

From: "Development Assessment"
Sent: Tue, 10 Mar 2026 14:05:28 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: FW: MCU26/0019 Function Facility 235-353 Mill Road, Yabulu QLD 4818
Attachments: Appendix B - Owners Consent.pdf, Appendix C - Proposal Plan.pdf,
Town_Planning_Report_Mill_Road_Yabulu.pdf

From: Tye Smith <tye@edpi.com.au>
Sent: Monday, 9 March 2026 9:05 AM
To: Maris-Claire Salazar <maris-claire.salazar@townsville.qld.gov.au>
Subject: RE: MCU26/0019 Function Facility 235-353 Mill Road, Yabulu QLD 4818

Hi Maris,

Apologies for missing your call earlier and for the few errors in the previous submission.

Please find attached the updated Owner's Consent, Proposal Plans and Town Planning Report.

The Owner's Consent has been updated to include the signature of Simone Andersen.

The Proposal Plans have also been updated to include a sketch of the elevations provided by the applicant. Please note there is a minor increase in GFA as a result of this update.

The Town Planning Report has been revised to include updated plans, dimensions, and a section addressing the Relevant Purpose Determination (2.4), outlining the approved clearing area on the site. Please note that the site photos were unable to be attached to this version due to size.

Please let me know if you require anything further. I do expect some additional information will be required during your assessment.

Kind regards,

Tye Smith

Director & Development Manager | edpi.com.au



T: 0406 509 299

E: tye@edpi.com.au

A: Townsville, QLD 4814



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From: Maris-Claire Salazar <maris-claire.salazar@townsville.qld.gov.au>
Sent: Friday, 6 March 2026 12:03 PM
To: Tye Smith <tye@edpi.com.au>
Subject: MCU26/0019 Function Facility 235-353 Mill Road, Yabulu QLD 4818

Hi Tye,

I tried to leave a message.

I've received your application and Phillipa mentioned that she has assisted with the DA Forms to date. Below are some of the other requirements.

To be properly made:

With the owner's consent letter, you'll need both owners this includes SPJ Andersen. Please provide elevation plans with measurements (including the hemispherical tarp) as we can't assess PO17 without these.

For the application itself:

Provision of the Relevant Purpose Determination approval is required so Council can understand the area permitted for clearing on the site.

Can you please provide the above information by **13/3/2026** otherwise I can provide an Action Notice to give you more time. If I don't hear back by this date, I'll get an Action Notice underway for the **17/3/2025**.

If you have any questions, please call me on the number below.

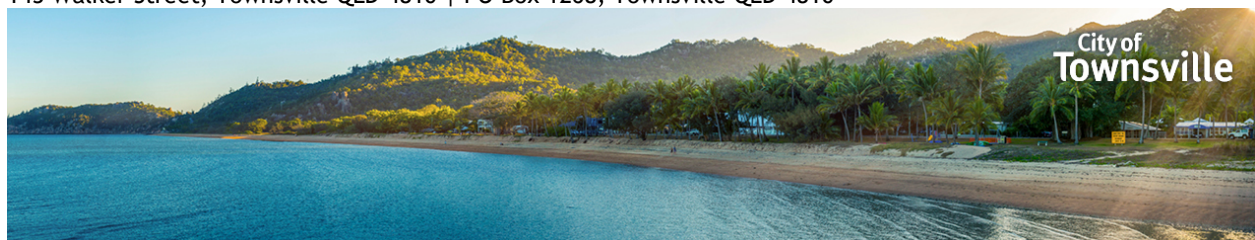
Kind Regards,

Maris-Claire Salazar

Planning Officer - Development Assessment
Planning, Environment and Lifestyle

P (07) 4727 9412 **E** maris-claire.salazar@townsville.qld.gov.au

143 Walker Street, Townsville QLD 4810 | PO Box 1268, Townsville QLD 4810



OUR VISION - A globally connected community driven by lifestyle and nature *OUR PURPOSE - Grow Townsville*

Townsville City Council acknowledges the Wulgurukaba of Gurambilbarra and Yunbenun, Bindal, Gugu Badhun and Nywaigi as the Traditional Owners of this land. We pay our respects to their cultures, their ancestors and their Elders, past, present, and all future generations.



