

Our Reference: NP23.064  
HF.MH

24 February 2026

Assessment Manager  
Townsville City Council  
103 Walker Street  
PO Box 1268  
Townsville, QLD, 4810

## Attention: Planning and Development

Dear Sir/Madam,

### Application for Material Change of Use – Tourist Park located at 772 Black River Road, Black River and formally identified as Lot 24 on SP305779

On behalf of the Applicant R. MacElroy, please accept this correspondence and the accompanying planning report as a properly made development application in accordance with the *Planning Act 2016*.

The application seeks a Development Permit for Material Change of Use – Tourist Park located at 772 Black River Road, Black River and formally identified as Lot 24 on SP305779.

In accordance with Council's schedule of fees and charges, the assessment fee for the application is \$25,550.00, as calculated below: -

Impact Assessable Development	\$1,168
Category D - Tourist Park (Base application fee not exceeding nine sites)	\$4234.00
For each additional site over nine (\$438 x 46)	\$20,148.00
<b>Total</b>	<b>\$25,550.00</b>

It would be appreciated if details could be provided to facilitate payment.

Please do not hesitate to contact the undersigned should you have any queries in relation to this application.

Yours faithfully,



**Hannah Flynn**

TOWN PLANNER  
**Northpoint Planning**

Encl. Development Application

# Development Application

Material Change of Use - Tourist Park  
(Extension to Existing Tourist Park)



**Northpoint**  
Planning

772 Black River Road, Black River  
Lot 24 on SP305779

24 February 2026  
Reference: NP23.064

**Client:** R. MacElroy

**Project:** 772 Black River Road, Black River

**Date:** 24 February 2026



**Project Reference:** NP23.064

**Contact:** Hannah Flynn

**Prepared by:** Hannah Flynn – Northpoint Planning

### Document Verification

Revision		Author	Reviewer
1	Draft	H. F	M.H
3	Final	H.F	M.H

Approval			
Author Signature		Approver Signature	
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## 1.0 Executive Summary

In accordance with s 51 of the *Planning Act 2016* (the Act) this development application seeks a development permit for Material Change of Use – Tourist Park (Extension to Existing Tourist Park).

The subject site is located at 772 Black River Road, Black River, and comprises an area of approximately 232,900 m<sup>2</sup>. The land has a longstanding history of operating as a tourist park and has continued to be used for this purpose. The site is characterised by predominantly flat to gently undulating rural topography.

The subject site benefits from an existing lawful approval for a Caravan Park (15 sites), approved on 25 November 2004 (Council reference M36/04; 1561). Since that time, the site has operated continuously as a caravan park. Notably, the number of sites accommodated on the land has historically exceeded the originally approved 15 sites for approximately the last 20 years. The subject site has recently been sold, and the new owners are now seeking to regularise the existing use of the land and obtain approval to lawfully operate the caravan park at the higher number of established sites.

The proposed development involves an expansion of the existing caravan park, to be undertaken in two stages:

- Stage 1 – additional 35 sites (50 total)  
Stage 2 – additional 20 sites (70 total).

The subject land is situated within the Rural Zone under the *Townsville City Council Planning Scheme 2014* (the planning scheme). As the proposal involves a Tourist Park within the Rural Zone, the application is subject to impact assessment.

An assessment of the proposed development against all relevant planning provisions and assessment benchmarks has been undertaken and is detailed within this Town Planning Report. As demonstrated, the proposed development is consistent with, and satisfactorily addresses, the applicable assessment criteria.

Overall, the proposed development is considered appropriate for the site and its surrounding context. Accordingly, it is respectfully requested that the application be approved, subject to reasonable and relevant conditions.

**Table 1: Application Summary**

Application Summary	
<b>Address</b>	772 Black River Road, Black River
<b>Real Property Description</b>	Lot 24 on SP305779
<b>Area of Lot</b>	232,900m <sup>2</sup>   23.29ha
<b>Applicant</b>	R. MacElroy
<b>Purpose of Proposal</b>	Tourist Park
<b>Type of Application</b>	Material Change of Use
<b>Category of Assessment</b>	Impact
<b>SARA Mapping</b>	<ul style="list-style-type: none"><li>▪ Fish Habitat Areas - Queensland waterways for waterway barrier works</li><li>▪ Native Vegetation Clearing - Regulated vegetation</li></ul>



Application Summary	
	management map
<b>Referral Agencies</b>	Electrical Infrastructure
<b>Public Notification</b>	Required
<b>Zoning</b>	Rural Zone (Mixed Farming Precinct)
<b>Overlays</b>	<ul style="list-style-type: none"><li>▪ Bushfire Hazard Overlay</li><li>▪ Flood Hazard Overlay</li><li>▪ Landslide Slope Overlay</li><li>▪ Environmental Importance Overlay</li></ul>



## 2.0 Site and Surrounding Environment

### 2.1. Subject Site and Surrounds

The subject site is located at 772 Black River Road, Black River, and has a total area of approximately 232,900m<sup>2</sup>. The land is formally described as Lot 24 on SP305779. The site is situated on the rural residential interface to the north of Townsville and is characterised by low intensity, nature-based land uses consistent with its broader rural setting.

The land is currently utilised as a tourist caravan park, occupying a large, cleared area within an otherwise predominantly rural landscape. The site is generally flat to gently sloping, which supports its ongoing use for tourist accommodation purposes.

Vehicular access to the site is provided from Black River Road via an existing private access road. The surrounding locality is characterised by expansive rural landscapes and farmland, with land uses predominantly associated with agricultural and rural activities, contributing to the low-density and non-urban character of the area.

Under the provisions of the applicable planning scheme, the subject site is located within the Rural Zone and the Mixed Farming Precinct. The site is affected by several planning overlays. These include the Bushfire Hazard Overlay, under which the site is identified as being subject to a medium bushfire hazard, and the Flood Hazard Overlay, which identifies the land as being subject to a medium flood hazard. In addition, portions of the site are affected by a Landslide Hazard Overlay, where slopes exceed 23 degrees, as well as the Environmental Importance Overlay, with areas mapped as having high and very high environmental values.

The subject lot and surrounding locality are illustrated in Figure 1 below.

**Figure 1: Site location**



Source: Qld Globe



## 3.0 Proposed Development

### 3.1. General Overview

The proposed development comprises the expansion of an existing caravan tourist park to accommodate a total of 55 additional caravan sites within the subject site, delivered over two stages. The existing development currently includes 15 approved caravan sites located within the northern portion of the site, which are supported by an existing amenity building containing laundry, kitchen, shower and toilet facilities.

### 3.2. Planning History

The existing 15 caravan sites used for caravan and camping accommodation were approved by Thuringowa City Council on 24 November 2004 under Development Approval M36/04. The approval includes conditions requiring the provision of two shower facilities, as well as laundry, toilet, and ablution facilities, to service the caravan park, with such facilities to be located within 100 metres of all caravans and camping sites.

It is noted that the approval was granted under a superseded planning scheme. Nevertheless, the lawful establishment and ongoing operation of the caravan park is supported by the historical approval, which provides a strong basis for the continued and expanded use of the site for tourist accommodation purposes.

**Table 2 - Planning History Table**

Planning Reference	Description	Outcome
DA751/98	Material Change of Use – Open Air Concert, Outdoor Entertainment (Exhibition, Gymkhana, Motorcycle Track, Trail Bike Course, Showground, Sporting Arena, Circus, Travelling Circus), Recreation Facility (Polocrosse, Pony Club Area, Pony Trekking, Other Sports related activities	Approved 18 November 1998
M36/04;1561	Caravan Park (15 Sites Only)	Approved 25 November 2004
R192;1065	Reconfiguration – (Boundary Realignment)	Approved 28 July 2004
M10/07;7948	Outdoor Recreation (Paintball)	Approved 25 July 2007
M63/04	Reduction of Size of Five Cabins and Construction of a New Ablution Block	Approved 27 October 2010
RAL18/0024	Boundary Realignment	Approved 1 June 2018

### 3.3. Description of the Proposed Development

The proposal seeks to formalise and regularise the existing Tourist Park use of the land, which has historically operated in excess of the 15 caravan sites approved under Development Approval M36/04. The expansion is proposed to be undertaken in two stages.

Stage 1 involves the development of the northern and eastern portion of the site to accommodate an additional 35 caravan sites. Stage 2 proposes a further expansion to the south of the site to



include an additional 20 caravan sites. Upon completion of both stages, the development will comprise a total of 70 caravan sites, inclusive of the existing 15 approved sites.

The application provides the opportunity to regularise the historical scale of operations while ensuring the site is appropriately serviced and designed to meet contemporary planning, infrastructure and environmental standards.

Key characteristics of the tourist park include:

- Provision of concrete pads for the stationing of caravans and camping sites
- Extension and formalisation of internal access roads, parking areas, and vehicle manoeuvring areas
- Provision of additional ablution facilities to provide a higher level of service to the sites
- Additional landscaping to enhance site amenity and integrate the development within the rural landscape setting.

The proposed development is illustrated in Figure 2 below.

**Figure 2: Proposed Tourist Park**



### 3.4. Proposal Plans

The proposed development is illustrated in the development plans listed below in Table 2 (refer **Appendix 4**).

Additionally, the proposed development is further detailed in the associated reports listed below and appended as referenced.

**Table 2 – Proposal Plans**



Plan title	Number	Issue	Date
Site Layout Plan	NP23.064.D.01	C	13.02.2026

### 3.5. Use Definition

In accordance with schedule 1 of the planning scheme, the use is defined a Tourist Park. A Tourist Park is defined as *premises for*: -

- (a) *holiday accommodation in caravans, self-contained cabins, tents or other similar structures; or*
- (b) *amenity facilities, a food and drink outlet, a manager's residence, offices, recreation facilities for the use of occupants and their visitors, or staff accommodation, if the use is ancillary to the use in paragraph (a).*

### 3.6. Access and Parking

The proposed development will utilise the existing vehicular access from Black River Road. No new external access points are proposed. Internal circulation within the site is facilitated via established internal access tracks and manoeuvring areas.

The existing access, parking and internal circulation arrangements are suitable to service the current operation and established scale of the caravan park, which is consistent with the overall scale now sought to be formalised through this development application, noting the application does not seek to intensify the use beyond its existing operational level but rather to make that current scale lawful.

In accordance with Schedule 6.2 of the Planning Scheme, all on-site parking and manoeuvring areas are clearly defined, appropriately designed, and provide safe and convenient access for vehicles, including caravans. The internal road network has been designed to facilitate efficient vehicle movement throughout the site while ensuring safe access to individual caravan sites and associated facilities.

### 3.7. Infrastructure Services

The subject site maintains existing onsite water and wastewater provisions, with this to be maintained with the proposed development.

Existing connections to telecommunications and electrical networks will be maintained.

