries: (a) are planted at a maximum spacing of 1 metre; (b) will grow to a height of at least 2 metres; (c) will grow to form a screen of no less than 2 metres in height; and (d) are mulched to a minimum depth of 0.1 metres with organic mulch.	✓	The development relies primarily on the existing vegetation to provide screening. Further landscaping will be undertaken, however this is subject to further detail design following land use approval.
	AO3.3 Any landscape strip provided along a side or rear boundary is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	The development relies primarily on the existing vegetation to provide screening. Further landscaping will be undertaken, however this is subject to further detail design following land use approval.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Car parking areas are improved with a variety of landscaping that: <ul style="list-style-type: none"> (a) provides visual interest; (b) provides a source of shade for pedestrians; (c) assists to break up and soften elements; and (d) improves legibility. 	AO4.1 Landscaping is provided in car parking areas which provides: <ul style="list-style-type: none"> (a) a minimum of 1 shade tree for every 4 parking spaces, or part thereof, where the car parking area includes 12 or more spaces; (b) a minimum of 1 shade tree for every 6 parking spaces, or part thereof, otherwise; and (c) where involving a car parking area in excess of 500m²: <ul style="list-style-type: none"> (i) shade structures are provided for 50% of parking spaces; and (ii) a minimum of 10% of the parking area as landscaping. <p>Note—Where a shade structure is provided over part of a car parking area, shade tree planting is not required in this area of the car parking area.</p>	✓	The development relies on retention of existing mature trees with a 200mm plus DBH where ever possible. Further landscaping will be undertaken, however this is subject to further detail design following land use approval.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.2 Landscaping in car parking areas is designed in accordance with Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Landscaping will be undertaken, however this is subject to further detail design following land use approval.
PO5 Landscaping areas include a range and variety of planting that: (a) is suitable for the intended purpose and local conditions; (b) contributes to the natural character of the Shire; (c) includes native species; (d) includes locally endemic species, where practical; and (e) does not include invasive plants or weeds.	AO5.1 Plant species are selected from the Plant Schedule in Planning Scheme Policy 6 - Landscaping and preferred plant species.	✓	Landscaping will be undertaken, however this is subject to further detail design following land use approval.
	AO5.2 <u>A minimum of 25%</u> of (new and existing) plants is provided as larger, advanced stock with a minimum plant height of 0.7 metres and mulched to a minimum depth of 0.1 metres with organic mulch.	✓	Landscaping will be undertaken, however this is subject to further detail design following land use approval.
PO6 Landscaping does not impact on the ongoing provision of infrastructure and services to the Shire.	AO6.1 Tree planting is a minimum of (a) 2 metres from any underground water, sewer, gas, electricity or telecommunications infrastructure; and (b) 4 metres from any inspection chamber.	✓	No underground services exist.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.2 Vegetation below or within 4 metres of overhead electricity lines and power poles has a maximum height of 3.5 metres at maturity.	✓	No overhead electricity lines exist.
	AO6.3 Vegetation adjoining an electricity substation boundary, at maturity, will have: <ul style="list-style-type: none"> (a) a height of less than 4 metres; and (b) no foliage within 3 metres of the substation boundary, unless the substation has a solid wall along any boundary. 	✓	NA
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
P07 Landscaping areas are designed to: (a) be easily maintained throughout the ongoing use of the site; (b) allow sufficient area and access to sunlight and water for plant growth; (c) not cause a nuisance to occupants of the site or members of the public; and (d) maintain or enhance the safety of pedestrians through the use of Crime Prevention Through Environmental Design principles.	A07 No acceptable outcome is provided.	✓	Landscaping will be undertaken, however this is subject to further detail design following land use approval.

Table 9.4.2.3B—Side and rear boundary landscape treatments

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

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

9.4.3 Parking and access code

9.4.3.1 Application

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

9.4.3.2 Purpose

- (1) The purpose of the Parking and access code is to ensure:
 - (a) parking areas are appropriately designed, constructed and maintained;
 - (b) the efficient functioning of the development and the local road network; and
 - (c) all development provides sufficient parking, loading/service and manoeuvring areas to meet the demand generated by the use.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Land uses have a sufficient number of parking and bicycle spaces designed in a manner to meet the requirements of the user;
 - (b) Parking spaces and associated manoeuvring areas are safe, functional and provide equitable access;
 - (c) Suitable access for all types of vehicles likely to utilise a parking area is provided in a way that does not compromise the safety and efficiency of the surrounding road network;
 - (d) Premises are adequately serviced to meet the reasonable requirements of the development; and
 - (e) End of trip facilities are provided by new major developments to facilitate alternative travel modes.