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3 March 2026

Townsville City Council
Development Assessment
PO Box 1268
Townsville QLD 4810

Dear Assessing Officer,

**Re: LETTER OF CONSENT FOR LODGEMENT REQUEST FOR A DEVELOPMENT
PERMIT – MATERIAL CHANGE OF USE FOR FUNCTION FACILITY
LOCATED AT 235-253 MILL ROAD, YABULU QLD 4818; LOT 3 ON RP743037**

We, Trevor Holley and Simone Andersen, the registered owner of the premises described as below, hereby consent to the lodgement of a Development Application for a Development Permit for Material Change of Use for Function Facility pursuant to the Planning Act 2016 over the following property:

- 235-253 Mill Road, Yabulu QLD 4818 (Lot 3 on RP743037)

Yours sincerely,


Signature (Trevor Holley)

06 MAR 2026.
Date


Signature (Simone Andersen)

06 MAR 2026
Date

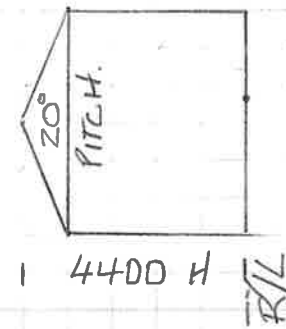
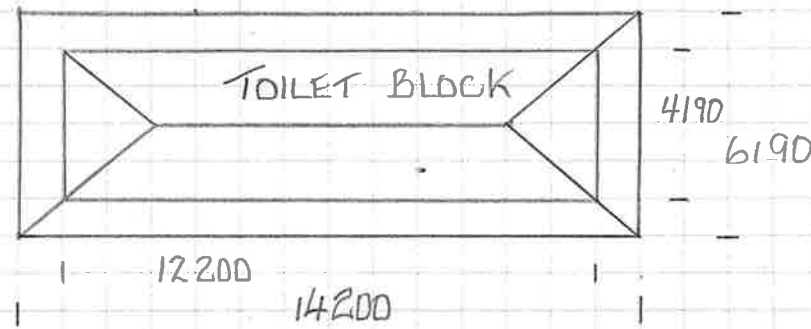
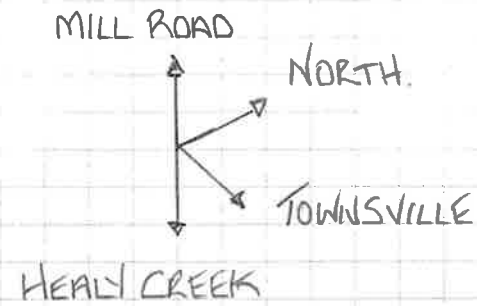