### 3.8. Stormwater Drainage

The proposed development has been suitably designed to maintain the existing drainage pattern of the subject site to the extent possible. Given the size of the subject lot, and the nature of the proposed development, it is considered that the existing drainage regime is appropriate and will not be impacted with the proposed development.

### 3.9. Landscaping

The proposed development does not require the removal or clearing of native vegetation, as all additional caravan and camping sites are to be located within areas of the site that are already cleared. The development has been designed to minimise environmental disturbance and to maintain the existing rural landscape character. Landscaping within the site is existing and established, contributing to site amenity and assisting in integrating the development with its surrounding rural setting.



### **3.10. Pre-lodgement Discussions**

A pre-lodgement meeting was undertaken with Council and the applicant's representatives on 3 February 2026, with further discussions occurring following this. It was noted that Council was generally supportive of the proposed development. Council's preferred approach was a new Development Application rather than change to the previous approval as discussed above, given the age of the current approval.

It is considered all feedback from Council has been appropriately incorporated within the design of the development and addressed within this application.



## 4.0 Legislative Framework

### 4.1. State Planning Policy

In accordance with section 26 of the *Planning Regulation 2017*, assessment against the State Planning Policy (SPP) is required to the extent the provisions of the SPP are appropriately integrated within the planning scheme.

For the purposes of this development application, it is considered all relevant provisions of the State Planning Policy are appropriately integrated with the planning scheme and no additional standalone provisions are relevant for assessment.

### 4.2. North Queensland Regional Plan

The subject site is located within the rural area to the north of Townsville, as identified under the North Queensland Regional Plan (NQRP). On review of the proposed development and the NQRP, it is considered all matters within the NQRP relevant to assessment of the proposal are generally in alignment with the planning scheme. Therefore, no further assessment against the NQRP is required.

### 4.3. State Development and Assessment Provisions

In accordance with schedule 10 of the *Planning Regulation 2017*, referral of the development application is not required.

### 4.4. Local Planning Instrument

In accordance with section 51 of the *Planning Act 2016*, the proposed development requires assessment against the local government planning scheme.

In accordance with Table 5.5.21 of the planning scheme, the proposed development requires impact assessment given the proposal involves a Tourist Park use within the Rural zone.

### 4.5. Assessment Benchmarks

Pursuant to Table 5.5.21 of the planning scheme the proposal requires impact assessment and is therefore assessable against the planning scheme in its entirety.

Accordingly, the proposed development is assessed against the following planning scheme benchmarks:

- Strategic framework.
- Rural zone code.
- Healthy waters code.
- Landscape code.
- Transport impact, access and parking code.
- Works code.
- Bushfire overlay code.
- Flood hazard overlay code
- Landslide hazard overlay code
- Natural assets overlay code

Assessment against the relevant benchmarks is provided within Section 5.



## 5.0 Planning Assessment

### 5.1. Strategic Framework

The strategic framework sets the strategic direction for Townsville and ensures development is appropriately located and managed.

The strategic framework provides for four themes that collectively represent the intent of the planning scheme:

- (i) *Shaping Townsville;*
- (ii) *Strong, connected community;*
- (iii) *Environmentally sustainable future; and*
- (iv) *Sustaining growth.*

It is considered the proposed development furthers the intent of the above four themes and their corresponding strategic outcomes. In particular:

- The proposal seeks to formalise the existing Tourist Park use of the land at its established operational scale. The land has historically functioned as a tourist accommodation destination for an extended period and forms part of the broader rural tourism offering within the northern corridor of Townsville.
- The continued operation of the tourist park contributes to the availability of short-term accommodation operations within the region. The site has demonstrably operated at its current scale without adverse impact on the surrounding rural locality.
- This application does not seek to expand the operational footprint beyond the established and historically utilised area of the site. The existing internal access, servicing and site layout have supported the current scale of use for an extended period.
- The proposed development supports regional tourism and associated economic activity within the Townsville local government area.
- The proposal maintains the rural character and environmental context of the locality.

### 5.2. Rural Zone Code

The purpose of the rural zone is to: -

- (a) provide for rural uses and activities; and
- (b) provide for other uses and activities that are compatible with—
  - (i) existing and future rural uses and activities; and
  - (ii) the character and environmental features of the zone; and
- (c) maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The subject site is also located within the Mixed farming precinct: -

- (a) this precinct contains low intensity animal husbandry with some potential for cropping.
- (b) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:
  - (i) are able to be located on less productive land within the precinct;
  - (ii) are adequately separated from rural dwellings and other sensitive land uses;



- (iii) do not diminish the productive capacity of other land nearby; and
  - (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;
- (c) subdivision of lots below 400ha in the Ross River Dam catchment and 40ha elsewhere generally does not occur.

While the subject site is located within the Rural zone, where tourism-related uses are generally not anticipated, it is important to note that the existing tourist park was lawfully established under a superseded planning scheme. The ongoing operation and this application, which seeks to regularise the established and longstanding scale of the use, is therefore consistent with the site's planning history and represents a low intensity use that is compatible with the locality.

The proposal involves the staged formalisation of additional sites within the existing operational footprint of the tourist park. This area consists of previously cleared, unfarmed rural land, and the established and historically utilised scale of the use has not compromised, and will not compromise, the ongoing or future use of surrounding land for primary production or other rural purposes. The development reflects the manner in which the site has been operating over an extended period and has been designed to maintain the rural landscape character, scenic amenity, and environmental values of the locality. Structures are appropriately sited and scaled to integrate with the surrounding environment, and additional landscaping is proposed to enhance visual amenity and site integration.

Assessment against the Rural zone code demonstrates that the proposal is consistent with the strategic intent of the zone. This application formalises the use of cleared land that has historically accommodated caravan and camping activities beyond the originally approved 15 sites, does not restrict existing or potential rural activities, and comprises caravan and camping sites supported by appropriate access and infrastructure as presently arranged on the land. Buildings and facilities have been designed to minimise visual impact and preserve the natural character of the area, while the staged approach to approval provides an orderly planning framework for the ongoing operation of the tourist park at its established scale.

Accordingly, the proposal satisfies the overall outcomes of the Rural zone code and aligns with the strategic intent of the zone. While tourism is not typically anticipated in the Rural zone, the proposal is justified by the lawful existing use, its low-intensity nature, and the longstanding operation of the tourist park at a scale materially consistent with that now sought to be approved. The development represents an appropriate and compatible land use that will continue to support the local tourism economy without adversely impacting the surrounding rural landscape.

Detailed assessment against the Rural zone code is provided within **Appendix 6**.

### 5.3. Healthy Waters Code

The purpose of the Healthy waters code is to *ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental values specified in the Environmental Protection (Water and Wetland Biodiversity) Policy 2019*.

The proposed development is consistent with the purpose and overall outcomes of the Healthy Waters Code. The subject site comprises of a large parcel of rural land. The proposed development seeks to formalise the existing Tourist Park use of the land at its established operational scale. The caravan and camping areas are located within cleared portions of the site that have historically accommodated the use for an extended period.



The proposal does not involve the diversion of any watercourse, works within a mapped waterway, or disturbance or riparian vegetation. The existing overland flow of stormwater will be maintained. Accordingly, it is considered the proposed development will not result in any change to upstream or downstream flows, nor adversely impact surrounding properties.

The proposed development does not materially alter the hydrological characteristics of the site. Overland flow paths, drainage patterns and stormwater discharge points remain consistent with the existing operational condition of the land. As the proposal seeks to formalise an established use within previously disturbed and utilised areas of the site, no additional substantial impervious surfaces beyond those already functioning on the land are anticipated to materially alter runoff.

Given the scale and nature of the development, and the proposed on-site stormwater management measures, further detailed assessment under the Healthy waters code is not considered necessary.

#### **5.4. Landscape Code**

The purpose of the Landscape code is to *ensure landscaping in both the private and public domains is designed and constructed to a high standard, provides a strong contribution to the city image, is responsive to the local character, site and climatic conditions and remains fit for purpose over the long-term.*

The subject site contains substantial established landscaping and vegetation across the broader allotment, with existing vegetation retained wherever possible. The proposed development is located within cleared and historically utilised areas of the existing Tourist Park, ensuring minimal disturbance to the natural environment. No additional landscaping works are proposed as part of this development application.

On this basis, the proposed development is considered to satisfy the purpose and overall outcomes of the Landscaping code, achieving a balance between functional development, site amenity, and the preservation of the natural character of the locality.

#### **5.5. Transport Impact, Access and Parking Code**

The purpose of the Transport impact, access and parking code is to *ensure appropriate provision for transport and end-of-trip facilities, and to facilitate, as far as practicable, an environmentally sustainable transport network.*

The proposed development is considered to further the purpose and overall outcomes of the Transport impact, access and parking code. Vehicular access to the site is provided via the existing access from Black River Road to the south, which has historically serviced the tourist park at its established operational scale. The existing arrangements are considered appropriate and sufficient to accommodate the nature and volume of traffic generated by the development, while maintaining the safety and efficiency of the surrounding transport network.

The development will utilise the existing access and internal circulation network, with established internal access tracks, parking areas and manoeuvring areas continuing to service the tourist park. This development application does not seek any new internal access road or substantive change to the internal circulation network. Rather, the proposal seeks to formalise the lawful operation of the tourist park at a scale consistent with the longstanding use of the land.

The existing access arrangements are appropriate for the current operation and established scale of the tourist park and are sufficient to accommodate the site's ongoing use as sought to be regularised through this development application. This includes consideration of vehicle type,



volume, frequency of use, and the function and characteristics of the adjoining road network. All vehicles accessing the site can safely enter and exit in a forward direction, ensuring safe circulation for all users. The proposed development is not anticipated to change peak-hour traffic movements.

On-site parking is provided within the site curtilage to meet the demand associated with the proposed development. Parking and manoeuvring arrangements are designed to avoid adverse impacts on the safety, capacity, or operational efficiency of the local road network, while maintaining local amenity.

In accordance with Schedule 6.2 of the planning scheme, all on-site parking spaces and manoeuvring areas are clearly defined, accessible, and appropriately sized to meet the needs of the development. The proposed layout ensures safe and efficient movement of vehicles throughout the site, including caravans and service vehicles, while maintaining compliance with the scheme's parking standards.

Overall, the proposal is anticipated to result in a negligible increase in traffic and will not adversely affect the function, safety, or efficiency of the surrounding transport network.

Given the above, the proposed development is considered to achieve the purpose and overall outcomes of the Transport impact, access and parking code.

### **5.6. Works Code**

The purpose of the Works code is to *ensure development is provided with a level of infrastructure which maintains or enhances community health, safety and amenity and which avoids or minimises impacts on the natural environment.*

The proposed development is consistent with the purpose of the Works code, given the proposal can be appropriately serviced and accessed and can be connected to existing telecommunications and electrical networks. The tourist park can be provided with necessary infrastructure services, including existing connection to private asset water reticulation network and provision of existing on-site wastewater treatment system.

