State code 16: Native vegetation clearing

Table 16.2.2: General

Performance outcomes	Acceptable outcomes	Response
Clearing avoids or minimises impacts		
PO1 Clearing and adverse impacts of clearing do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Clearing of native vegetation is necessary for construction of an irrigation dam. Clearing by impoundment cannot, therefore be avoided. The impoundment area is not excessively large and is considered to be commensurate with the reliable yield from the catchment.
Clearing on land in particular circumstances		
PO2 Clearing is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved. Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured. Further guidance on meeting the requirements of a better environmental outcome can be found in State code 16: Native vegetation clearing guidance material.	No acceptable outcome is prescribed	No compliance notice in effect.
PO3 Clearing is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved. Note: The discharge of the vegetation management requirements under the notice requiring compliance can only occur in conjunction with the better environmental outcome being legally secured.	No acceptable outcome is prescribed	N/A

Performance outcomes	Acceptable outcomes	Response
Further guidance on meeting the requirements of a better environmental outcome can be found in State code 16: Native vegetation clearing guidance material.		
PO4 Clearing of a legally secured offset area: 1. is consistent with the offset delivery plan; or agreement for the offset area on the land subject to the development application; or 2. only occurs if an additional offset is provided that is consistent with the *Environmental Offsets Act 2014* and the relevant policy in the Queensland Environmental Offsets Policy, Department of Environment and Heritage Protection, 2014. Note: Reference to 'agreement' above includes the 'agreed delivery arrangement' for the offset area as well as instruments associated with the legally secured offset area. Clearing should be consistent with any agreement however described.	No acceptable outcome is prescribed	No offset areas are involved
Clearing of vegetation as a result of the material change of use or reconfiguration of a lot		
PO5 Clearing as a result of a material change of use, or clearing as a result of reconfiguring a lot does not occur.	No acceptable outcome is prescribed.	No material change of use nor reconfiguration
Clearing that could already be done under an exemption		
PO6 Clearing does not occur unless it is clearing that could be done under an exemption for the purpose of the development (as prescribed under Schedule 21 of the Planning Regulation 2017) prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	No exemption is available

Table 16.2.3: Specific

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands (public safety and infrastructure, a coordinated project, extractive industry, high value agriculture clearing, and irrigated high value agriculture clearing)		
PO7 Clearing maintains the current extent of vegetation associated with any natural wetland to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO7.1** Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland. OR	No natural wetlands exist on the property
	AO7.2 Clearing within 100 metres of the defining bank of any natural wetland: 1. does not occur within 50 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table 16.3.1 in this code. OR	N/A
	AO7.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (matter of state environmental significance).	N/A
Clearing associated with wetlands (necessary to control non-native plants or declared pests, encroachment, thinning, fodder harvesting)		
PO8 Clearing maintains vegetation associated with a natural wetland to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	*Clearing necessary to control non-native plants or declared pests:* **AO8.1** Where clearing is necessary to control non-native plants or declared pests, mechanical clearing does not occur within five metres of the defining bank of a natural wetland. AND	N/A

Performance outcomes	Acceptable outcomes	Response
	AO8.2 Clearing only occurs: 1. within a 1.5 metre radius from the base of the stem of individual non-native or declared pests; or 2. to the extent necessary to provide access for the control of the non-native plants or declared pests. AND	N/A
	AO8.3 Clearing for access tracks running parallel to a natural wetland is not to be located within 10 metres of the defining bank of a natural wetland. AND	N/A
	Clearing for thinning: **AO8.4** Where the clearing is for thinning, mechanical clearing does not occur within 20 metres of the defining bank of a natural wetland. AND	N/A
	Clearing for encroachment: **AO8.5** Mechanical clearing does not occur within 20 metres of the defining bank of a natural wetland. AND	N/A
	AO8.6 Clearing does not include the application of soil applied broad spectrum herbicides within 50 metres of the defining bank of a natural wetland or within the distance specified from a wetland in the directions for use on the label for the product, whichever is the greater. AND	N/A

Performance outcomes	Acceptable outcomes	Response
	Clearing for fodder harvesting: **AO8.7** Mechanical clearing does not occur within 20 metres of the defining bank any natural wetland. AND	N/A
	AO8.8 Strip harvesting or block harvesting does not occur within 100 metres of the defining bank of any natural wetland.	N/A
Clearing associated with wetlands (necessary environmental clearing – land restoration and natural disaster preparation)		
PO9 Clearing maintains vegetation associated with any natural wetland or rehabilitates the cleared area to protect: 1. water quality by filtering sediments, nutrients and other pollutants 2. aquatic habitat; and 3. terrestrial habitat.	**AO9.1** Clearing does not occur in, or within 100 metres of the defining bank of any natural wetland. OR	N/A
	AO9.2 Clearing within 100 metres of the defining bank of any natural wetland and: 1. does not occur within 50 metres of the defining bank of any natural wetland; and 2. does not exceed the widths in table 16.3.1 of this code. OR	N/A
	AO9.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A
Clearing associated with wetlands (necessary environmental clearing - natural channel diversion and contaminants removal)		
PO10 Clearing maintains the current extent of vegetation associated with any natural wetland or rehabilitates the cleared area to protect: 1. bank stability by protecting against bank	**AO10.1** Clearing does not occur in, or within 100 metres of the defining bank of any natural wetland. OR	N/A