Site Plan (GPS ref. for Function Facility)
235-353 Mill Road, Yabulu QLD 4814

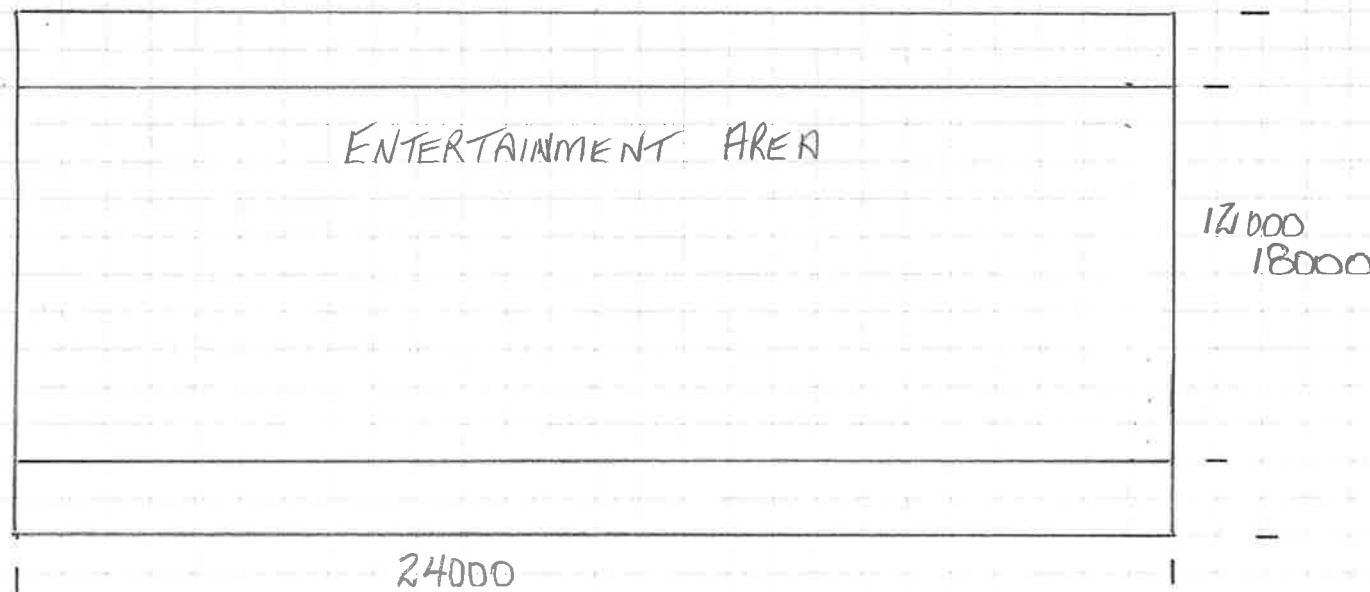
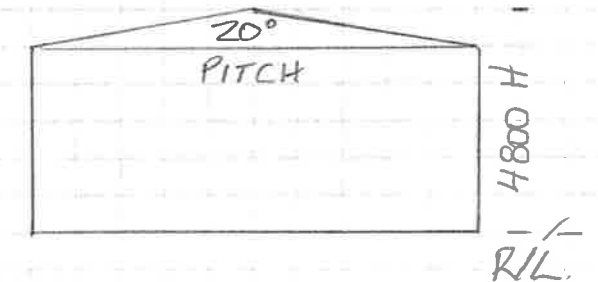
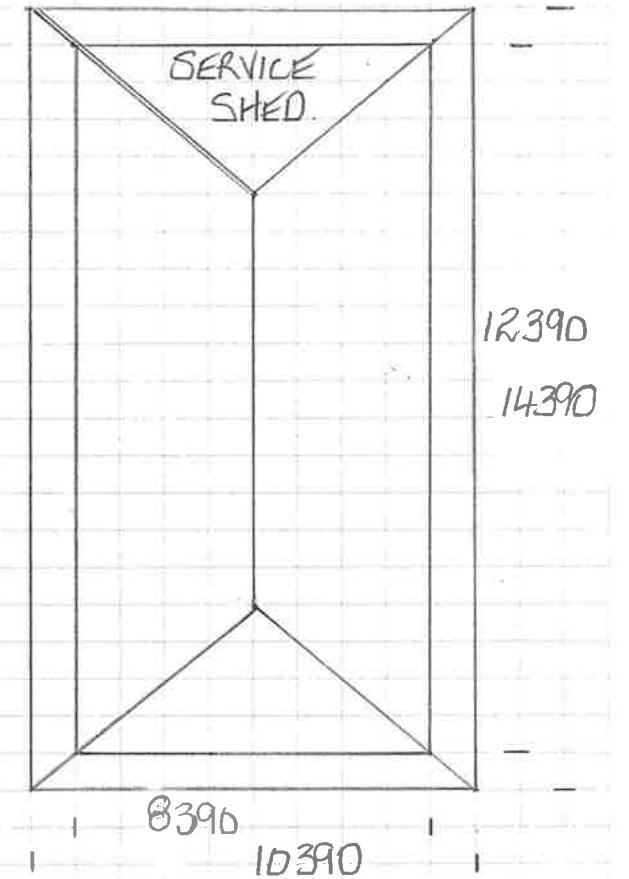
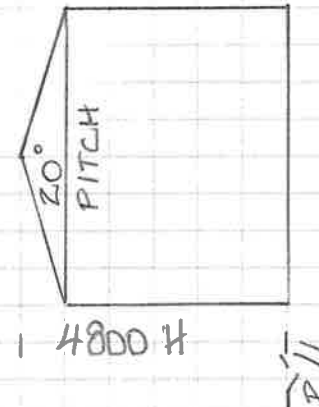
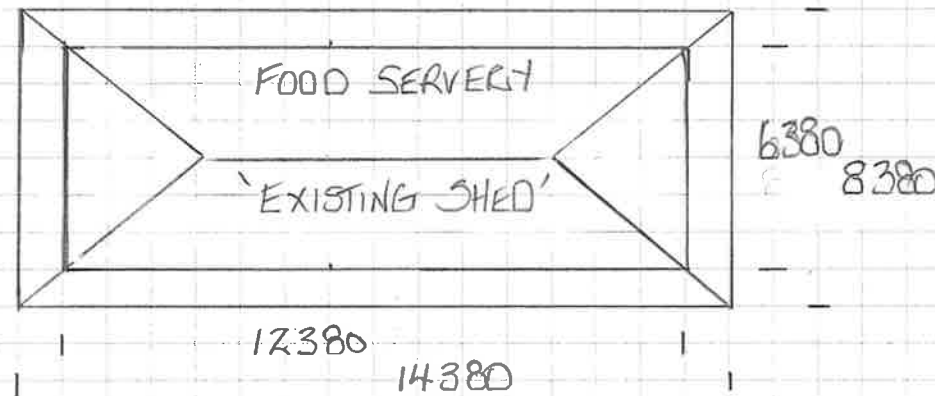