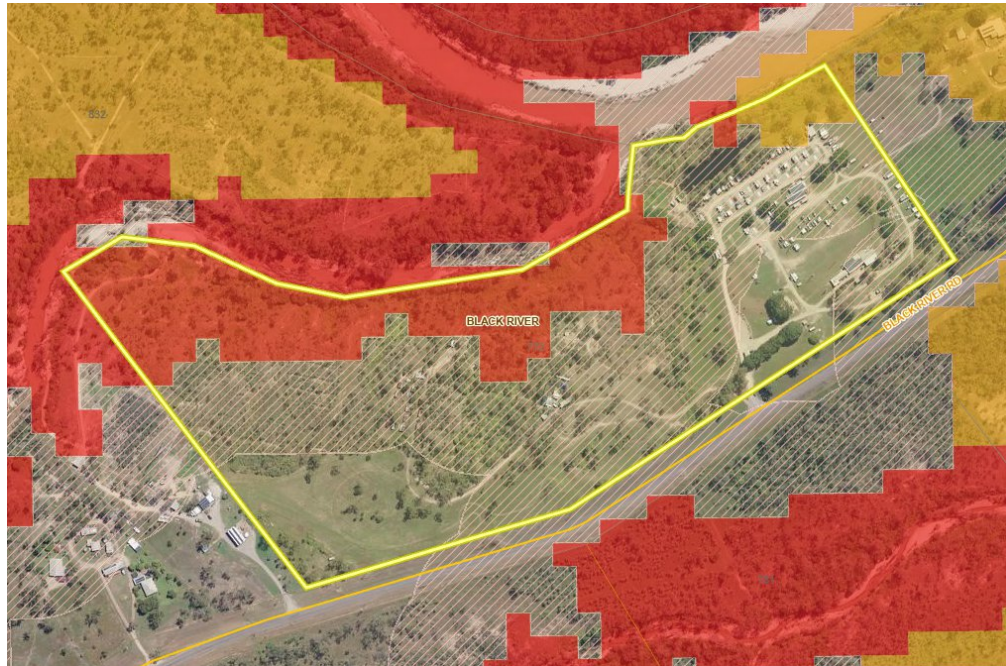
Given the nature of the development, further assessment against the Works code is not considered necessary.

### **5.7. Bushfire Hazard Overlay Code**

The purpose of the Bushfire hazard overlay code is to *ensure that development does not increase the extent or the severity of bushfire hazard or increase the risk to life, property, community and the environment.*

The subject site is located within the Bushfire hazard overlay with parts of the site affected by high and medium bushfire hazard, as well as potential impact buffer; however, the established tourist park use is primarily located within cleared areas. The extent of the Bushfire hazard overlay is demonstrated in Figure 3 below.

#### **Figure 3 – Bushfire hazard overlay extent**



The development does not introduce land uses that are inconsistent with the rural character of the locality or the bushfire risk profile, and it will not compromise the safety or bushfire management of adjoining properties.

The site benefits from existing vehicular access that provides safe evacuation routes for occupants and enables convenient access for firefighting appliances. The proposed development is located on previously cleared areas of the site, with the layout providing adequate separation between habitable areas and bushfire-prone areas.

Bushfire mitigation measures already in place include a registered bore for firefighting purposes and an 1800-litre water truck equipped with a fire hose reel. Additional fire hose reels are currently being installed throughout the tourist park to further enhance site safety. These measures ensure that the development does not increase bushfire risk on the site or to surrounding properties, and safe access for emergency response and evacuation is maintained.

The proposed development does not intensify the existing bushfire risk. Any additional bushfire mitigation measures, including the establishment of asset protection zones, building design requirements, and ongoing fuel management, will be implemented in accordance with the relevant Australian Standards and statutory requirements.

Detailed assessment against the Bushfire hazard overlay code is provided within **Appendix 7**.

### 5.8. Flood Hazard Overlay Code

The purpose of the Flood hazard overlay code *is to manage development outcomes in flood hazard areas so that risk to life, property, community, economic activity and the environment during future flood events is minimised, and to ensure that development does not increase the potential for flood damage on-site or to other property.*

The subject site is located within the Flood hazard overlay and is identified as being within a medium hazard – further investigation area. Notably, the footprint of the proposed development is situated outside the mapped flood hazard areas, and no earthworks are required as part of the proposal.



The development is intended to accommodate temporary and seasonal holidaymakers and is therefore of a scale and nature that will not increase flood risk, alter flood behaviour, or adversely affect the safety or amenity of the site or surrounding properties.

Having regard to the location of the proposed development outside the mapped hazard area and the limited scale of the works, further detailed assessment against the Flood Hazard Overlay Code is not considered necessary. The proposal is therefore consistent with the purpose and overall outcomes of the code and does not compromise flood management objectives for the locality.

### **5.9. Landslide Slope Overlay Code**

The purpose of the Landslide slope overlay *is to manage development so that there is no increase to the extent or the severity of a landslide hazard and risk to life, property, community and the environment during landslide events is avoided.*

The subject site is mapped within the Landslide slope overlay, with a slope exceeding 23 degrees located along the northern boundary of the site. The extent of this slope is minor relative to the overall area of the site and corresponds with the bank of Black River.

The proposed development does not involve any vegetation clearing and will not increase the potential for landslide or slope instability on the site. All development works, including siting, design, and construction, are located outside the identified hazard area, thereby minimising any impacts on the natural landform. The proposal will not adversely affect slope stability or increase erosion potential.

Given the limited extent of the identified hazard and the location of the proposed development entirely outside the mapped landslide area, further detailed assessment against the Landslide slope overlay code is not considered necessary. The development is therefore consistent with the purpose and overall outcomes of the code.

### **5.10. Natural Assets Overlay Code**

The purpose of the Natural assets overlay code *is to protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems; maintain ecosystem services and other functions performed by Townsville's natural areas; and protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.*

The subject site is mapped within the Natural assets overlay as containing area of high to very high environmental values covering approximately half of the site. The purpose of the overlay is to protect and maintain areas that contribute to biodiversity, habitat connectivity, water quality, and other ecological processes, ensuring that development does not compromise the ecological integrity of the land.

The proposed development is confined to portions of the site that are already cleared and does not involve any prescribed vegetation clearing. Consequently, the proposed development will not impact remnant vegetation, wildlife habitat, or ecological corridors. The development footprint has been deliberately sited to avoid areas of ecological sensitivity, thereby preserving the natural environmental functions and biophysical processes across the remainder of the site.

Additionally, the proposal incorporates measures to protect and enhance environmental values where possible, including retention of all existing significant vegetation, minimisation of land



disturbance and avoidance of sensitive areas, integration of landscaping that complements the surrounding rural and natural environment; and management of stormwater, erosion, and sedimentation to prevent off-site impacts on ecological assets.

The proposal is therefore considered consistent with the purpose and overall outcomes of the overlay, ensuring that the environmental values of the site are maintained and that the development does not compromise biodiversity, habitat connectivity, or other ecological functions on or adjacent to the site.

Detailed assessment against the Natural assets overlay code is provided within **Appendix 8**.



## 6.0 Other Relevant Matters

In accordance with section 45(5)(b) of the Act, the following are other relevant matters considered applicable to assessment of this development application. In support of the proposed development the following matters are considered relevant: -

- The proposed development represents the formalisation of the existing tourist park use. This application seeks to regularise the lawful operation of the site at its established scale, supporting tourism within Townsville and generating associated economic benefits for the local community, including increased visitation to local businesses and employment opportunities.
- The development comprises temporary structures and is intended for seasonal use, which does not increase the bushfire risk to the site or surrounding land. Existing access arrangements ensure safe evacuation and allow efficient access for emergency response vehicles, consistent with the requirements of the Bushfire hazard overlay code.
- The development has been designed to maintain the rural landscape character and scenic values of the locality. It will not result in a scale or intensity of development that is inconsistent with the low-density, non-urban character of the area. It is appropriately sited and landscaped to integrate with the surrounding environment, avoiding adverse impacts on visual amenity.
- While tourism uses are not generally anticipated in the Rural zone, the proposal is a low-intensity regularisation of an existing use and does not seek to introduce a new use or materially intensify the established operation of the site. It is compatible with the surrounding rural landscape, does not compromise future rural land use, and satisfies the intent and overall outcomes of the Rural Zone Code.
- The proposal is consistent with the strategic intent of the North Queensland Regional Plan (NQRP) and the Townsville City Council Planning Scheme. It aligns with regional and local objectives to support tourism, maintain rural character, and protect environmental and hazard-prone areas.



## **7.0 Conclusion and Recommendations**

This town planning report has been prepared by Northpoint Planning on behalf of R. MacElroy in association with a Development Application for a Material Change of Use – Tourist Park (Extension to Existing Tourist Park) located at 772 Black River Road, Black River and formally described as Lot 24 on SP305779.

The subject site is located within the Rural zone of the planning scheme. An assessment against the relevant benchmarks has been undertaken and is outlined in detail in this town planning report.

The proposal is consequently considered appropriate development in the context in which it is located and has been suitably demonstrated to comply with the relevant assessment benchmarks. It is therefore recommended Council approve the proposed development, subject to reasonable and relevant conditions.



# Appendix 1

# 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) <i>(individual or company full name)</i>	R. MacElroy
Contact name <i>(only applicable for companies)</i>	Hannah Flynn
Postal address <i>(P.O. Box or street address)</i>	PO Box 4
Suburb	Townsville
State	Queensland
Postcode	4810
Country	Australia
Contact number	(07) 4440 5282
Email address <i>(non-mandatory)</i>	<a href="mailto:hello@northpointplanning.com.au">hello@northpointplanning.com.au</a>
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	NP23.064

### 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
		772	Black River Road	Black River
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	24	SP305779	City of Townsville
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		<input type="checkbox"/> WGS84 <input type="checkbox"/> GDA94 <input type="checkbox"/> Other: <input type="text"/>	

- Coordinates of premises by easting and northing

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

#### 3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

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

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

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

## PART 3 – DEVELOPMENT DETAILS

### Section 1 – Aspects of development

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

a) What is the type of development? *(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):*

Extension of existing 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 <sup>2</sup> ) (if applicable)
Extension of tourist park	Tourist park		

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

- Yes
- No

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

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

Provide a general description of the temporary accepted development

Specify the stated period dates under the Planning Regulation

## Division 2 – Reconfiguring a lot

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

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

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

<input type="checkbox"/> Subdivision (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)



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

Townsville City 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 type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

- Yes – show cause or enforcement notice is attached  
 No

## 23) Further legislative requirements

### **Environmentally relevant activities**

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

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

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

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

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

### **Hazardous chemical facilities**

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

- Yes – *Form 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](http://www.business.qld.gov.au) for further information about hazardous chemical notifications.