Performance outcomes	Acceptable outcomes	Response
erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO10.2** Clearing within 100 metres of the defining bank of any natural wetland: 1. does not occur within 50 metres of the defining bank of any natural wetland; and 2. does not exceed the widths in table 16.3.1 of this code. OR	N/A
	AO10.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated. OR	N/A
	AO10.4 Where clearing is for natural channel diversion or contaminants removal, and clearing cannot be reasonably avoided, and: 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a natural wetland (a matter of state environmental significance).	N/A
Clearing associated with watercourses and drainage features (public safety and relevant infrastructure activities, coordinated project, extractive industry, high value agriculture clearing, irrigated high value agriculture clearing)		
PO11 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO11.1** Clearing does not occur in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code. OR	Dam construction will necessarily result in clearing native vegetation, by mechanical means or by impounding, an area of approximately 16 ha of “least concern” sparse eucalypt and corymbia species, (9.3.3c, 9.11.25/9.11.3a), on steep metamorphic hillsides, toe-slopes and drainage features. The impoundment area exhibits no riparian vegetation that may be associated with a watercourse.

Performance outcomes	Acceptable outcomes	Response
	AO11.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code: 1. does not exceed the widths in table 16.3.1 of this code; and 2. does not occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. OR	As above
	AO11.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with any watercourse or drainage feature (a matter of state environmental significance).	As above Dam construction will have no significant residual impact.
Clearing associated with watercourses and drainage features (necessary environmental clearing - land restoration and natural disaster preparation)		
PO12 Clearing maintains vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO12.1** Clearing does not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table 16.3.2 of this code. OR	N/A
	AO12.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code: 1. does not exceed the widths in table 16.3.1 of this code; and 2. does not occur within 5 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. OR	N/A

Performance outcomes	Acceptable outcomes	Response
	AO12.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A
Clearing associated with watercourses and drainage features (necessary environmental clearing – natural channel diversion, and contaminants removal)		
PO13 Clearing maintains the current extent of vegetation associated with any watercourse or drainage feature or rehabilitates the cleared area to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO13.1** Clearing does not occur within any watercourse or drainage feature or within the relevant distances from each defining bank of any watercourse or drainage feature in table 16.3.2 of this code. OR	N/A
	AO13.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in table 16.3.2 of this code: 1. does not exceed the widths in table 16.3.1 of this code; and 2. does not occur within five metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature. OR	N/A
	AO13.3 Where clearing cannot be reasonably avoided, and: 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated, an offset is provided for any acceptable significant residual impact from clearing of vegetation associated with a watercourse or drainage feature (a matter of state environmental significance).	N/A
Clearing associated with watercourses or drainage features (necessary to control non-native plants or declared pests, thinning, fodder harvesting)		

Performance outcomes	Acceptable outcomes	Response
PO14 Clearing maintains vegetation associated with any watercourse or drainage feature to protect: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	*Clearing necessary to control non-native plants or declared pests:* **AO14.1** Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature. AND	N/A
	AO14.2 Clearing only occurs: 1. within a 1.5 metre radius from the base of the stem of individual non-native or declared pests; or 2. to the extent necessary to provide access for the control of the non-native plant or declared pest. AND	N/A
	AO14.3 Clearing for access tracks running parallel to a watercourse or drainage feature is not to be located within 10 metres of the defining bank of the watercourse or drainage feature.	N/A
	Clearing is for thinning: **AO14.4** Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature.	N/A
	Clearing for fodder harvesting: **AO14.5** Mechanical clearing does not occur within 20 metres from the defining bank of any watercourse or drainage feature. AND	N/A
	AO14.6 Strip harvesting or block harvesting does not occur within 100 metres of the defining bank of any watercourse or drainage feature.	N/A
Clearing associated with watercourses or drainage features (encroachment)		