VENU LAYOUT

235-353 MILL ROAD
YABULU 4818



19-23-271
146-58-877



VENU LAYOUT
DATE 08 MAR 2026
DRAW 1 REV. 1

'NO SCALE SHALL BE TAKEN'



TOWN PLANNING REPORT **FOR** **DEVELOPMENT APPLICATION**

Material Change of Use – Function Facility

Located at 235-353 Mill Road, Yabulu QLD 4818; Lot 3 on RP743037

3 March 2026

info@edpi.com.au

0406 509 299

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Table of Contents

1.0 Application Summary	4
2.0 Introduction	5
2.1 Site Context.....	6
2.2 Surrounding Land Uses and Locality	8
2.3 Pre-lodgement Consultation.....	9
2.4 Relevant Purpose Determination.....	9
3.0 Proposal.....	11
3.1 Nature of the Proposal.....	11
3.2 Waste Treatment System Report.....	15
Water Supply.....	15
On-Site Sewerage Infrastructure	15
Electricity.....	15
Waste Management	15
3.3 Stormwater and Drainage.....	15
3.3 Bushfire Assessment	16
3.4 Access and Parking.....	17
3.5 Noise Emissions.....	19
3.6 Environmental.....	20
4.0 Legislative Framework.....	22
4.1 Planning Act 2016	22
4.2 Planning Regulation 2017	22
4.3 State Planning Policy	22
4.4 Regional Plan.....	22
4.5 Planning Scheme Strategic Framework	23
4.6 State Development Assessment Provisions.....	24
4.7 Local Planning Scheme Assessment Benchmarks.....	24
5.0 Planning Matters.....	25
5.1 Level of Assessment.....	25
5.1.1 Rural zone code.....	25
5.1.2 Bushfire Hazard Overlay Code	26
5.1.3 Flood Hazard Overlay Code.....	26
5.1.4 Natural Assets Overlay Code.....	26
5.2 Public Notification.....	27
6.0 Conclusion	28

Appendix A: DA Form 1

Appendix B: Owners Consent

Appendix C: Proposal Plans

Appendix D: Waste Treatment System Report

Appendix E: Event Management Plan

Appendix F: Relevant Purpose Determination

Appendix G: TCC Pre-lodgement Meeting Minutes

Appendix H: SARA Pre-lodgement Meeting Advice

Appendix I: Assessment Against TCC Codes

Appendix J: Assessment Against State Codes

Appendix K: Site Photos

1.0 Application Summary

Proposal	Development Application for Material Change of Use – Function Facility – Entertainment Venue
Existing Approval	Nil
Applicant	Trevor Holley C/- EDPI Australia
Landowner	Trevor Holley
Street Address	235-353 Mill Road, Yabulu QLD 4818
Real Property Description	Lot 3 on RP743037
Planning Scheme	Townsville City Council Planning Scheme
Easements	Nil
Lot size	36.5ha
Zoning	Rural
Precinct	Mixed farming precinct
Overlays	• Bushfire hazard Overlay Map OM-02 – Potential impact buffer • Bushfire hazard Overlay Map OM-02 - Medium bushfire hazard area • Development Constraints Overlay Map OM-06.1 to OM-06.2 - Flood hazard - Medium hazard - further investigation area • Environment Natural Assets Overlay Map OM-08 - Environmental importance – High • Environment Natural Assets Overlay Map OM-08 - Environmental importance – Medium • Environment Natural Assets Overlay Map OM-08 - Environmental importance - Very high
State/ Federal Referrals	• Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use that involves clearing native vegetation
Current Site Use	Vacant
Proposed Defined Use	Function facility
Total GFA	507m ²
Level of Assessment	Impact Assessable
Relevant Codes	• Rural zone code • Bushfire hazard overlay code • Flood hazard overlay code • Natural assets overlay code • Healthy waters code • Landscape code • Transport, impact, access and parking code • Works code
Application Fee	Total Fee: \$5,548 Impact Fee: \$1,168 Category G – Minimum Fee: \$2,628 Additional Area Charge: 4 × \$438 = \$1,752

* Estimate based of Fees and Charges 2025/26

2.0 Introduction

We act on behalf of Trevor Holley ('the applicant'), a long-term Townsville resident of 25 years and homeowner within the locality for over 20 years. The applicant is committed to working collaboratively with Townsville City Council to achieve an outcome that supports local economic activity and enhances the city's commercial and social offering. This Development Application seeks approval for a Material Change of Use for a Function Facility at 235–353 Mill Road, Yabulu, described as Lot 3 on RP743037 ('the premises'). The proposal is privately funded and represents a modest, locally driven initiative intended to deliver community and economic benefits in a low-impact manner.