### **Clearing native vegetation**

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

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

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

### **Environmental offsets**

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

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

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

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

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

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

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

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

### Quarry materials from a watercourse or lake

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

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

### Quarry materials from land under tidal waters

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

Yes – I acknowledge that a quarry material allocation notice must be obtained prior to commencing development

No

**Note:** Contact the Department of Environment, Science and Innovation at [www.desi.qld.gov.au](http://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](http://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](http://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](http://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](http://www.planning.statedevelopment.qld.gov.au) for information regarding assessment of Queensland heritage places.

Name of the heritage place:

Place ID:

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

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

Yes – this application will be taken to be an application for a decision under section 62 of the *Transport Infrastructure Act 1994* (subject to the conditions in section 75 of the *Transport Infrastructure Act 1994* being satisfied)

No

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

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

Yes – Schedule 12A is applicable to the development application and the assessment benchmarks contained in schedule 12A have been considered

No

**Note:** See guidance materials at [www.planning.statedevelopment.qld.gov.au](http://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

**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			

Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 51159156	<b>Search Date:</b> 13/01/2026 14:01
<b>Date Title Created:</b> 14/09/2018	<b>Request No:</b> 54689918
<b>Previous Title:</b> 50753692, 51095692	

### ESTATE AND LAND

Estate in Fee Simple

LOT 24 SURVEY PLAN 305779  
Local Government: TOWNSVILLE

### REGISTERED OWNER

Dealing No: 722930213 05/12/2023

ERLMAC HOLDINGS PTY LTD A.C.N. 154 075 073 TRUSTEE  
UNDER INSTRUMENT 722930213

### EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 20097181 (POR 576)
2. EASEMENT IN GROSS No 709783802 19/07/2006 at 13:25  
burdening the land  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233  
over  
EASEMENT R ON SP180019
3. COVENANT No 712110328 15/12/2008 at 11:48  
TOWNSVILLE CITY COUNCIL  
OVER COVENANT B ON SP221815

### ADMINISTRATIVE ADVICES

NIL

### UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*

**Company owner's consent to the making of a development application under the *Planning Act 2016***

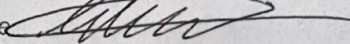
ERLMAC HOLDINGS PTY LTD (ACN 154 075 073)

as owner(s) of premises identified as:

Lot 24 on SP305779 and located at 772 Black River Road, Black River

consent to the making of a development application under the *Planning Act 2016* by Northpoint Planning on the premises described above.

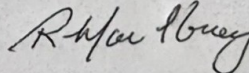
Name ERIC Mac ELROY

Signature 

Position DIRECTOR

Date 13/2/26

Name ROBYN LOUISE Mac ELROY

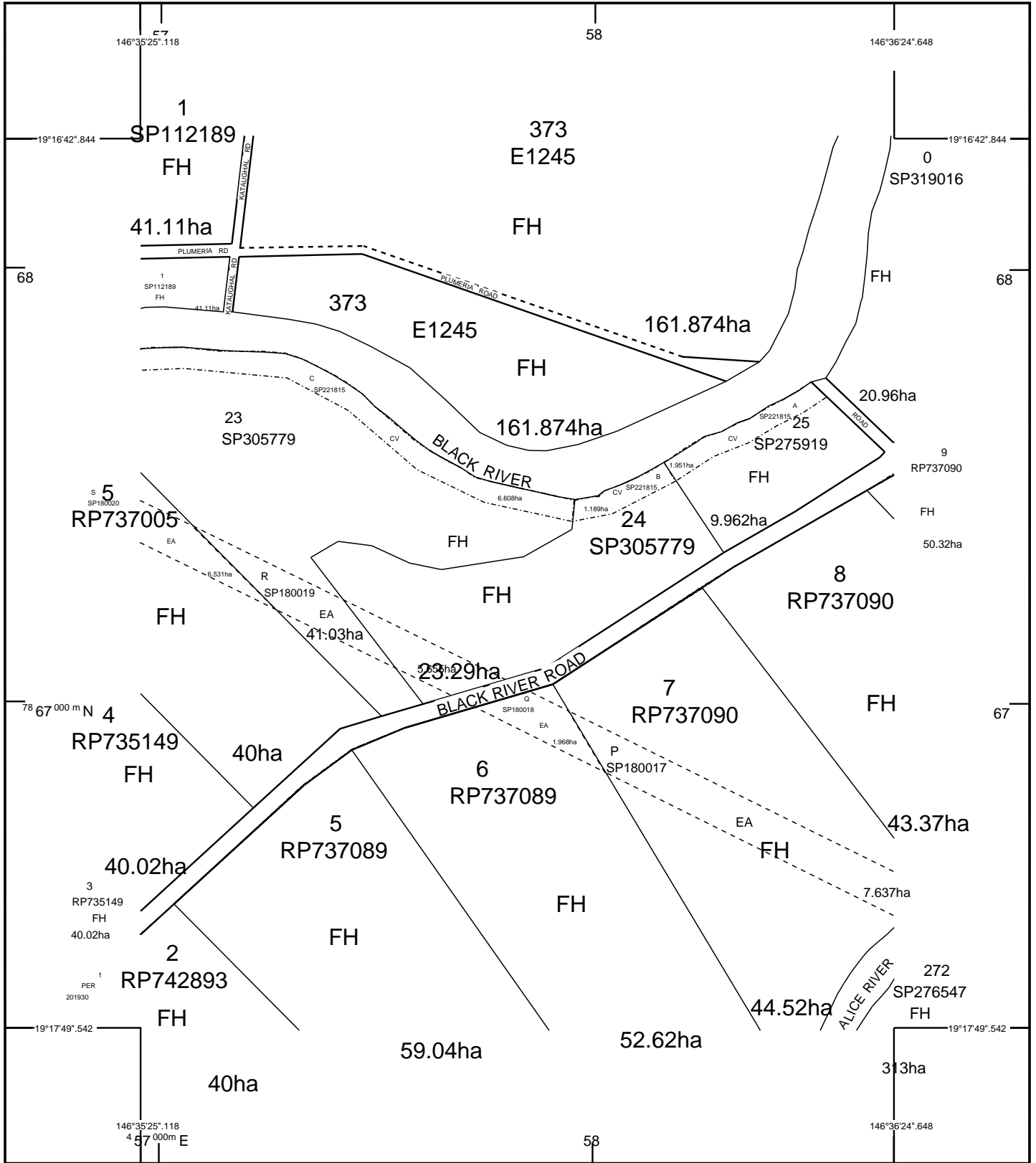
Signature 

Position SECRETARY

Date 13/2/26



# Appendix 2



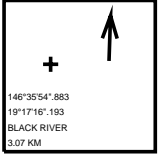
STANDARD MAP NUMBER  
8259-34124



**SmartMap**

An External Product of  
SmartMap Information Services  
Based upon an extraction from the  
Digital Cadastral Data Base

MAP WINDOW POSITION &  
NEAREST LOCATION



**SUBJECT PARCEL DESCRIPTION**

DCDB	24/SP305779
Lot/Plan	23.29ha
Area/Volume	FREEHOLD
Tenure	TOWNSVILLE CITY
Local Government	BLACK RIVER
Locality	38370/831
Segment/Parcel	

**CLIENT SERVICE STANDARDS**

PRINTED 08/05/2023

DCDB 06/05/2023 (Lots with an area less than 1500m<sup>2</sup> are not shown)

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**Queensland Government**  
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(Department of Resources) 2023.



# State Assessment and Referral Agency

Date: 08/05/2023

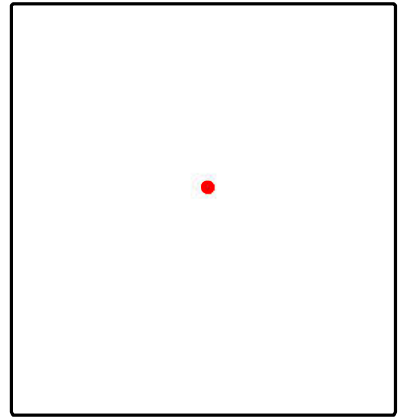


Queensland Government

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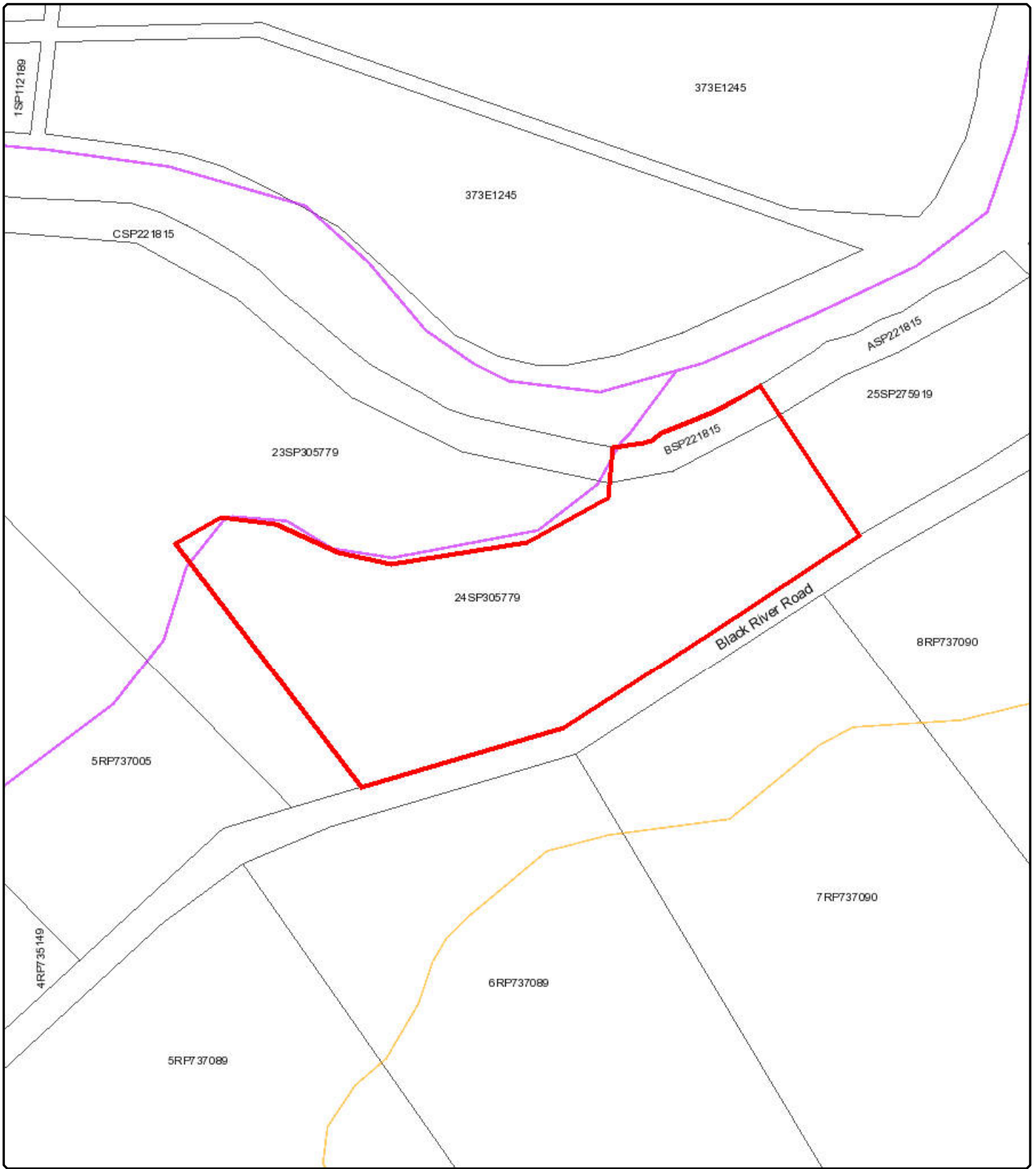