Performance outcomes	Acceptable outcomes	Response
PO15 Clearing of encroachment maintains: 1. bank stability by protecting against bank erosion 2. water quality by filtering sediments, nutrients and other pollutants 3. aquatic habitat; and 4. terrestrial habitat.	**AO15.1** Mechanical clearing does not occur within 20 metres of the defining bank of a watercourse or drainage feature. AND	N/A
	AO15.2 Clearing does not include the application of soil applied broad spectrum herbicides within 50 metres of the defining bank of a watercourse or drainage feature or within the distance specified from a watercourse or drainage feature in the directions for use on the label for the product, whichever is the greater.	N/A
Maintaining connectivity (public safety and relevant infrastructure activities, extractive industry, high value agriculture clearing, irrigated high value agriculture clearing)		
PO16 In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes.	**AO16.1** Clearing occurs in accordance with table 16.3.3 in this code.	Construction of the dam and the resulting impoundment will necessitate clearing of native vegetation, by mechanical means or by impounding, an area of approximately 16 ha of “least concern” sparse eucalypt and corymbia species, (9.3.3c, 9.11.25/9.11.3a), on steep metamorphic hillsides, toe-slopes and drainage features. At its widest point, the area to be cleared will be approx. 280 m wide and approx. 800 m long, encompassing two minor gullies. RE 9.3.3c, 9.11.25/9.11.3a covers an extensive area of the property. Clearing will not result in a reduction in the extent of the “least concern” vegetation to less than 50 ha, nor a width of 200 m. The proposed clearing represents less than 0.4% of the area of the property.

Performance outcomes	Acceptable outcomes	Response
Connectivity areas (coordinated project)		
PO17 In consideration of vegetation on the land subject to the development application and on adjacent land: 1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this not reasonably possible, the applicant provides an offset.	**AO17.1** Clearing occurs in accordance with table 16.3.3 of this code. OR	Not a coordinated project
	AO17.2 Where clearing cannot be reasonably avoided; and clearing has been reasonably minimised; an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).	N/A
Maintaining connectivity (necessary environmental clearing - land restoration and natural disaster preparation)		
PO18 In consideration of vegetation on the land subject to the development application and on adjacent land, sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes, or where this is not reasonably possible, the cleared area is rehabilitated.	**AO18.1** Clearing occurs in accordance with table 16.3.3 of this code. OR	N/A
	AO18.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A
Connectivity areas (necessary environmental clearing - natural channel diversion and contaminants removal)		
PO19 In consideration of vegetation on the land subject to the development application and on adjacent land: 1. sufficient vegetation is retained to maintain ecological processes and remains in the landscape despite threatening processes; or 2. where this is not reasonably possible, the	**AO19.1** Clearing occurs in accordance with table 16.3.3 of this code. OR	N/A
	AO19.2 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated. OR	N/A

Performance outcomes	Acceptable outcomes	Response
applicant rehabilitates the cleared area; or 3. where this not reasonably possible, the applicant provides an offset.	**AO19.3** Where clearing cannot be reasonably avoided, and 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated 3. an offset is provided for any acceptable significant residual impact from clearing of vegetation that forms a connectivity area (a matter of state environmental significance).	
Soil erosion (public safety and relevant infrastructure activities, coordinated project, high value agriculture clearing, irrigated high value agriculture clearing, necessary environmental clearing)		
PO20 Clearing does not result in: 1. accelerated soil erosion including, but not limited to – mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and 2. any associated loss of chemical, physical or biological fertility – including, but not limited to water holding capacity, soil structure, organic matter, soil biology, and nutrients, within or outside the land the subject of the development application.	**AO20.1** Clearing is undertaken in accordance with an erosion and sediment control plan, which includes measures to ensure the rates of soil loss and sediment movement are the same or less than those prior to the proposed development. OR	Construction of the dam embankment and spillway facilities will be conducted post-wet season when the likelihood of run-off is low. The embankment design incorporates a rock, rip-rap capping to avoid exposure of erodible fine-grained material to the elements. Spillway return-slopes are predominantly rock or skeletal soils with minimal soil cover. Clearing of the bed, upper and lower banks, terraces and tributary gullies will occur, either by machinery prior to first fill of the dam impoundment or as a natural consequence of the long-term water storage. The completed impoundment will act as a sediment trap and will actually reduce the sediment load of run-off water leaving the property.

Performance outcomes	Acceptable outcomes	Response
	AO20.2 The local government is the assessment manager for the development application. Note: For guidance on developing a sediment and erosion control plan, please refer to the Best Practice Erosion and Sediment Control Document, IECA, 2008.	
Soil erosion (necessary to control non-native plants or declared pests, thinning, encroachment, fodder harvesting)		
PO21 Clearing does not result in: 1. accelerated soil erosion – including, but not limited to - mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and 2. any associated loss of chemical, physical or biological fertility – including, but not limited to water holding capacity, soil structure, organic matter, soil biology and nutrients, within or outside the land subject of the development application.	*Clearing necessary to control non-native plants or declared pests:* **AO21.1** Mechanical clearing retains 50 percent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area. AND	N/A
	AO21.2 New access tracks to gain access to a non-native plant or declared pest infestation do not exceed 5 metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use. AND	N/A
	Clearing for thinning: **AO21.3** Mechanical clearing must: 1. retain 50 percent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area; and 2. not occur on slopes in excess of 10 percent. AND	N/A