The nominated area for the Function Facility, centrally located within the property, has been selected to minimise potential impacts on nearby residences, fauna and flora, and environmental mapping. The remainder of the property will continue to function as the applicant's primary residence, making the applicant the nearest affected occupant. As the landowner who will reside on-site, the applicant is well placed to ensure that environmental impacts, amenity considerations and operational controls are appropriately managed. All relevant conditions imposed by State and Council authorities will be adhered to in full.

The proposal is to include the following at the premises as below:

- Toilet amenities block: 51m²
- Food Servery: 72m² (hot and cold baymaries, cold room, benches and sinks, general utilities storage)
- Storage/service shed: 72m²
- Covered entertainment area: 288m² (initially proposed as a temporary marquee structure, with potential for future upgrade to a permanent structure)
- Total GFA: 483m²

In preparation of this report, consideration has been given to:

- the existing use and operations;
- land use characteristics in the locality;
- existing infrastructure services;
- Strategic Framework;
- Townsville City Council Planning Scheme;
- Pre-lodgement Meeting Advice;
- Supporting information and designs;
- state and federal planning matters; and
- public notification.

Approval of the development will be addressed through this report but is warranted on the grounds:

- The proposed use is of small nature to be run from the landowner as their fulltime retirement venture.
- The Function Facility is appropriately located on a large rural allotment, well-separated from sensitive receptors, and designed to complement the area's rural character.
- The development footprint avoids mapped wetlands, waterways, and regulated vegetation.
- Clearing is minimal, limited to previously disturbed areas, and supported by a

Relevant Purpose Determination under the *Vegetation Management Act 1999*.

- No changes are proposed to Council's infrastructure.
- No effluent will be released to land or water were Environmental Relevant Activity is not triggered.
- On-site water storage and sewerage will meet supply needs, in accordance with City Plan requirements.
- Significant separation from nearest dwellings (all over 670m away).
- Surrounded by bushland and natural buffers.
- Noise-generating activities, including amplified music, will be managed, particularly after 10pm, to ensure compliance with noise requirements.
- Comparable developments closer to residential areas have demonstrated compliance with relevant noise thresholds.
- Low traffic generation with events typically drawing around 20 vehicles per event.
- Bus transport and carpooling encouraged, reducing traffic volumes.
- Site access via sealed roads (Bruce Hwy → Pope Rd → Mill Rd), with internal access road upgraded to rural standard.
- Grass parking area provided on-site with sufficient capacity and safe vehicle circulation.
- Supports regional tourism and contributes to Townsville's economy by attracting out-of-town visitors.
- Provides a unique rural venue for weddings and events, supporting local businesses and suppliers.
- Offers a social and cultural asset for the community in a location that enhances rural tourism potential.
- Able to meet Townsville City Plan's strategic intent and the themes of shaping Townsville, sustaining economic growth, and fostering liveable communities.
- Supports small-scale rural enterprise without compromising environmental values or community amenity.
- All buildings and infrastructure will meet relevant planning scheme codes and design standards.
- Public notification will be undertaken in accordance with the DA Rules, with any properly made submissions to be addressed through the assessment process.

2.1 Site Context

The premises is located at 235-353 Mill Road QLD 4818, properly described as Lot 3 on RP743037. The 36.5ha allotment is currently zoned Rural and remains undeveloped, featuring existing access roads and predominantly untouched vegetated land. A cleared portion of the site, located centrally to the east, is identified as the proposed location for development. Healey Creek runs along the eastern boundary, just outside the property. The site has frontage to Mill Road, which has recently been upgraded with a gravel hardstand surface and connects northward to Pope Road before intersecting with the Bruce Highway and continuing into the city.



Figure 1: Aerial of Overall Area (Source: QLD Globe)

The site comprises predominantly flat terrain with a gentle slope descending eastward. The proposed development is situated on a level area that gradually slopes down towards Healey Creek, which sits approximately 5 metres below the top of bank. Stormwater naturally drains into Healey Creek, flowing north towards Saunders Beach and eventually out to the ocean. Over the past decade, including during the 2019 floods and more recent heavy rainfall events in Townsville, the site has not experienced any flood inundation.



Figure 2: Contours (Source: TCC Mapping)

The property and surrounding rural lots are connected to electricity, however maintain onsite

water and sewerage system. The nearest reticulated water is located within Black River and is not intended to be connected to as part of this development due to its small-scale nature.

The Owners Consent is attached in **Appendix B** with *Trevor Holley* as the sole registered property owner.