## Matters of Interest for all selected Lot Plans

*Queensland waterways for waterway barrier works  
Regulated vegetation management map (Category A and B extract)*

## Matters of Interest by Lot Plan

**Lot Plan: 24SP305779 (Area: 232900 m<sup>2</sup>)**  
*Queensland waterways for waterway barrier works  
Regulated vegetation management map (Category A and B extract)*



## State Assessment and Referral Agency

Date: 08/05/2023



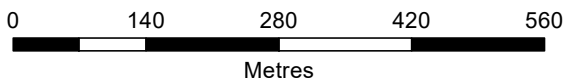
Queensland Government

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### Legend

Queensland waterways for waterway barrier works

- 1 - Low
- 2 - Moderate
- 3 - High
- 4 - Major



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## State Assessment and Referral Agency

Date: 08/05/2023





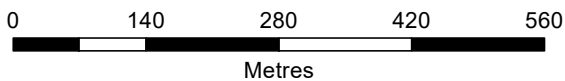
Queensland Government

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### Legend

Regulated vegetation management map  
(Category A and B extract)

-  Category A on the regulated vegetation management map
-  Category B on the regulated vegetation management map



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# Appendix 3

# Subject Site and Surrounds

772 Black River Road, Black River I Lot 24 on SP305779

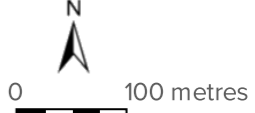
19°16'47"S 146°35'15"E

19°16'47"S 146°36'27"E



19°17'40"S 146°35'15"E

19°17'40"S 146°36'27"E



Scale: 1:6704  
Printed at: A3  
Print date: 12/2/2026

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

For more information, visit <https://qldglobe.information.qld.gov.au/help-info/Contact-us.html>

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

# Subject Site and Surrounds

772 Black River Road, Black River I Lot 24 on SP305779

## Attribution

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Vantor

© State of Queensland (Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development) 2025

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# Appendix 4



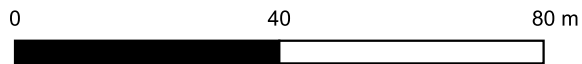
- Lot Boundary
- Cadastre
- Existing & proposed caravan/camping sites
- Park Amenities - Camp Kitchen, Laundry, shower and toilets
- Caretaker Residence
- Water Tank
- Registered Water Bore

**Proposed Site Plan**  
 772 Black River Road, Black River  
 Lot 24 on SP305779



**PRELIMINARY PLAN ONLY**

Note: dimensions are approximate only and are subject to site survey



<b>Date</b>	13 Feb 2026	<b>Drawn</b>	KJ
<b>Scale</b>	1:2000 at A3		
<b>Drawing</b>	NP23.064.D.01	<b>Revision</b>	C
<b>Project Ref.</b>	NP23.064		





# Appendix 5



## Townsville City Plan – Rural Zone Code

### Purpose

The purpose of the Rural Zone Code is to provide for rural uses and activities; and provide for other uses and activities that are compatible with existing and future rural uses and activities; and the character and environmental features of the zone; and maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.

The local government purpose of the zone is to ensure:

- (a) the productive capacity of all rural land and opportunities to diversify and add value to rural production are maximised, within the ecological constraints of the land;
- (b) the character and landscape values of non-urban land are maintained; and
- (c) urban or rural residential development does not expand into rural zoned land.

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

- (a) the zone primarily accommodates cropping or animal husbandry and ancillary detached houses;
- (b) all rural land is protected from further fragmentation. A lack of viability for existing farm units and small holdings does not justify their further subdivision or use for non-rural purposes;
- (c) housing in the rural zone only occurs to the extent that it supports the productive use of the land. Urban and rural residential development is contained within designated growth areas and does not expand into the rural zone;
- (d) other new enterprises, including rural industries and tourism activities, are accommodated where:
  - (i) they are directly associated with rural production, a natural resource or the natural environment or need to be remote from urban uses as a result of their impacts;
  - (ii) the productive capacity of the land is not diminished and conflicts with existing and intended activities in the surrounding area are avoided;
  - (iii) the existing landscape and natural resource values of the land are maintained; and
  - (iv) the development is not more appropriately located in another zone;
- (e) extractive resources and existing extractive operations on rural land are protected from encroachment by incompatible uses;
- (f) the environmental, character and landscape values of all rural land are maintained; and
- (g) adequate separation and buffering is provided by new development in nearby urban or rural residential zoned land to ensure the encroachment by more intensive residential and other sensitive land uses is avoided.



The purpose of the zone will also be achieved through the following additional overall outcomes for particular precincts:

Mixed farming precinct:

- (a) this precinct contains low intensity animal husbandry with some potential for cropping.
- (b) animal keeping (being kennels and catteries), intensive animal industries, aquaculture and rural industries establish where they:
  - (i) are able to be located on less productive land within the precinct;
  - (ii) are adequately separated from rural dwellings and other sensitive land uses;
  - (iii) do not diminish the productive capacity of other land nearby; and
  - (iv) do not diminish water quality, natural, scenic or environmental values, including remnant vegetation;
- (c) subdivision of lots below 400ha in the Ross River Dam catchment and 40ha elsewhere generally does not occur.

Performance Outcome/Acceptable Outcomes		Response
<b>For Accepted and Assessable Development</b>		
<b>Caretaker's accommodation, community residence or dwelling house</b>		
<b>PO1:</b> Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	<b>AO1.1:</b> Dwellings are not established on lots less than 1ha in size, other than in the Cungulla precinct.	<b>Complies</b> Not applicable
	<b>AO1.2.1:</b> Where on a lot less than 1ha (in accordance with AO1.1), no more than 1 dwelling is established.  <b>OR</b>  <b>AO1.2.2:</b> On lots greater than 1ha, no more than 2 dwellings are established.	<b>Complies</b> Not applicable
<b>PO2:</b> Dwellings have adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.	<b>AO2.1:</b> A dwelling: <ul style="list-style-type: none"> <li>(a) has a legal access to a constructed road;</li> <li>(b) has a legal connection to either:                             <ul style="list-style-type: none"> <li>(i) reticulated water supply; or</li> <li>(ii) a water tank with a minimum capacity of 45,000 liters; and</li> </ul> </li> <li>(c) if in the Cungulla precinct, does not rely on bore water.</li> </ul>	<b>Complies</b> Not applicable
<b>PO3:</b>	<b>AO3.1:</b>	<b>Complies</b>



Performance Outcome/Acceptable Outcomes	Response
<p>Dwellings are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.</p>	<p>Dwellings are separated from:</p> <ul style="list-style-type: none"> <li>(a) an existing or approved intensive animal industry use by at least 1km;</li> <li>(b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map <u>OM-05</u> by:               <ul style="list-style-type: none"> <li>(i) 1,000m from a hard rock extractive industry;</li> <li>(ii) 200m from a sand and gravel extractive industry; and</li> <li>(iii) 100m from a haul route used by any existing operation.</li> </ul> </li> </ul> <p><b>AO3.2:</b> Dwellings are set back from all site boundaries by 20m, other than in the Cungulla precinct where dwellings and ancillary structures are set back a minimum of 6m from front boundaries, 3m from side boundaries where adjoining a road or 1.5m otherwise for side and rear boundaries.</p>
<p><b>PO4:</b> Dwellings are located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts).</p> <p><b>Editor’s note:</b> A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome.</p>	<p><b>AO4:</b> Dwellings and infrastructure are located outside of the mining influence areas on the development site.</p> <p><b>Editor’s note</b>–Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of GeoResGlobe. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>



Performance Outcome/Acceptable Outcomes		Response
<b>Home based business</b>		
<p><b>PO5:</b> Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.</p> <p><b>Editor's note</b>—A heavy vehicle is a vehicle with more than 4.5 tonnes GVM (gross vehicle mass), GCM (gross combination mass) or more than 2 tonnes ATM (aggregate trailer mass).</p>	<p><b>AO5:</b> The home-based business does not:</p> <ul style="list-style-type: none"> <li>(a) require more than the owner and 2 employees on-site at any one time;</li> <li>(b) does not generate more than 28 vehicle trips per day by other vehicles, where one trip includes arriving at the site and a second trip is departing the site. These trips are additional to normal trips associated with the dwelling or rural use;</li> <li>(c) include an area exceeding 20m<sup>2</sup> used for the sale of the goods made on the site;</li> <li>(d) involve hiring out of materials, goods, appliances or vehicles; and</li> <li>(e) involve the repair or maintenance of vehicles, other than minor maintenance of vehicles used in conjunction of the home business or rural use on the site.</li> </ul>	<p><b>Complies</b> Not applicable</p>
	<p><b>AO5.2:</b> Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO6:</b> Heavy vehicle parking:</p> <ul style="list-style-type: none"> <li>(a) has a direct nexus with a home-based business or rural use carried out on the site; and</li> <li>(b) does not adversely affect the amenity of neighbouring properties.</li> </ul>	<p><b>AO6.1:</b> Not more than two heavy vehicles are parked on the site.</p> <p><b>AO6.2:</b> While on-site, vehicles:</p> <ul style="list-style-type: none"> <li>(a) are not operated between the hours of 10pm and 6am;</li> <li>(b) are not left idling for more than 5 minutes at any one time; and</li> <li>(c) do not have a refrigeration unit running.</li> </ul>	<p><b>Complies</b> Not applicable</p> <p><b>Complies</b> Not applicable</p>
<b>Roadside Stall</b>		
<p><b>PO7:</b></p>	<p><b>AO7.1:</b></p>	<p><b>Complies</b></p>