Performance outcomes	Acceptable outcomes	Response
	Clearing for encroachment: **AO21.4** Mechanical clearing: 1. is limited to slopes less than 5 percent; and 2. retains 50 percent of the ground cover (dead or alive) in each 50 by 50 metre (0.25 hectare) area. AND	N/A
	Clearing for fodder harvesting: **AO21.5** Strip harvesting or block harvesting does not occur on a slope that exceeds 5 percent, and is aligned across the slope. OR	N/A
	AO21.6 Harvesting occurs using selective harvesting or breaker harvesting methods.	N/A
Salinity (public safety and relevant infrastructure activities, coordinated project, extractive industry, high value agriculture clearing, irrigated high value agriculture clearing, necessary environmental clearing, fodder harvesting)		
PO22 Clearing does not contribute to or accelerate land degradation through waterlogging, or through the salinisation of groundwater, surface water or soil.	No acceptable outcome is prescribed.	Water will be impounded permanently or semi-permanently over the development area. No recharge or discharge areas exist in the vicinity of the development. It is likely that seepage will emanate from the dam via fractures and joints in the underlying metamorphic rock formation. Seepage flows will be directed to the original watercourse channel. Salinization of adjacent land is unlikely to occur due to the incised nature of the drainage features.
Conserving endangered and of concern regional ecosystems (public safety and relevant infrastructure activities, coordinated project, extractive industry, high value agriculture clearing, irrigated high value agriculture clearing)		
PO23 Clearing maintains the current extent of endangered regional ecosystems and of concern regional ecosystems.	**AO23.1** Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem. OR	No endangered nor “of concern” regional ecosystems exist within the proposed clearing area.

Performance outcomes	Acceptable outcomes	Response
	AO23.2 Clearing in an endangered regional ecosystem or in an of concern regional ecosystem does not exceed the width or area prescribed in table 16.3.1 of this code. OR	N/A
	AO23.3 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of endangered regional ecosystems and of concern regional ecosystems (a matter of state environmental significance).	N/A
Essential habitat (public safety and relevant infrastructure activities, coordinated project, extractive industry, high value agriculture clearing and irrigated high value agriculture clearing, fodder harvesting)		
PO24 Clearing maintains the current extent of essential habitat.	**AO24.1** Clearing does not occur in essential habitat. OR	No essential habitat exists within the proposed clearing area.
	AO24.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	N/A
	AO24.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	N/A
	AO24.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).	N/A
Essential habitat (necessary environmental clearing – land restoration and natural disaster preparation)		

Performance outcomes	Acceptable outcomes	Response
PO25 Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area.	**AO25.1** Clearing does not occur in essential habitat. OR	N/A
	AO25.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	N/A
	AO25.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	N/A
	AO25.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated.	N/A
Essential habitat (necessary environmental clearing – natural channel diversion and contaminants removal)		
PO26 Clearing does not occur in essential habitat, or where this is not reasonably possible, the applicant rehabilitates the cleared area, or maintains the current extent of essential habitat.	**AO26.1** Clearing does not occur in essential habitat. OR	N/A
	AO26.2 Clearing in essential habitat does not exceed the widths prescribed in table 16.3.1 of this code. OR	N/A
	AO26.3 Clearing in essential habitat does not exceed the areas prescribed in table 16.3.1 of this code. OR	N/A
	AO26.4 Where clearing cannot be reasonably avoided, and clearing has been reasonably minimised, the cleared area is rehabilitated. OR	N/A

Performance outcomes	Acceptable outcomes	Response
	AO26.5 Where clearing cannot be reasonably avoided, and: 1. clearing has been reasonably minimised; and 2. the cleared area cannot be reasonably rehabilitated 3. an offset is provided for any acceptable significant residual impact from clearing of essential habitat (a matter of state environmental significance).	N/A
Acid sulfate soils (public safety and relevant infrastructure activities, coordinated project, extractive industry, high value agriculture clearing, irrigated high value agriculture clearing, necessary environmental clearing, necessary to control non-native plants or declared pests, thinning, encroachment)		
PO27 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.	**AO27.1** Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR	No acid-sulphate soils exist on the property.
	AO27.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. it does not involve mechanical clearing; and 2. acid sulfate soils are managed consistent with the State Planning Policy, Department of State Development, Infrastructure and Planning, 2014, Department of State Development, Infrastructure and Planning, 2014 and with the Soil Management Guidelines in the Queensland Acid Sulfate Soil Technical Manual, Department of Science Information Technology Innovation and the Arts, 2014. OR	N/A
	AO27.3 The local government is the assessment manager for the development application.	N/A