2.2 Surrounding Land Uses and Locality

The property is located in Yabulu, located approximately 27km west of the Townsville CBD, 10km west of the Deeragun Village and 15km west of North Shore.

Upon conducting a thorough review of the premise and its surroundings reveals that the immediate area consists primarily of rural residential properties and some small businesses. The northern, eastern, southern, and western aspects of the locality are characterised by larger rural properties featuring homes, dams, sheds and some agricultural. The subject site is zoned Rural and located within the Mixed Farming Precinct, consistent with all adjoining properties. However, land on the opposite side of Mill Road falls within the Grazing Precinct.



Figure 3: Zoning and Precinct Mapping (Source: TCC Mapping)

The existing and proposed land use for the site incorporates a mix of residential and small-scale commercial activities. The surrounding and adjoining properties reflect a similar pattern of development, ensuring compatibility with the proposed use.

North	Rural/ Mixed farming
East	Rural/ Mixed farming
South	Rural/ Mixed farming
West	Rural/ Grazing

2.3 Pre-lodgement Consultation

A pre-lodgement meeting was held with Townsville City Council on 29 October 2024 to discuss the proposed Material Change of Use for a Function Facility at 235–353 Mill Road, Yabulu. Council officers provided preliminary advice regarding the applicable planning framework, confirming that the proposal would be impact assessable under the Rural zone and would require assessment against relevant overlay codes including bushfire hazard, flood hazard and environmental importance mapping. Council advised that supporting information such as an Event Management Plan, traffic assessment for a low-impact use, and stormwater and flood considerations should be addressed within the application. Additional matters discussed included rural-standard driveway construction, on-site water supply and sewerage arrangements, waste management requirements, and the need to demonstrate that the use will not compromise the long-term viability of rural land uses or surrounding amenity.

Refer to TCC Pre-lodgement Meeting Minutes attached in **Appendix I**.

A pre-lodgement meeting was also held with the State Assessment and Referral Agency (SARA) on 24 September 2024 to obtain advice regarding potential state referral triggers associated with the proposal. SARA confirmed that the development would be referable development due to clearing of regulated vegetation and would require assessment against State Development Assessment Provisions (SDAP) State Code 16 – Native Vegetation Clearing. Key matters discussed included the need to obtain a Relevant Purpose Determination under the Vegetation Management Act 1999 prior to lodging the development application, maintaining appropriate setbacks from the waterway along the eastern boundary, and ensuring the development avoids wetland protection triggers. Advice was also provided regarding wastewater treatment capacity thresholds, potential environmental authority requirements, and ensuring clearing is avoided and minimised where possible.

Refer to SARA Pre-lodgement Meeting Advice attached in **Appendix J**.

2.4 Relevant Purpose Determination

The approved Relevant Purpose Determination issued by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development on 17 March 2025 is provided in **Appendix F**. The determination confirms that vegetation clearing associated with the proposed development on Lot 3 RP743037 has been assessed under section 22A of the *Vegetation Management Act 1999* and determined to be for a relevant purpose relating to infrastructure associated with the proposed Function Facility.

The approval identifies the specific clearing area as “Area A”, as illustrated on the Relevant Purpose Determination Plan. The mapped clearing area is located within an existing disturbed portion of the site and has been carefully positioned to avoid significant ecological features, including the Healy Creek corridor and associated high environmental value areas. The plan clearly identifies the permitted clearing footprint relative to the property boundaries, waterways and surrounding vegetation.