Performance Outcome/Acceptable Outcomes		Response
<p>Roadside stalls are small in scale and do not impact negatively upon the amenity, character or safety of rural areas and the safety and efficiency of roads.</p>	<p>Any structure used for the sale of goods or produce is limited to 20m<sup>2</sup> gross floor area.</p>	<p>Not applicable</p>
	<p><b>AO7.2:</b> Access to the structure is via the primary property access point.</p>	
	<p><b>AO7.3:</b> Produce or goods sold is grown, made or produced on the land on which the roadside stall is erected.</p>	
<b>Rural Industry, Community Use, Wholesale Nursery</b>		
<p><b>PO8:</b> Development does not impact negatively upon the amenity, character or safety of surrounding areas.</p>	<p><b>AO8.1:</b> Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back:</p> <p>(a) 100m from the boundary of any land included in residential zone or the rural residential zone; or</p> <p>(b) 50m from other site boundaries.</p>	<p><b>Complies</b> Not applicable</p>
	<p><b>AO8.2:</b> Buildings are set back 20m from any road frontage.</p>	
	<p><b>AO8.3:</b> Building height does not exceed 2 storeys.</p>	
<b>Rural Workers' Accommodation</b>		
<p><b>PO9:</b> Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.</p>	<p><b>AO9.1:</b> Rural workers' accommodation is established on lots greater than 40ha in area.</p>	<p><b>Complies</b> Not applicable</p>
	<p><b>AO9.2:</b> A maximum of 2 Rural workers' accommodation are established on each lot.</p>	
<p><b>PO10:</b> Rural workers' accommodation has adequate access to basic services to ensure the safety and wellbeing of residents and the protection of water quality and other environmental values.</p>	<p><b>AO10:</b> A Rural workers' accommodation:</p> <p>(a) has a legal connection to either:</p> <p>(i) reticulated water supply; or</p> <p>(ii) a water tank with a minimum capacity of 45,000 litres.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO11:</b> Rural workers' accommodation are sufficiently separated from existing lawful activities in the locality in order to protect the safety and amenity of residents and to ensure the ongoing operation of those activities is not prejudiced.</p>	<p><b>AO11.1:</b> Rural workers' accommodation are separated from:</p> <p>(a) an existing or approved intensive animal industry use by at least 1km; or</p> <p>(b) an existing or approved extractive industry operation or a</p>	<p><b>Complies</b> Not applicable</p>



Performance Outcome/Acceptable Outcomes		Response
	<p>resource/processing area shown on overlay map OM05 by:</p> <ul style="list-style-type: none"> <li>(i) 1,000m from a hard rock extractive industry;</li> <li>(ii) 200m from a sand and gravel extractive industry; and</li> <li>(iii) 100m from a haul route used by any existing operation.</li> </ul> <p><b>AO11.2:</b> Rural workers' accommodation and ancillary structures are set back from all site boundaries by 20m boundaries.</p>	
<p><b>PO12:</b> Development is located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines, tunnels and shafts).</p> <p><b>Editor's note:</b> A geotechnical assessment report prepared by a suitably qualified and experienced person will assist in demonstrating the achievement of the performance outcome.</p>	<p><b>AO12:</b> Buildings and infrastructure are located outside of the mining influence areas on the development site.</p> <p><b>Editor's note</b>—Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of GeoResGlobe. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>	<p><b>Complies</b> Not applicable</p>
<b>General Benchmark</b>		
<p><b>PO13:</b> Development:</p> <ul style="list-style-type: none"> <li>(a) is located on the least productive parts of a site;</li> <li>(b) does not restrict the ongoing safe and efficient use of nearby rural uses; and</li> <li>(c) is adequately separated or buffered where it is likely to be sensitive to the operational characteristics associated with rural uses, rural industries, extractive industries or other lawful use.</li> </ul>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The tourist park use is contained within previously cleared and historically utilised areas of the subject land, which represent the least agriculturally productive parts of the site when compared to the broader vegetated and environmentally constrained portions of the allotment.</p> <p>The proposed development does not restrict the safe and efficient use of surrounding rural land. The use is low-intensity in nature, operates within an established footprint and does not introduce incompatible built form or operational outcomes that would impede rural activities in the locality.</p>



Performance Outcome/Acceptable Outcomes	Response
	Further, the development is adequately separated from nearby rural uses by virtue of the site's large area, the siting of the tourist park activity within cleared internal areas, and the presence of substantial vegetation on and surrounding the land that contributes to visual and amenity buffering.
<p><b>PO14:</b> Tourism-related uses are established only where they are directly associated and compatible with rural production, natural resources or landscape amenity in the immediate vicinity.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> The proposed development involves an extension of the existing tourist park on land that is already cleared and historically used as a caravan park. The site does not support rural production, significant natural resources, or sensitive landscape features, and it is separated from any surrounding agricultural activities.</p>
<p><b>PO15:</b> Uses that require isolation from urban areas are accommodated only where:</p> <ul style="list-style-type: none"> <li>(a) they cannot be more appropriately located in an industrial or other relevant zone;</li> <li>(b) they can be adequately separated from sensitive land uses (whether or not in the rural zone);</li> <li>(c) they can be adequately separated from land in the Horticulture precinct; and</li> <li>(d) potential impacts can be appropriately managed.</li> </ul> <p><b>Editor's note</b>—Applicants seeking approval for intensive animal industries should refer to the <i>'National Guidelines for Beef Cattle Feedlots in Australia, National Beef Cattle Feedlot Environmental Code of Practice'</i>, <i>'Queensland Dairy Farming Environmental Code of Practice'</i>, <i>'National Environmental Guidelines for Piggeries'</i> and <i>'Queensland Guidelines Meat Chicken Farms'</i> and that applicants consult with the relevant State government department prior to the lodgement of a development application. For other uses council may require a study that, amongst other matters, identifies how the development is in accordance with <u>Environmental Protection (Air) Policy 2019</u> or <u>Environmental Protection (Noise) Policy 2019</u>.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> Not applicable</p>
<p><b>PO16:</b> Development is designed and managed so that it provides appropriate protection</p>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> The tourist park has been operating on the site for many years, and the proposal seeks to</p>



Performance Outcome/Acceptable Outcomes	Response
<p>for community health and safety and avoids unacceptable risk to life and property.</p>	<p>regularise this existing operation. The development is constructed on already cleared land, with a layout that provides adequate separation between habitable buildings and identified bushfire hazard areas. The proposal will not increase bushfire risk to the site or surrounding properties and ensures safe access arrangements for emergency response and evacuation.</p>
<p><b>PO17:</b> Development does not adversely impact on the character, amenity or scenic values of the locality, having regard to:</p> <ul style="list-style-type: none"> <li>(a) the scale, siting and design of buildings;</li> <li>(b) the visibility of buildings, structures and infrastructure;</li> <li>(c) likely emissions including water-borne contaminants, noise, dust, lighting and odour; and</li> <li>(d) the nature or volume of traffic generated.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> The development does not adversely impact on the character, amenity or scenic values of the locality.</p>
<p><b>PO18:</b> Ecological values, habitat corridors and soil and water quality are protected, having regard to:</p> <ul style="list-style-type: none"> <li>(a) maximisation of vegetation retention and protection of vegetation from the impacts of development;</li> <li>(b) avoidance of potential for erosion and minimisation of earthworks;</li> <li>(c) retention and protection of natural drainage lines and hydrological regimes; and</li> <li>(d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> The proposal protects ecological values, habitat corridors, and soil and water quality. No land clearing is proposed to accommodate this development.</p>



Performance Outcome/Acceptable Outcomes	Response	
<p><b>PO19:</b> Development within the buffer area surrounding an explosives reserve or high-pressure gas pipeline does not create a risk to life or property and does not compromise the safe operation of an explosive reserve or high-pressure gas pipeline.</p>	<p><b>AO19:</b></p> <p>(a) Development does not compromise the safe operation of the explosive reserve or high-pressure gas pipeline in accordance with the written confirmation of the operator; or</p> <p>(b) Development is for a boundary realignment only and does not increase the number of persons likely to reside or work on the site.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO20:</b> Development involving the use, storage and handling of explosive materials and prescribed hazardous chemicals is located, designed and constructed to minimise risks to human health and property, proportionate to the sensitivity of the surrounding land uses or zones.</p> <p><b>Editor’s note:</b> A hazard assessment report will assist in demonstrating achievement of the performance outcome.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Not applicable</p>
<b>Horticulture Precinct</b>		
<p><b>PO21:</b> Productive land within this precinct is maintained.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO22:</b> Rural industries are established only where associated with rural production in the immediate vicinity.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO23:</b> Tourist related uses are limited to small-scale bed and breakfast and farm stay which do not detract from the ongoing productive use of the site.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO24:</b> Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture.</p>	<p><b>AO24:</b> The minimum lot size in the precinct is 40ha.</p>	<p><b>Complies</b> Not applicable</p>
<b>Mixed Farming Precinct</b>		
<p><b>PO25:</b> Reconfiguration is limited to protect the ongoing viability of existing and potential horticulture uses, water quality and ecological and landscape values</p>	<p><b>AO25:</b> The minimum lot size in the precinct is 40ha, except in the Ross River Dam Catchment area where the minimum lot size is 400ha.</p> <p><b>Editor’s note—</b>The Ross River Dam catchment area is depicted</p>	<p><b>Complies</b> Not applicable</p>



Performance Outcome/Acceptable Outcomes		Response
	on the Water resource catchment overlay map <u>OM-09</u> .	
<p><b>PO26:</b> Development in the vicinity of the Lansdown high impact industry precinct and the Lansdown motor sport facility precinct is to accommodate development consistent with the relevant zone code.</p>	No acceptable outcome is nominated.	<p><b>Complies</b> Not applicable</p>
<p><b>PO27:</b> Reconfiguration is limited to reflect the suitability of the land for primarily grazing purposes and to protect water quality and ecological and landscape values.</p>	<p><b>AO27:</b> The minimum lot size in the precinct is 400ha.</p>	<p><b>Complies</b></p>
<b>Cungulla Precinct</b>		
<p><b>PO28:</b> Development is compatible with the residential amenity of the locality and avoids adverse impacts on surrounding dwellings.</p>	No acceptable outcome is nominated.	<p><b>Complies</b> Not applicable</p>



# Appendix 6



## Townsville City Plan – Bushfire Hazard Overlay Code

### Purpose

The purpose of the Bushfire hazard overlay code is to *ensure that development does not increase the extent or the severity of bushfire hazard; or increase the risk to life, property, community and the environment.*

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

- (a) *development is compatible with the nature of the bushfire hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;*
- (b) *where development is not compatible with the nature of the bushfire hazard and there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal; and*
- (c) *wherever practicable, facilities with a role in emergency management and vulnerable community services are located and designed to function effectively during and immediately after bushfire hazard events.*

Performance Outcome/Acceptable Outcomes		Response
<b>For Accepted and Assessable Development</b>		
<b>General – All Development</b>		
<b>PO1:</b> Development maintains the safety of people and property.	<b>AO1.1:</b> No acceptable outcome is nominated.	<b>Complies</b> The proposed development is located on previously cleared areas of the site, with the layout providing adequate separation between habitable buildings and bushfire-prone areas. The design facilitates ongoing vegetation management to reduce fuel loads and maintain safe conditions.  Bushfire mitigation measures already in place include a registered bore for firefighting purposes and an 1800-litre water truck equipped with a fire hose reel. Additional fire hose reels are currently being installed throughout the tourist park to further enhance site safety. These measures ensure that the development does not increase bushfire risk on the site or to surrounding properties, and safe access for emergency response and evacuation is maintained.