9.4.3.3 Criteria for assessment

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

Performance outcomes	Acceptable outcomes	Complies	Comments
For accepted development subject to requirements and assessable development			
Car parking spaces			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO1 Development provides sufficient car parking to accommodate the demand likely to be generated by the use, having regard to the: <ul style="list-style-type: none"> (a) nature of the use; (b) location of the site; (c) proximity of the use to public transport services; (d) availability of active transport infrastructure; and (e) accessibility of the use to all members of the community. 	AO1 The number of car parking spaces provided for the use is in accordance with Table 9.4.3.3B . Note—Car parking spaces provided for persons with a disability are to be considered in determining compliance with AO1.	✓	Car parking is not specifically shown on the plans however the site is sufficiently sized to accommodated the required car parking rates.
Vehicle crossovers			
PO2 Vehicle crossovers are provided to:: <ul style="list-style-type: none"> (a) ensure safe and efficient access between the road and premises; (b) minimize interference with the function and operation of roads; and 	AO2.1 Vehicular access to/from Council roads is designed and constructed in accordance with the Standard drawings in Planning Scheme Policy 4 - FNQROC Regional Development Manual.	✓	According to the Traffic Impact Assessment road upgrades will be required to accommodated the estimated traffic volumes. The development may be conditioned to comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
(c) minimise pedestrian to vehicle conflict.	AO2.2 Development on a site with two or more road frontages provides vehicular access from: <ul style="list-style-type: none"> (a) the primary frontage where involving Community activities or Sport and recreation activities, unless the primary road frontage is a State-controlled road; or (b) from the lowest order road in all other instances. 	✓	NA
	AO2.3 Vehicular access for particular uses is provided in accordance with Table 9.4.3.3E .	✓	The site displays sufficient frontage and area to accommodate the appropriate vehicle access.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Access, manoeuvring and car parking areas include appropriate pavement treatments having regard to: <ul style="list-style-type: none"> (a) the intensity of anticipated vehicle movements; (b) the nature of the use that they service; and (c) the character of the surrounding locality. 	AO3 Access, manoeuvring and car parking areas include pavements that are constructed in accordance with Table 9.4.3.3C .	✓	May be conditioned to Comply.
For assessable development			
Parking area location and design			
PO4 Car parking areas are located and designed to: <ul style="list-style-type: none"> (a) ensure safety and efficiency in operation; and (b) be consistent with the character of the surrounding locality. 	AO4.1 Car parking spaces, access and circulation areas have dimensions in accordance with AS/NZS 2890.1 Off-street car parking.	✓	May be conditioned to Comply.
	AO4.2 Disabled access and car parking spaces are located and designed in accordance with AS/NZS 2890.6 Parking facilities - Off-street parking for people with disabilities.	✓	May be conditioned to Comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO4.3 The car parking area includes designated pedestrian routes that provide connections to building entrances.	✓	May be conditioned to Comply.
	AO4.4 Parking and any set down areas are: (a) wholly contained within the site; (b) visible from the street where involving Commercial activities, Community activities, Industrial activities or a use in the Recreation and open space zone; (c) are set back behind the main building line where involving a Dual occupancy, Multiple dwelling, Residential care facility or Retirement facility; and (d) provided at the side or rear of a building in all other instances.	✓	Parking will be contained wholly within the site. The development is setback from the road and therefore would not be visible from the road.