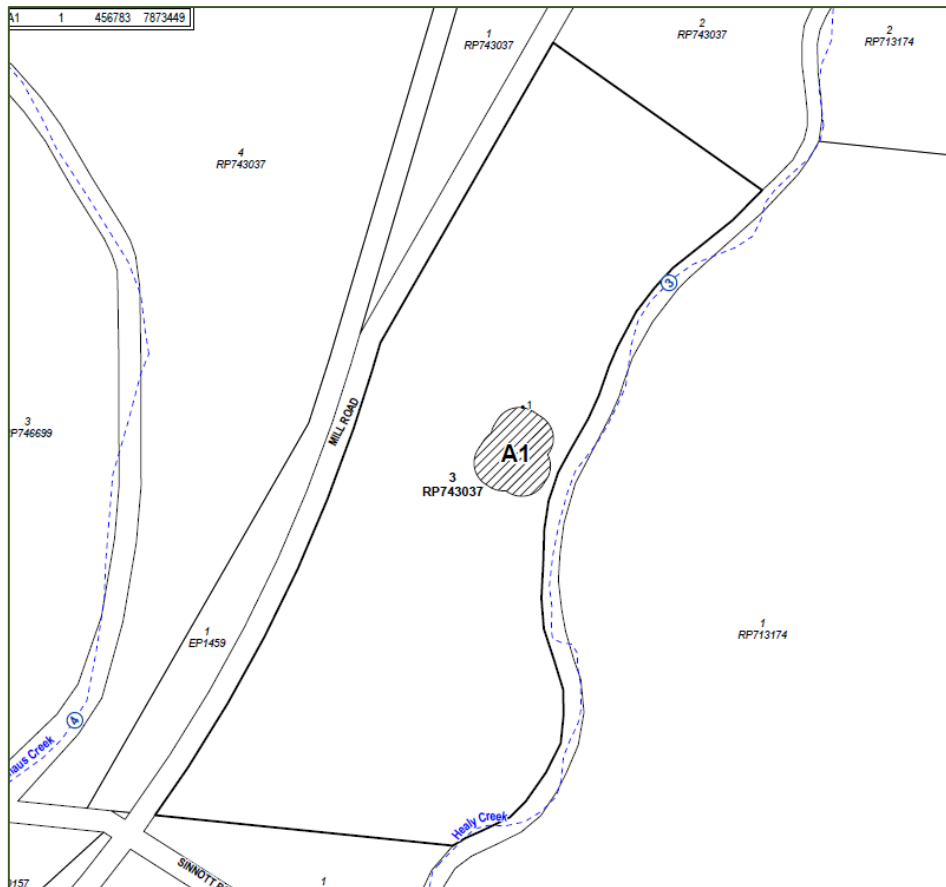


Figure 4: Plan of Area A (Source: Relevant Purpose Determination)

To assist in locating the approved clearing extent on the ground, a series of GPS reference points were also recorded for the development area. These coordinates correspond with the clearing footprint shown on the determination plan and assist in confirming the location of Area A within the subject site. The coordinates are as follows:

- **GPS Mark 1:** Latitude 19.23.270, Longitude 146.58.876
- **GPS Mark 2:** Latitude 19.23.269, Longitude 146.58.823
- **GPS Mark 3:** Latitude 19.23.218, Longitude 146.58.866
- **GPS Mark 4:** Latitude 19.23.307, Longitude 146.58.894
- **GPS Mark 5:** Latitude 19.23.258, Longitude 146.58.934

These reference points, together with the determination plan, define the area authorised for clearing associated with the proposed development. All clearing works will be limited to this approved area and are primarily associated with the establishment of the Function Facility. The determination is valid for a period of two years from the date of issue and forms part of the supporting documentation for this development application.

3.0 Proposal

3.1 Nature of the Proposal

The development application seeks approval for the establishment of a Function Facility – Entertainment Venue on a 36.5ha rural property. The proposal is intended to cater to private events such as weddings, parties, and other celebrations, and will support local tourism and rural enterprise in the area.

The facility will be positioned in an existing cleared portion of the property, centrally located approximately 200 metres west of the Mill Road frontage and 30 metres east of the western property boundary. Access to the development will be via an existing gravel driveway, which has historically been used for property maintenance and will be upgraded as needed to meet relevant standards.



Figure 5: Aerial Locality (Source: Nearmap)

The proposal includes the following built elements, with a total gross floor area (GFA) of approximately 507m²:

- Toilet amenities block: 51m²
- Food Servery: 72m²
- Storage/service shed: 96m²
- Covered entertainment area: 288m² (initially proposed as a temporary marquee structure, with potential for future upgrade to a permanent structure)

These components will be arranged within an approximate 80m radius, allowing for spatial separation while maintaining operational cohesion. An interconnected landscaped outdoor area will link the buildings, enhancing amenity and usability for guests.

The Function Facility is designed to accommodate up to 150 guests and is expected to operate seasonally, primarily between May and October, although it is not limited to this timeframe. The facility will operate between midday and midnight, with all guests required to depart the premises by bus transport only to manage traffic, maintain amenity, and ensure safety. There will be no accommodation or camping onsite.

Vehicular access will be maintained via the existing driveway from Mill Road. Unsealed parking will be provided near the site entrance to accommodate guest drop-off, staff parking, and limited vehicles, while also acting as a firebreak and vegetation buffer. The project will encourage bus transportation to reduce traffic volume and impacts on local roads.

The proposed development will be fully self-sufficient with respect to essential services. As the site is not connected to Council's reticulated water network, potable water will be delivered and stored on-site in accordance with City Plan Schedule SC6.4.11.7 – On-Site Water Supply.