Performance Outcome/Acceptable Outcomes		Response
<p><b>PO2:</b> Highly vulnerable development does not occur in very high, high or medium potential bushfire intensity and potential impact buffer areas unless there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal.</p>	<p><b>AO2.1:</b> The following uses are not located in a very high, high or medium potential bushfire intensity and potential impact buffer area:</p> <ul style="list-style-type: none"> <li>(a) child care centre; or</li> <li>(b) detention facility; or</li> <li>(c) educational establishment; or</li> <li>(d) emergency services; or</li> <li>(e) hospital; or</li> <li>(f) industry activities involving manufacture or storage of hazardous materials in bulk; or</li> <li>(g) multiple dwelling; or</li> <li>(h) residential care facility; or</li> <li>(i) retirement facility; or</li> <li>(j) relocatable home park; or</li> <li>(k) rooming accommodation; or</li> <li>(l) shopping centre; or</li> <li>(m) short-term accommodation; or</li> <li>(n) telecommunications facility; or</li> <li>(o) tourist park; or</li> <li>(p) tourist attraction; or</li> <li>(q) transport depot; or</li> <li>(r) utility installation.</li> </ul>	<p><b>Complies</b> The development is compatible with the nature and extent of bushfire hazard in the area, as it involves an extension to an established use on site as a Caravan Park. No alternative sites are reasonably available for the proposed expansion. The development does not introduce land uses that are inconsistent with the rural character of the locality or the bushfire risk profile, and it will not compromise the safety or bushfire management of adjoining properties.</p>
<p><b>PO3:</b> Development mitigates the risk of bushfire hazard through the siting and design of the development.</p> <p>Editor's note—In demonstrating compliance with this performance outcome, applicants should be aware that setbacks and buffers for fire management purposes are in addition to any buffers or setbacks required for ecological purposes and are located outside of areas of ecological significance to the greatest extent possible.</p>	<p><b>AO3.1:</b> No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposed development is located on previously cleared areas of the site, with the layout providing adequate separation between habitable buildings and bushfire-prone areas.</p>
<p><b>PO4:</b> Development provides for an adequate and accessible water supply for firefighting purposes.</p>	<p><b>AO4.1.1</b> The development is connected to a reticulated water supply where within a water supply area.</p>	<p><b>Complies</b> Bushfire mitigation measures already in place include a registered bore for firefighting purposes and an 1800-litre water</p>



Performance Outcome/Acceptable Outcomes		Response
	<p>OR</p> <p><b>AO4.1.2</b> Where outside a water supply area a tank water supply is provided, at least one tank is within 100m of a class 1, 2, 3 or 4 building which has fire brigade fittings.</p> <p><b>Editor's note</b> - Applicant should also refer to the Development manual planning scheme policy SC6.4 - <u>SC6.4.11.7 On-Site Water Supply</u> for additional information.</p>	<p>truck equipped with a fire hose reel. Additional fire hose reels are currently being installed throughout the tourist park to further enhance site safety. These measures ensure that the development does not increase bushfire risk on the site or to surrounding properties, and safe access for emergency response and evacuation is maintained.</p>
<p><b>PO5:</b> Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.</p>	<p><b>AO5:</b> Development does not involve the manufacture or storage of hazardous materials within a very high, high or medium potential bushfire intensity and potential impact buffer bushfire hazard area as identified on overlay map OM-02.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO6:</b> Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> The site benefits from existing vehicular access that provides safe evacuation routes for occupants and enables convenient access for firefighting appliances. The proposed development is located on previously cleared areas of the site, with the layout providing adequate separation between habitable areas and bushfire-prone areas. The design facilitates ongoing vegetation management to reduce fuel loads and maintain safe conditions.</p>
<p><b>PO7:</b> Additional lots are not created in bushfire hazard areas.</p>	<p><b>AO7:</b> Development does not involve the creation of additional lots in areas mapped as very high, high or medium potential bushfire intensity and potential impact buffer hazard on overlay map OM-02.</p>	<p><b>Complies</b> There are no additional lots created in bushfire hazard areas.</p>
<p><b>PO8:</b> Development is designed to allow for efficient emergency access to buildings for firefighting appliances, including by avoiding long, narrow</p>	<p>No acceptable outcome is nominated.</p>	<p><b>Complies</b> Noted, the site benefits from existing vehicular access that provides safe evacuation routes for occupants and enables</p>



Performance Outcome/Acceptable Outcomes		Response
access arrangements.		convenient access for firefighting appliances.
<p><b>PO9:</b> Development provides a fire break which also facilitates adequate access for firefighting and emergency vehicles, and safe evacuation.</p>	<p><b>AO9.1:</b> Lot boundaries and development sites are separated from hazardous vegetation by a distance of 20m where adjacent to very high or high potential bushfire intensity and 10m where adjacent to medium potential bushfire intensity.</p> <p><b>AO9.2:</b> The separation area mentioned in AO9.1 contains a fire access trail that:</p> <ul style="list-style-type: none"> <li>(a) has a minimum cleared and formed width of 6m;</li> <li>(b) has vehicular access at each end;</li> <li>(c) provides passing bays and turning areas for fire-fighting appliances; and</li> <li>(d) are either located on public land, or within an access easement that is granted in favour of council and Queensland Fire Department (QFD).</li> </ul>	<p><b>Complies</b> Noted, the proposal complies.</p>



# Appendix 7



## Townsville City Plan – Natural Assets Overlay Code

### Purpose

The purpose of the Natural assets overlay code is to *protect areas of environmental significance, and the ecological processes and biodiversity values of terrestrial and aquatic ecosystems; maintain ecosystem services and other functions performed by Townsville’s natural areas; and protect water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas.*

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

- (a) *development avoids or minimises direct and indirect impacts on areas of environmental significance and their associated ecological functions and biophysical processes;*
- (b) *development provides for the protection or enhancement of a linked network of habitat areas, including maximising opportunities for rehabilitation and restoration of degraded ecosystems, ecological communities, remnant vegetation and connecting corridors wherever possible;*
- (c) *development, including infrastructure, is located and designed to maintain or enhance ecological functions including facilitation of wildlife movement for native terrestrial and aquatic species and native and migratory avian species;*
- (d) *the water quality values and ecological functions of wetlands, waterways and their riparian areas and buffers are protected or enhanced;*
- (e) *development maintains, protects or enhances the natural hydrological regime and functioning of waterways and wetlands, including surface and ground waters and their interaction;*
- (f) *fragmentation of remnant vegetation and habitat areas is avoided to maintain ecological function and biodiversity values, and to maintain or increase the resilience of natural assets to threatening processes, including climate change; and*
- (g) *development incorporates appropriate buffering and mitigation strategies to avoid or minimise potential damage to natural areas and other environmental assets.*

Performance Outcome/Acceptable Outcomes		Response
<b>Assessable Development</b>		
<b>Protection of biodiversity values and ecological processes</b>		
<p><b>PO1:</b> In areas identified as having high or very high environmental importance, significant values are protected and associated ecological functions and biophysical processes are maintained to ensure long term viability.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—<u>Natural assets planning scheme policy no. SC6.9</u> provides information on the primary attributes included in very high, high and medium environmental importance areas.</p>	<p><b>Complies</b> The proposed extension of a caravan park will be sited in a previously cleared and disturbed areas of the site. Appropriate set back from remnant vegetation and the adjacent waterway.</p>



Performance Outcome/Acceptable Outcomes	Response
<p><b>Editor’s note</b>—Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.</p>	<p>The overlay map has been produced using local government area wide data. Site-specific investigation will be required to confirm the extent and nature of values indicated on the overlay map or otherwise identify site-specific natural assets and ecological functions.</p>
<p><b>PO2:</b> In areas identified as having medium environmental importance, development is located, designed and operated to:</p> <ul style="list-style-type: none"> <li>(a) retain and protect significant values; and</li> <li>(b) maintain the underlying ecological functions and biophysical processes.</li> </ul> <p><b>Editor’s note</b>—Applicants should also refer to other state and federal legislation which may also require applicants to obtain additional approvals.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—This category of environmental importance will also require a high level of investigation as part of any development application, to determine on the ground values and priority for protection. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.</p>
<p><b>PO3:</b> Degraded areas with significant ecological and environmental values or important to the maintenance of underlying ecological functions and biophysical processes required to maintain biodiversity and ecosystem services are rehabilitated as near as is practical to the naturally occurring suite of native plant species and ecological communities.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—A rehabilitation plan supported by expert ecological advice prepared in accordance with Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.</p>
<p><b>Significant species and ecological communities</b></p>	
<p><b>PO4:</b> Development avoids direct and indirect impacts on significant ecological communities and significant species and their habitats, including disturbance from the presence of vehicles, pedestrian use, increased exposure to domestic animals and noise and lighting impacts.</p> <p><b>Editor’s note</b>—Significant species and ecological communities include those identified in the <a href="#">Natural assets planning scheme policy no. SC6.9</a>.</p>	<p><b>AO4:</b> No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—Applications for development should identify any significant species or communities that may be affected by the proposal. A detailed environmental assessment is to be undertaken by applicants in accordance with the guidance provided in the Natural assets planning scheme policy no. SC6.9.</p>
<p><b>Complies</b> The development avoids direct and indirect impacts on any significant ecological communities and significant species and their habitats.</p>	



Performance Outcome/Acceptable Outcomes		Response
<p><b>PO5:</b> Areas of habitat that support a critical life cycle stage such as feeding, breeding or roosting or ecological function for threatened species, ecological communities or migratory species are not impacted by development.</p>	<p><b>AO5:</b> No acceptable outcome is nominated.</p>	<p><b>Complies</b> The proposal complies with PO5 as no development is proposed within mapped areas requiring protection under the Natural assets overlay. The tourist park extension is entirely located within previously cleared and disturbed areas associated with the existing caravan park operations.</p> <p>No clearing of remnant vegetation or disturbance to environmentally significant areas is proposed. Accordingly, the identified natural asset areas will not be impacted by the development, and their ecological values will be retained and protected.</p>
<b>Buffering and edge impacts</b>		
<p><b>PO6:</b> Development provides a vegetated buffer to an area of significant ecological or environmental value, in order to:</p> <ol style="list-style-type: none"> <li>protect core habitat areas from threatening processes;</li> <li>maintain connectivity or support linkages;</li> <li>reduce threats to the environmental values from non-native or pest fauna or flora; and</li> <li>avoid undesirable microclimate effects.</li> </ol> <p>Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological and environmental protection purposes.</p>	<p><b>AO6:</b> A buffer extending from the outside edge of a declared fish habitat area (measured from highest astronomical tide (HAT)) has a minimum width of 100m.</p> <p>For other areas, no acceptable outcome is nominated. Editor's note—Areas which are expected to constitute core habitat as well as declared fish habitat areas are identified on maps contained in the <u>Natural assets planning scheme policy no. SC6.9</u>. Declared fish habitat areas may also be obtained from the relevant state agency.</p> <p>Buffers for significant species and ecological communities, including areas of habitat for listed threatened and migratory species, should be based on best practice and current scientific knowledge of individual species requirements and supported by an environmental assessment prepared in accordance with the Natural assets planning scheme policy no. SC6.9. Other legislation, including the <u>Nature Conservation Act</u> and <u>Environment Protection</u></p>	<p><b>Complies</b> The development is confined to previously cleared and disturbed areas within the existing caravan park and does not involve clearing of remnant vegetation or disturbance of mapped natural asset areas.</p>