Performance outcomes	Acceptable outcomes	Complies	Comments
Site access and manoeuvring			
PO5 Access to, and manoeuvring within, the site is designed and located to: <ul style="list-style-type: none"> (a) ensure the safety and efficiency of the external road network; (b) ensure the safety of pedestrians; (c) provide a functional and convenient layout; and (d) accommodate all vehicles intended to use the site. 	AO5.1 Access and manoeuvrability is in accordance with : <ul style="list-style-type: none"> (a) AS28901 – Car Parking Facilities (Off Street Parking); and (b) AS2890.2 – Parking Facilities (Off-street Parking) Commercial Vehicle Facilities. <p>Note—Proposal plans should include turning circles designed in accordance with AP34/95 (Austroads 1995) Design Vehicles and Turning Path Templates.</p>	✓	May be conditioned to Comply.
	AO5.2 Vehicular access has a minimum sight distance in accordance with Part 5 of AUSTROADS.	✓	Refer to the Traffic Impact Assessment.
	AO5.3 Vehicular access is located and designed so that all vehicles enter and exit the site in a forward gear.	✓	Vehicle access facilitates entry and exit in forward motion.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO5.4 Pedestrian and cyclist access to the site: (a) is clearly defined; (b) easily identifiable; and (c) provides a connection between the site frontage and the entrance to buildings and end of trip facilities (where provided).	x	Given the location of the site pedestrian and cyclist access is not expected to be required.
PO6 Development that involves an internal road network ensures that it's design: (a) ensure safety and efficiency in operation; (b) does not impact on the amenity of residential	AO6.1 Internal roads for a Tourist park have a minimum width of: (a) 4 metres if one way; or (b) 6 metres if two way.	✓	May be conditioned to Comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
<p>uses on the site and on adjoining sites, having regard to matters of:</p> <p>(i) hours of operation;</p> <p>(ii) noise</p> <p>(iii) light; and</p> <p>(iv) odour;</p> <p>(c) accommodates the nature and volume of vehicle movements anticipated to be generated by the use;</p> <p>(d) allows for convenient access to key on-site features by pedestrians, cyclists and motor vehicles; and</p> <p>(e) in the Rural zone, avoids environmental degradation.</p>	<p>AO6.2</p> <p>For a Tourist park, internal road design avoids the use of cul-de-sacs in favour of circulating roads, where unavoidable, cul-de-sacs provide a full turning circle for vehicles towing caravans having:</p> <p>(a) a minimum approach and departure curve radius of 12 metres; and</p> <p>(b) a minimum turning circle radius of 8 metres.</p>	✓	The internal road layout provides for circular motion. A culdesac style access is provided to the cabins only.
	<p>AO6.3</p> <p>Internal roads are imperviously sealed and drained, apart from those for an Energy and infrastructure activity or Rural activity.</p>	×	Given the rural location it is not intended that the roads will be imperviously sealed. A compacted road base access is an effective and typical standard for rural, nature based establishments.
	<p>AO6.4</p> <p>Speed control devices are installed along all internal roads, apart from those for an Energy and infrastructure activity or Rural activity, in accordance with Complete Streets.</p>	✓	May be conditioned to Comply.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO6.5 Internal roads, apart from those for an Energy and infrastructure activity or Rural activity, are illuminated in accordance with AS 4282 (as amended) - Control of Obtrusive effects of outdoor lighting.	✓	May be conditioned to Comply.
	AO6.6 Where involving an accommodation activity, internal roads facilitate unobstructed access to every dwelling, accommodation unit, accommodation site and building by emergency services vehicles.	✓	Each campsite and cabin has direct internal road access.
	AO6.7 For an Energy and infrastructure activity or Rural activity, internal road gradients: (a) are no steeper than 1:5; or (b) are steeper than 1:5 and are sealed.	✓	NA
Servicing			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO7 Development provides access, maneuvering and servicing areas on site that: <ul style="list-style-type: none"> (a) accommodate a service vehicle commensurate with the likely demand generated by the use; (b) do not impact on the safety or efficiency of internal car parking or maneuvering areas; (c) do not adversely impact on the safety or efficiency of the road network; (d) provide for all servicing functions associated with the use; and (e) are located and designed to minimise their impacts on adjoining sensitive land uses and streetscape quality. 	AO7.1 All unloading, loading, service and waste disposal areas are located: <ul style="list-style-type: none"> (a) on the site; (b) to the side or rear of the building, behind the main building line; (c) not adjacent to a site boundary where the adjoining property is used for a sensitive use. 	✓	Servicing will be accommodated onsite.
	AO7.2 Unloading, loading, service and waste disposal areas allow service vehicles to enter and exit the site in a forward gear.	✓	Appropriate maneuvering areas are available to facilitate entry and exit in forward motion.
	AO7.3 Development provides a servicing area, site access and maneuvering areas to accommodate the applicable minimum servicing vehicle specified in Table 9.4.3.3B .	✓	Servicing will be accommodated onsite.
Maintenance			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO8 Parking areas are used and maintained for their intended purpose.	AO8.1 Parking areas are kept and used exclusively for parking and are maintained in a suitable condition for parking and circulation of vehicles.	✓	May be conditioned to Comply.
	AO8.2 All parking areas will be compacted, sealed, drained, line marked and maintained until such time as the development ceases.	×	Car parking areas are not intended to be sealed. A compacted road base access is an effective and typical standard for rural, nature based establishments. Parking areas will be appropriately maintained.
End of trip facilities			
PO9 Development within the Centre zone; Industry zone or Emerging community zone provides facilities for active transport users that: <ul style="list-style-type: none"> (a) meet the anticipated demand generated from the use; (b) comprise secure and convenient bicycle parking and storage; and (c) provide end of trip facilities for all active transport users. 	AO9.1 The number of bicycle parking spaces provided for the use is in accordance with Table 9.4.3.3D .	×	No formal bicycle parking is proposed given the location of the site.
	AO9.2 End of trip facilities are provided in accordance with Table 9.4.3.3D .	✓	Amenities are provided within the development.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO10 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO10 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (a) the expected traffic movements to be generated by the facility; (b) any associated impacts on the road network; and (c) any works that will be required to address the identified impacts. 	✓	A Traffic Impact Assessment is included with the application.
If for Educational establishment or Child care centre where involving more than 100 vehicle movements per day or Renewable energy facility, Sport and recreation activities or Tourist park			
PO11 The level of traffic generated by the development on the surrounding local road network must not result in unacceptable impacts on adjacent land and local road users.	AO11 A traffic impact report is prepared by a suitably qualified person that identifies: <ul style="list-style-type: none"> (d) the expected traffic movements to be generated by the facility; (e) any associated impacts on the road network; and (f) any works that will be required to address the identified impacts. 	✓	A Traffic Impact Assessment is included with the application.

Table 9.4.3.3B—Vehicle Parking and Service Vehicle Space Requirements

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Adult store	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 20m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² .	One SRV space.
Agricultural supplies store	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 30m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . Queuing for 3 vehicles should be supplied where a GFA is greater than 600m ² .	One HRV space.
Air services	<u>If accepted development subject to requirements development:</u> One space per 90m ² or part thereof of net lettable area; or <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> One space per 200m ² or part thereof of net lettable area. If assessable development: As determined by Council.
Animal husbandry	<u>If accepted development subject to requirements :</u> One space. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Animal keeping	Minimum of three spaces or one space per 200m ² of use area, whichever is greater.	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Aquaculture	<u>If accepted development subject to requirements:</u> <ul style="list-style-type: none"> In the rural or rural residential zones - two spaces; or Enclosed within a building - one space per 90m² of net lettable area. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Brothel	As determined by Council.	As determined by Council.
Bulk landscape supplies	Minimum of five spaces or one space per 250m ² of use area, whichever is greater.	One AV if the site has an area of greater than 2,000m ² ; or One HRV space.
Car wash	Minimum of two parking spaces plus 1 car queuing space for each car wash or service bay and parking at rates applicable to ancillary use/s.	One AV space.
Caretaker's accommodation	One space per dwelling unit.	Nil.
Cemetery	As determined by Council.	As determined by Council.
Child care centre	A minimum of 3 spaces will be required to be used for setting down and picking up of children, plus one space per 10 children for staff parking.	One SRV space.
Club	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space; and One HRV space if greater than 500m ² .
Community care centre	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Community residence	Three spaces.	Nil.
Community use	Minimum of 5 spaces per use or one space per 50m ² or part thereof of GFA, whichever is greater.	One SRV space if greater than 500m ² GFA.
Crematorium	One space per 30m ² GFA or part thereof.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Cropping	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>
Detention facility	As determined by Council.	As determined by Council.
Dual occupancy	One covered space per dwelling; and One visitor space.	Nil.
Dwelling house	One covered space per dwelling house. One space per secondary dwelling.	Nil.
Dwelling unit	One covered space per dwelling unit. A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.	Nil
Educational establishment	<p><u>For all establishments:</u> 1 space per every 10 students plus 1 space per employee, and</p> <p>Provision for 3 vehicles for loading and unloading of passengers in addition to the requirements above.</p>	<p><u>For accepted development subject to requirements:</u> One HRV space; and One SRV space; and A minimum of 3 Bus / coach parking / set down areas.</p> <p><u>For assessable development:</u> As determined by Council.</p>
Emergency services	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	As determined by Council.
Environment facility	As determined by Council.	As determined by Council.
Extractive industry	As determined by Council.	As determined by Council.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Food and drink outlet	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 50m² or part thereof of GFA up to 400m² GFA and one space per 15m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Drive-through:</u> Queuing spaces for 6 passenger vehicles within the site boundaries.</p> <p>One service vehicle space per use or one service vehicle space per 1,000m² GFA, whichever is greater.</p>	One HRV space.
Function facility	One space per 30m ² or part thereof of GFA.	One SRV space.
Funeral parlour	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.
Garden centre	<p>A minimum of 5 spaces for customer parking or one space per 150m² or part thereof of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m² use area, whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Hardware and trade supplies	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Health care services	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 40m ² or part thereof of net lettable area. <u>Outside the Centre zone:</u> One space per 20m ² of or part thereof of net lettable area.	One SRV space per 500m ² GFA.
High impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Home based business	<u>Bed and breakfasts:</u> One space per guest room. <u>Other home based business:</u> One space for home based business and one covered space for the dwelling.	Nil.
Hospital	One space per 6 residential care beds. One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One HRV space. One SRV for every 800m ² of GFA and part thereof; and One space for an emergency vehicle.
Hotel	One space per 10m ² or part thereof of GFA per bar, beer garden and other public area. One space per 50m ² or part thereof of GFA per bulk liquor sales area. One space per guest room.	One HRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Indoor sport and recreation	<u>If accepted development subject to requirements:</u> One space per 25m ² of net lettable area. <u>If assessable development:</u> As determined by Council.	An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite Internal dedicated taxi bays provided within 200 metres of the site entrance.
Intensive animal industries	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	One SRV space.
Intensive horticulture	<u>If accepted development subject to requirements:</u> Two spaces. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Landing	As determined by Council.	As determined by Council.
Low impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Major electricity infrastructure	As determined by Council.	As determined by Council.
Major sport, recreation and entertainment facility	As determined by Council.	As determined by Council.
Marine industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Market	As determined by Council.	As determined by Council.
Medium impact industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Motor sport facility	As determined by Council.	As determined by Council.
Multiple dwelling	<p>One covered space per dwelling.</p> <p>One dedicated vehicle wash-down bay for premises containing 5 or more dwellings.</p> <p>A minimum of 0.25 spaces per dwelling is to remain in common property for visitor use.</p>	Nil.
Nature-based tourism	One space per dwelling; or 0.75 spaces per guest room if in dormitory or shared facilities.	As determined by Council.
Nightclub entertainment facility	One space per 60m ² GFA or part thereof.	Nil.
Non-resident workforce accommodation	One space per dwelling unit.	Nil.
Office	<p>Accepted in an existing building within the Centre zone.</p> <p><u>Inside the Centre zone:</u> One space per 20m² or part thereof of GFA up to 400m² GFA, and one space per 10m² or part thereof of GFA above 400m².</p> <p><u>Outside the Centre zone:</u> One space per 25m² or part thereof of GFA up to 400m² GFA, and one space per 15m² or part thereof of GFA above 400m².</p>	One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Outdoor sales	<p>A minimum of 5 spaces for customer parking or one space per 150m² of use area, whichever is greater.</p> <p>One service vehicle space per use or one service vehicle space per 800m², whichever is greater.</p>	One AV if the site has an area of greater than 2,000m ² , otherwise One HRV space.
Outdoor sport and recreation	<p>Coursing, horse racing, pacing or trotting:</p> <ul style="list-style-type: none"> One space per five seated spectators; plus One space per 5m² of other spectator areas. <p>Football:</p> <ul style="list-style-type: none"> 50 spaces per field. <p>Lawn bowls:</p> <ul style="list-style-type: none"> 30 spaces per green. <p>Swimming pool:</p> <ul style="list-style-type: none"> 15 spaces; plus One space per 100m² of useable site area. <p>Tennis or other Court:</p> <ul style="list-style-type: none"> Four spaces per court. <p>Golf Course:</p> <ul style="list-style-type: none"> Four spaces per tee on the course; plus One space per 50m² of net lettable area. <p><u>Any other use:</u> As determined by council.</p>	<p>An internal bus set down and pick up area that enables the bus to be in a forward motion at all times whilst onsite</p> <p>Internal dedicated taxi bays provided within 200 metres of the site entrance.</p>
Park	As determined by Council.	As determined by Council.
Parking station	Not applicable	Nil.
Permanent plantation	<p><u>If accepted development subject to requirements:</u> Two spaces.</p> <p><u>If assessable development:</u> As determined by Council.</p>	<p><u>If accepted development subject to requirements:</u> Nil.</p> <p><u>If assessable development:</u> As determined by Council.</p>