Performance Outcome/Acceptable Outcomes		Response
	<p><i>and Biodiversity Conservation Act</i> may establish other requirements with which applicants must comply.</p>	
<p><b>PO7:</b> Buffering, rehabilitation or restoration:</p> <ul style="list-style-type: none"> <li>(a) uses site appropriate or endemic native vegetation;</li> <li>(b) replicates as far as practicable, the species composition and structural components of healthy remnant native vegetation and associated habitats, including understorey vegetation; and</li> <li>(c) excludes declared plants, environmental weeds and other non-native plants likely to displace native flora species or degrade habitat.</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.</p>	<p><b>Complies</b></p> <p>The proposed Tourist park extension complies with PO7 as it will not adversely impact the environmental values identified under the Natural assets overlay. The development is wholly contained within previously cleared and disturbed areas of the existing caravan park and will not result in the loss or degradation of mapped natural assets.</p>
<p><b>PO8:</b> Pest species are prevented from encroaching into ecologically significant areas.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.</p>	<p><b>Complies</b></p> <p>Not applicable</p>
<p><b>PO9:</b> During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.</p>	<p><b>AO9.1:</b> No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—A site-based management and rehabilitation plan prepared in accordance with the Natural assets planning scheme policy no. SC6.9 will assist in demonstrating achievement of this performance outcome.</p>	<p><b>Complies</b></p> <p>Noted, proposal complies.</p>
<b>Ecological corridors and habitat connectivity</b>		
<p><b>PO10:</b> Significant ecological corridors and habitat linkages are protected and have dimensions and</p>	<p>No acceptable outcome is nominated where in an urban residential zone or centre zone.</p>	<p><b>Complies</b></p> <p>Noted, proposal complies.</p>



Performance Outcome/Acceptable Outcomes	Response
<p>characteristics to support:</p> <ul style="list-style-type: none"> <li>(a) ecological processes and functions that enable the natural change in distributions of species and provide connectivity between populations of species over long periods of time;</li> <li>(b) ecological responses to climate change;</li> <li>(c) connectivity between large tracts and patches of remnant vegetation and habitat areas; and</li> <li>(d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.</li> </ul>	<p>In all other zones (including the Emerging community zone, Rural residential zone or industry zones):</p> <p><b>AO10</b> Major ecological corridors identified on Figure SC6.9.3 in the <u>Natural assets planning scheme policy no. SC6.9</u> are maintained and restored to achieve a minimum width of 350m, consisting of:</p> <ul style="list-style-type: none"> <li>(a) a 250m wide core corridor to support avian species and most arboreal mammals; and</li> <li>(b) a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor.</li> </ul> <p>No acceptable outcome is nominated for the great eastern ranges conservation corridor identified on Figure SC6.9.3 in the Natural assets planning scheme policy no SC6.9.</p>
<p><b>PO11:</b> Corridors and linkages are provided to supplement and create additional ecological corridors and habitat linkages along waterways, drainage lines, ridgelines, coastlines and other areas where possible.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> Not applicable.</p>
<p><b>PO12:</b> Development facilitates unimpeded use and movement of terrestrial and aquatic fauna that are associated with or are likely to use an ecological corridor as part of their normal life cycle by:</p> <ul style="list-style-type: none"> <li>(a) ensuring development, including roads, pedestrian access and in-stream structures, does not create barriers to the movement of fauna along or within ecological corridors;</li> <li>(b) providing effective wildlife management infrastructure to direct fauna to locations where wildlife movement infrastructure has been provided to enable fauna to safely negotiate a</li> </ul>	<p>No acceptable outcome is nominated.</p> <p><b>Complies</b> Noted, proposal complies.</p>



Performance Outcome/Acceptable Outcomes		Response
development area; and (c) separating fauna from potential hazards through the use of appropriate barriers and buffers.		
<b>Riparian &amp; buffer area management for wetlands and waterways</b>		
<p><b>PO13:</b> Development locates outside of, and does not impact on wetlands, to ensure long-term ecological function.</p>	<p><b>AO13:</b> Development, including any associated filling or excavation (other than restorative works) is located outside of any mapped, defined or identified boundary of a wetland and its associated buffer.</p> <p>Editor's Note—Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency.</p>	<p><b>Complies</b> Not applicable</p>
<p><b>PO14:</b> Development provides a buffer to a wetland area to:</p> <ul style="list-style-type: none"> <li>(a) protect or enhance habitat values, connectivity and other ecological functions and values;</li> <li>(b) protect water quality and aquatic conditions;</li> <li>(c) maintain natural micro-climatic conditions;</li> <li>(d) maintain natural hydrological processes;</li> <li>(e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and</li> <li>(f) avoid loss or modification of chemical, physical or biological properties or functions of soil.</li> </ul> <p>Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes</p>	<p><b>AO14:</b> A development-free buffer is provided and maintained with a minimum width of:</p> <ul style="list-style-type: none"> <li>1. for wetlands designated as high ecological significance (HES) by the Queensland Government: <ul style="list-style-type: none"> <li>1. 50m from the outermost part of the wetland where located in an urban area; or</li> <li>2. 200m from the outermost part of the wetland where located in a non-urban area; or</li> </ul> </li> <li>2. for other wetlands: 50m from the outermost part of the wetland in either urban or non-urban areas.</li> </ul> <p>Editor's note—Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.2 which identifies wetland areas. This information may also be obtained from the relevant state agency.</p> <p>Editor's note—To avoid conflict,</p>	<p><b>Complies</b> Not applicable</p>



Performance Outcome/Acceptable Outcomes	Response
<p><b>PO15:</b> Development (including operation) and construction maintains or enhances the natural hydrological regime of wetlands, including surface and ground waters.</p> <p><b>Editor’s note</b>—The hydrological regime of surface waters includes:</p> <ol style="list-style-type: none"> <li>1. peak flows;</li> <li>2. volume of flows;</li> <li>3. duration of flows;</li> <li>4. frequency of flows;</li> <li>5. seasonability of flows;</li> <li>6. water depth (seasonal average); and</li> <li>7. wetting and drying cycle.</li> </ol>	<p>where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.</p> <p><b>AO15.1:</b> Development does not change the existing surface hydrological regime of a wetland including through channelisation, redirection or interruption of flows.</p> <p><b>AO15.2:</b> There is no change to the reference duration high-flow and low-flow duration frequency curves, low-flow spells frequency curve and mean annual flow to and from the wetland.</p> <p><b>AO15.3:</b> Any relevant stream flows into the wetland comply with relevant environmental flow objectives.</p> <p><b>AO15.4:</b> The water table and hydrostatic pressure in the wetland is either:</p> <ol style="list-style-type: none"> <li>(a) returned to its natural state; or</li> <li>(b) not lowered or raised outside the bounds of variability under existing pre-development conditions.</li> </ol> <p><b>AO15.5:</b> Development does not result in the ingress of saline water into freshwater aquifers.</p>
<p><b>PO16:</b> Development provides a buffer to a waterway, in order to:</p> <ol style="list-style-type: none"> <li>(a) protect or enhance habitat values, connectivity and other ecological processes and values;</li> <li>(b) protect water quality and aquatic conditions;</li> <li>(c) maintain natural micro-climatic conditions;</li> <li>(d) maintain natural hydrological processes;</li> <li>(e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream</li> </ol>	<p>No acceptable outcome is nominated where in an urban residential zone or centre zone.</p> <p>Elsewhere (including the Emerging community zone, Rural residential zone or industry zones):</p> <p><b>AO16</b> Other than where cropping for forestry for wood production, a development-free buffer is provided and maintained, extending from top of the bank of a waterway and with a minimum width of:</p> <ol style="list-style-type: none"> <li>(a) where in the Wet Tropics bioregion:             <ol style="list-style-type: none"> <li>(i) stream order 1</li> </ol> </li> </ol>



Performance Outcome/Acceptable Outcomes	Response
<p>bank erosion, wind erosion, or scalding; and            (f) prevent loss or modification of chemical, physical or biological properties or functions of soil.</p> <p>Any setbacks or other areas required for bushfire management, safety, recreation, maintenance or any other purpose, are provided in addition to a vegetated buffer provided for ecological purposes.</p>	<p>to 4: 25m; or            (ii) stream order 5 and above: 50m;</p> <p>OR</p> <p>(a) in all other regions (Brigalow Belt North Bioregion or the Einasleigh Uplands Bioregion):            (i) stream order 1 or 2: 25m; or            (ii) stream order 3 or 4: 50m; or            (iii) stream order 5 and above: 100m;</p> <p><b>Editor’s note</b>—Natural assets planning scheme policy no. SC6.9 contains Figure SC6.9.1 which identifies stream orders and bioregions. This information may also be obtained from the relevant state agency.</p> <p><b>Editor’s note</b>— Where a development requires multiple buffers to be established by this code to protect watercourses, corridors, wetlands or core habitat, the greatest distances required by this code will prevail to the extent of any inconsistency.</p>
<b>Ongoing management, construction and operation</b>	
<p><b>PO17:</b>            During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on significant ecological areas, underlying ecological functions and biophysical processes and environmental values are avoided or minimised.</p>	<p>No acceptable outcome is nominated.</p> <p><b>Editor’s note</b>—Applicants will be asked to prepare an site based management plan to guide construction and operation.</p>
<p><b>PO18:</b>            Management arrangements facilitate the effective conservation and protection of significant ecological areas and underlying ecological functions and biophysical processes.</p>	<p><b>AO18:</b>            Significant ecological areas are:</p> <p>(a) transferred into public ownership where the land is required for public access or for some other public purpose consistent with its values; or            (b) incorporated within private open space and included within a voluntary statutory covenant by registration under the <a href="#">Land Title Act 1994</a>.</p>
<p><b>Complies</b>            Noted.</p>	<p><b>Complies</b>            Noted.</p>