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Place of worship	Minimum of 5 spaces per use or one space per 25m ² or part thereof of GFA, whichever is greater.	One SRV space.
Port services	As determined by Council.	As determined by Council.
Relocatable home park	One space for each home site plus 1 space for each 5 home sites or part thereof for visitors.	One HRV space.
Renewable energy facility	As determined by Council.	As determined by Council.
Research and technology industry	One space per 90m ² GFA or part thereof.	One HRV space if the site has an area greater than 1,000m ² , otherwise One SRV space.
Residential care facility	One space per 4 hostel unit beds. Visitor parking at 30% of resident parking requirements.	One SRV space; and One space for an emergency vehicle.
Resort complex	As determined by Council.	As determined by Council.
Retirement facility	One covered space per unit and 0.5 spaces for visitors parking.	One SRV space; and One space for an emergency vehicle.
Roadside stall	One space per stall.	Nil.
Rooming accommodation	<u>Inside the Centre zone:</u> One space per 15 beds. <u>Outside the Centre zone:</u> One space per 8 beds.	One SRV space. One space for a 20 seater bus.
Rural industry	One space per 90m ² GFA or part thereof.	One AV space.
Rural workers' accommodation	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil <u>If Assessable development:</u> As determined by Council.
Sales office	One space per 25m ² GFA or part thereof.	Nil.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Service industry	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Service station	Minimum of four spaces plus car parking at rates applicable to ancillary use/s.	One AV space.
Shop	Accepted where in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One HRV space if the site is greater than 2,000m ² , otherwise One SRV space.
Shopping centre	<u>Inside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA and one space per 25m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA and one space per 15m ² or part thereof of GFA above 400m ² .	One AV space per 1,000m ² ; and One SRV space per 500m ² ; or One SRV space per every 2 specialty uses, whichever the greater.
Short-term accommodation	One space per unit.	One HRV space if involves the serving of food or beverage; otherwise One SRV space.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Showroom	Accepted in an existing building within the Centre zone. <u>Inside the Centre zone:</u> One space per 25m ² or part thereof of GFA up to 400m ² GFA, and one space per 10m ² or part thereof of GFA above 400m ² . <u>Outside the Centre zone:</u> One space per 50m ² or part thereof of GFA up to 400m ² GFA, and one space per 15m ² or part thereof of GFA above 400m ² .	One AV space and One SRV space if the site is greater than 2,000m ² ; or One HRV space; and One SRV Space.
Special industry	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Substation	<u>If assessable development:</u> As determined by Council.	As determined by Council.
Telecommunication s facility	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Theatre	One space per 15m ² or part thereof of net lettable area, or one space per 5 seated spectators whichever is the greater.	One SRV space.
Tourist attraction	As determined by Council.	As determined by Council.
Tourist park	One space within each accommodation site plus 1 additional visitor space per 10 accommodation sites. Queuing for 2 vehicles towing caravans and 1 holding bay for a vehicle towing a caravan plus additional queuing for 1 vehicle towing a caravan per 40 accommodation sites.	One HRV space.
Transport depot	One space per 125m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.

Definition	Minimum number of Car parking spaces	Minimum Service Vehicle Space Provision
Utility installation	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.	<u>If accepted development subject to requirements:</u> Nil. <u>If assessable development:</u> As determined by Council.
Veterinary services	Accepted in an existing building within the Centre zone. <u>Inside Centre zone:</u> One space per 40m ² or part thereof of net lettable area. <u>Outside Centre zone:</u> One space per 20m ² or part thereof of net lettable area.	One HRV space if greater than 500m ² GFA; and One SRV space per 500m ² GFA.
Warehouse	One space per 90m ² GFA or part thereof.	One AV space if the site has an area greater than 2,000m ² , otherwise One HRV.
Wholesale nursery	As determined by Council.	As determined by Council.
Winery	As determined by Council.	As determined by Council.

Note—Any use not herein defined - as determined by Council.

Table 9.4.3.3C—Pavement Standards for Access, Manoeuvring and Car Parking areas

Zone	Compacted Gravel Base (minimum thickness)	Surfacing Options
All development other than dwelling house		
All zones other than the Conservation zone or the Rural zone	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
Conservation zone or Rural zone	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free
Dwelling house		
All zones	75mm	Reinforced concrete with a minimum thickness of: <ul style="list-style-type: none"> • 100mm for parking areas; and • 150mm for access ways.
	150mm	Asphalt with a minimum thickness of 25mm
	150mm	Two coat sprayed bitumen seal
	150mm	Concrete pavers
	Not applicable	Minimum 150mm thickness compacted gravel suitable for all weather and dust free

Note—Where more than one surfacing option is listed, any one of the treatments listed may be provided.

Table 9.4.3.3D—Bicycle Parking and End of Trip Facility Requirements

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Commercial activities	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • visitor facilities: <ul style="list-style-type: none"> - one bicycle rack space per 750m² NLA or part thereof; and - bicycle parking, signposted; and adjacent to a major public entrance to the building. 	<p>New or redeveloped commercial activities buildings (other than a shopping centre), provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Community use	Four spaces per 1,500m ² GFA.	As determined by Council.
Educational establishment	<p>New or redeveloped education facilities, provide:</p> <ul style="list-style-type: none"> • For employees - secure bicycle storage for 8% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and • For students: <ul style="list-style-type: none"> - minimum of 8% of the peak number of students using the building at any one time (with 75% occupancy); and - bicycle storage within 100m of the building front entrance(s); or added to the campus central bicycle storage area. 	<p>New or redeveloped education facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> • accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; • changing facilities adjacent to showers; and • secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Food & drink outlet	One space per 100m ² GFA.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Function facility	One space per 300m ² GFA.	As determined by Council.
Health care services	<p>New or redeveloped healthcare facilities, provide the following facilities:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 5% of building staff (based on one person per 75m² GLA). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and For visitors: <ul style="list-style-type: none"> facilities with in-patient accommodation provide one space per each 30 beds; facilities without in-patient accommodation provide one space per each 4 practitioners; aged care facilities provide one space per each 60 beds; In every instance above, provide a minimum of 5 bicycle parking spaces; and bicycle parking provided: in an accessible location, signposted and within 10m a major public entrance to the building. 	<p>New or redeveloped healthcare facilities, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in changing facilities for 20% of building staff (based on one person per 75m² GLA) to cater for cyclists, walkers and other active users.
Hospital	As determined by Council.	As determined by Council.
Indoor sport and recreation	One space per employee plus 1 space per 200m ² GFA	As determined by Council.
Park	As determined by Council.	As determined by Council.
Rooming accommodation	One space per 4 letting rooms.	As determined by Council.
Short term accommodation	One space per 4 letting rooms.	As determined by Council.

Definition	Minimum number of bicycle parking spaces	Minimum end of trip facilities
Shop or Shopping centre	<p>New or redeveloped shopping centres, provide:</p> <ul style="list-style-type: none"> For employees - secure bicycle storage for 8% of building staff (based on one person per 60m² Gross leasable area). Secure bicycle parking involves a bicycle locker or bicycle rail in a locked compound/cage; and visitor facilities: <ul style="list-style-type: none"> one space per 500m² GLA or part thereof for centres under 30,000m²; or one space per 750m² GLA or part thereof for centres between 30,000m² and 50,000m²; and bicycle parking is signposted and within 10m of a major public entrance to the building. 	<p>New or redeveloped shopping centres, provide the following employee facilities, which are continually accessible to employees:</p> <ul style="list-style-type: none"> accessible showers at the rate of one shower per 10 bicycle spaces provided or part thereof; changing facilities adjacent to showers; and secure lockers in the changing facilities for 20% of building staff (based on one person per 60m² GLA to cater for walkers, cyclists and other active users.
Theatre	One space per 100m ² GFA.	As determined by Council.

Table 9.4.3.3E—Vehicular Access for Specific Uses

Use	Design
Dwelling house	A secondary dwelling shares a vehicle crossover with the Dwelling house.
Car wash	<p>Site access involves:</p> <ul style="list-style-type: none"> (a) a maximum width of 9 metres of any vehicle crossover across a footpath; (b) a minimum separation of 12 metres between any vehicle crossover and a road intersection; (c) a separate entrance and exit; and (d) a minimum separation between vehicle crossovers of 14 metres.
Service station	
Industrial activities	Each lot is provided with no more than one access point every 15 metres.
Roadside stall	A single vehicular access point is provided to the site.
Tourist park	<ul style="list-style-type: none"> (a) a single vehicular access point is provided to the site; and (b) no accommodation site has individual vehicular access.

9.4.5 Works, services and infrastructure code

9.4.5.1 Application

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

9.4.5.2 Purpose

- (1) The purpose of the Works, services and infrastructure code is to ensure that all development is appropriately serviced by physical infrastructure, public utilities and services and that work associated with development is carried out in a manner that does not adversely impact on the surrounding area.
- (2) The purpose of the code will be achieved through the following overall outcomes:
 - (a) Development provides an adequate, safe and reliable supply of potable, fire-fighting and general use water in accordance with relevant standards;
 - (b) Development provides for the treatment and disposal of wastewater and ensures there are no adverse impacts on water quality, public health, local amenity or ecological processes;
 - (c) Development provides for the disposal of stormwater and ensures that there are no adverse impacts on water quality or ecological processes;
 - (d) Development connects to the road network and any adjoining public transport, pedestrian and cycle networks while ensuring no adverse impacts on the safe, convenient and efficient operation of these networks;
 - (e) Development provides electricity and telecommunications services that meet its desired requirements;
 - (f) Development is connected to a nearby electricity network with adequate capacity without significant environment, social or amenity impact;
 - (g) Development does not affect the efficient functioning of public utility mains, services or installations;
 - (h) Infrastructure dedicated to Council is cost effective over its life cycle;
 - (i) Work associated with development does not cause adverse impacts on the surrounding area; and
 - (j) Development prevents the spread of weeds, seeds or other pests.

9.4.5.3 Criteria for assessment

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

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

Performance outcomes	Acceptable outcomes	Complies	Comments
Water supply			
PO1 Each lot has an adequate volume and supply of water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO1.1 Development is connected to a reticulated water supply system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated water supply service area. 	✓	NA

Performance outcomes	Acceptable outcomes	Complies	Comments
	<p>AO1.2 Development, where located outside a reticulated water supply service area and in the Conservation zone, Rural zone or Rural residential zone is provided with:</p> <p>(a) a bore or bores are provided in accordance with the Design Guidelines set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual; or</p> <p>(b) on-site water storage tank/s:</p> <p>(i) with a minimum capacity of 90,000L;</p> <p>(ii) fitted with a 50mm ball valve with a camlock fitting; and</p> <p>(iii) which are installed and connected prior to the occupation or use of the development.</p>	✓	Will comply and may be conditioned.
Wastewater disposal			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO2 Each lot provides for the treatment and disposal of effluent and other waste water that: <ul style="list-style-type: none"> (a) meets the needs of users; (b) is adequate for fire-fighting purposes; (c) ensures the health, safety and convenience of the community; and (d) minimises adverse impacts on the receiving environment. 	AO2.1 Development is connected to a reticulated sewerage system in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual other than where located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	✓	NA
	AO2.2 An effluent disposal system is provided in accordance with ASNZ 1547 On-Site Domestic Wastewater Management (as amended) where development is located: <ul style="list-style-type: none"> (a) in the Conservation zone, Rural zone or Rural residential zone; and (b) outside a reticulated sewerage service area. 	✓	Will comply and may be conditioned.
Stormwater infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO3 Stormwater infrastructure is designed and constructed to collect and convey the design storm event to a lawful point of discharge in a manner that mitigates impacts on life and property.	AO3.1 Where located within a Priority infrastructure area or where stormwater infrastructure is available, development is connected to Council's stormwater network in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	NA
	AO3.2 On-site drainage systems are constructed: (a) to convey stormwater from the premises to a lawful point of discharge; and (b) in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	Will comply and may be conditioned.
Electricity supply			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO4 Each lot is provided with an adequate supply of electricity	AO4 The premises: (a) is connected to the electricity supply network; or (b) has arranged a connection to the transmission grid; or (c) where not connected to the network, an independent energy system with sufficient capacity to service the development (at near average energy demands associated with the use) may be provided as an alternative to reticulated electricity where: (i) it is approved by the relevant regulatory authority; and (ii) it can be demonstrated that no air or noise emissions; and (iii) it can be demonstrated that no adverse impact on visual amenity will occur.	✓	Will comply and may be conditioned.
Telecommunications infrastructure			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO5 Each lot is provided with an adequate supply of telecommunication infrastructure	A05 Development is provided with a connection to the national broadband network or telecommunication services.	✓	Will comply and may be conditioned.
Existing public utility services			
PO6 Development and associated works do not affect the efficient functioning of public utility mains, services or installations.	A06 Public utility mains, services are relocated, altered or repaired in association with the works so that they continue to function and satisfy the relevant Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	NA
Excavation or filling			
PO7 Excavation or filling must not have an adverse impact on the: (a) streetscape; (b) scenic amenity; (c) environmental values; (d) slope stability;	A07.1 Excavation or filling does not occur within 1.5 metres of any site boundary.	✓	No such works are anticipated other than to facilitate site access.
	A07.2 Excavation or filling at any point on a lot is to be no greater than 1.5 metres above or below natural ground level.	✓	The site is relatively level. The development is not expected to require that extent of excavation and filling other than to install services.

Performance outcomes		Acceptable outcomes	Complies	Comments
(e) accessibility; or (f) privacy of adjoining premises.		A07.3 Earthworks batters: (a) are no greater than 1.5 metres in height; (b) are stepped with a minimum width 2 metre berm; (c) do not exceed a maximum of two batters and two berms (not greater than 3.6 metres in total height) on any one lot; (d) have a slope no greater than 1 in 4; and (e) are retained.	✓	Complies.
		A07.4 Soil used for filling or spoil from excavation is not stockpiled in locations that can be viewed from: (a) adjoining premises; or (b) a road frontage, for a period exceeding 1 month from the commencement of the filling or excavation.	✓	Will comply and may be conditioned.

Performance outcomes	Acceptable outcomes	Complies	Comments
	A07.5 All batters and berms to be constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	NA
	A07.6 Retaining walls have a maximum height of 1.5 metres and are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	NA
	A07.7 Excavation or filling at any point on a lot is to include measures that protect trees at the foot or top of cut or fill batters by the use of appropriate retaining methods and sensitive earth removal or placement and in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	The development seeks to retain as many trees as practically possible with a 200mm DBH. Appropriate measures will be implemented to preserve vegetation.
For assessable development			

Performance outcomes	Acceptable outcomes	Complies	Comments
Transport network			
PO8 The development has access to a transport network of adequate standard to provide for the safe and efficient movement of vehicles, pedestrians and cyclists.	A08.1 Vehicle access, crossovers, road geometry, pavement, utilities and landscaping to the frontage/s of the site are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Will comply and may be conditioned.
	A08.2 Development provides footpath pavement treatments in accordance with Planning Scheme Policy 9 – Footpath Paving.	✓	NA
Public infrastructure			
PO9 The design, construction and provision of any infrastructure that is to be dedicated to Council is cost effective over its life cycle and incorporates provisions to minimise adverse impacts.	A09 Development is in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development Manual.	✓	NA
Stormwater quality			

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

	<p>AO10.2</p> <p>For development on land greater than 2,500m² or that result in more than 5 lots or more than 5 dwellings or accommodation units, a Stormwater Quality Management Plan and Report prepared and certified by a suitably qualified design engineer (RPEQ) is prepared that demonstrates that the development:</p> <ul style="list-style-type: none"> (a) meets or exceeds the standards of design and construction set out in the Urban Stormwater Quality Planning Guideline and the Queensland Water Quality Guideline; (b) is consistent with any local area stormwater water management planning; (c) accounts for development type, construction phase, local climatic conditions and design objectives; and (d) provides for stormwater quality treatment measures reflecting land use constraints, such as soil type, landscape features (including 	✓	<p>A stormwater management plan will address the proper control of stormwater within the project site.</p>
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Performance outcomes	Acceptable outcomes	Complies	Comments
	landform), nutrient hazardous areas, acid sulfate soil and rainfall erosivity.		
PO11 Storage areas for stormwater detention and retention: (a) protect or enhance the environmental values of receiving waters; (b) achieve specified water quality objectives; (c) where possible, provide for recreational use; (d) maximise community benefit; and (e) minimise risk to public safety.	AO11 No acceptable outcome is provided.	✓	A stormwater management plan will address the proper control of stormwater within the project site.
Excavation or filling			
PO12 Traffic generated by filling or excavation does not impact on the amenity of the surrounding area.	AO12.1 Haul routes used for transportation of fill to or from the site only use major roads and avoid residential areas.	✓	Haulage will not impact residential areas.

Performance outcomes	Acceptable outcomes	Complies	Comments
	AO12.2 Transportation of fill to or from the site does not occur: (a) within peak traffic times; and (b) before 7am or after 6pm Monday to Friday; (c) before 7am or after 1pm Saturdays; and (d) on Sundays or Public Holidays.	✓	Will comply and may be conditioned.

Performance outcomes	Acceptable outcomes	Complies	Comments
PO13 Air pollutants, dust and sediment particles from excavation or filling, do not cause significant environmental harm or nuisance impacts.	AO13.1 Dust emissions do not extend beyond the boundary of the site.	✓	Will comply and may be conditioned.
	AO13.2 No other air pollutants, including odours, are detectable at the boundary of the site.	✓	Will comply and may be conditioned.
	AO13.3 A management plan for control of dust and air pollutants is prepared and implemented.	✓	Will comply and may be conditioned.
PO14 Access to the premises (including driveways and paths) does not have an adverse impact on: (a) safety; (b) drainage; (c) visual amenity; and (d) privacy of adjoining premises.	AO14 Access to the premises (including all works associated with the access): (a) must follow as close as possible to the existing contours; (b) be contained within the premises and not the road reserve, and (c) are designed and constructed in accordance with the Design Guidelines and Specifications set out in the Planning Scheme Policy 4 – FNQROC Regional Development manual.	✓	Will comply and may be conditioned.
Weed and pest management			

Performance outcomes	Acceptable outcomes	Complies	Comments
PO15 Development prevents the spread of weeds, seeds or other pests into clean areas or away from infested areas.	AO15 No acceptable outcome is provided.	✓	Will comply and may be conditioned.
Contaminated land			
PO16 Development is located and designed to ensure that users and nearby sensitive land uses are not exposed to unacceptable levels of contaminants	AO16 Development is located where: (a) soils are not contaminated by pollutants which represent a health or safety risk to users; or (b) contaminated soils are remediated prior to plan sealing, operational works permit, or issuing of building works permit.	✓	There are no known site contaminations.
Fire services in developments accessed by common private title			
PO17 Fire hydrants are located in positions that will enable fire services to access water safely, effectively and efficiently.	AO17.1 Fire hydrants are located in accessways or private roads held in common private title at a maximum spacing of: (a) 120 metres for residential development; and (b) 90 metres for any other development.	✓	NA
	AO17.2 Fire hydrants are located at all intersections of accessways or private roads held in common private title.	✓	NA