Wastewater will be treated and disposed of via an engineered on-site sewerage treatment system, supported by the attached Waste Treatment System Report. The system has been designed in accordance with the Queensland Plumbing and Wastewater Code, the Plumbing and Drainage Act 2018, and AS/NZS 1547:2012. It includes a Fuji Clean aerated treatment plant with a design capacity of 3,000 L/day for up to 100 persons, and a 1,000 m² subsurface drip irrigation land application area located outside mapped wetland areas. All installation details, setbacks, disposal layouts, and construction specifications will be addressed through the plumbing and drainage approval process.

Waste collection and disposal will be managed by the operator, consistent with the Waste Treatment System Report and Event Management Plan. The site will utilise a combination of industrial general-waste bins and appropriately distributed recycling bins, with waste removal undertaken by a commercial contractor as required following events.

The proposal is carefully designed to align with the rural character of the site while enabling a low-impact, economically beneficial use that supports local events, tourism, and the broader regional economy.



Figure 6: Proposed Site Plan prepared by Applicant (Source: Nearmap)

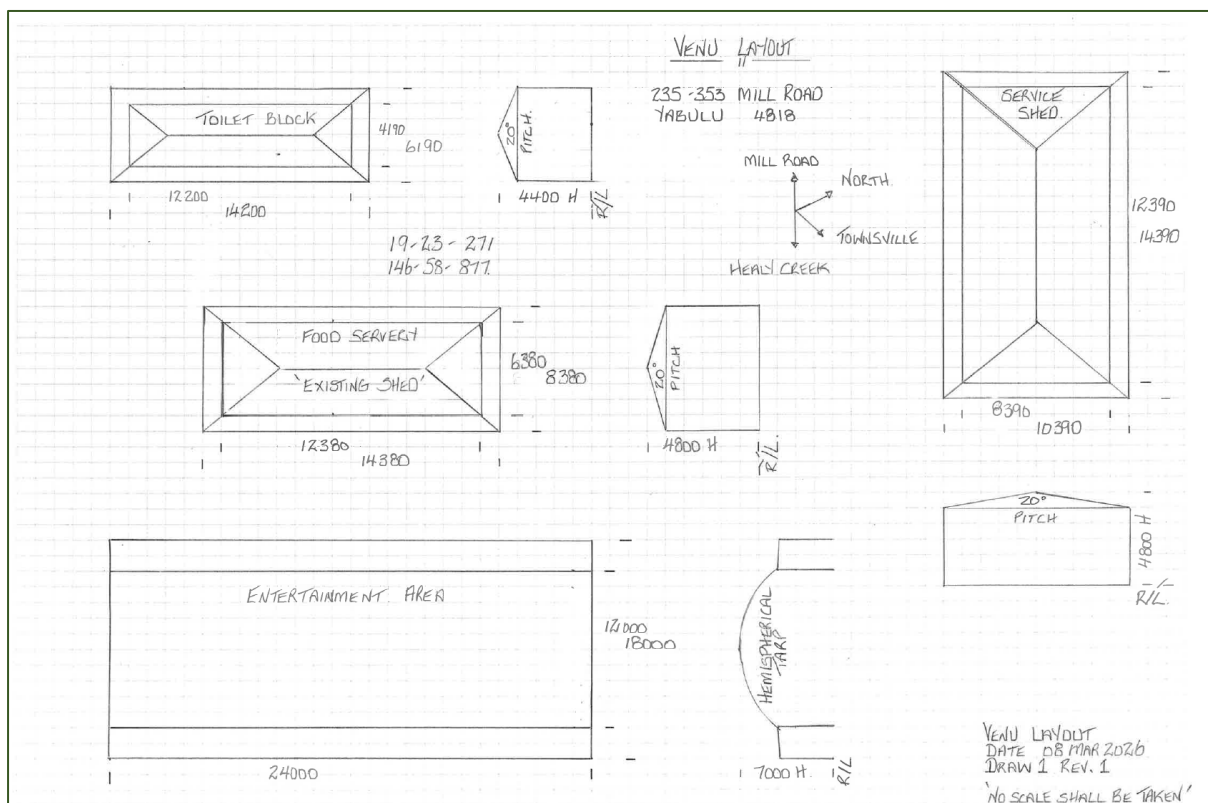
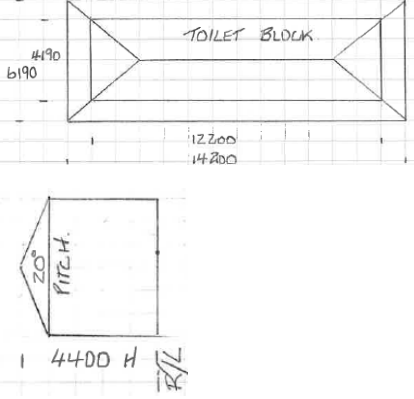
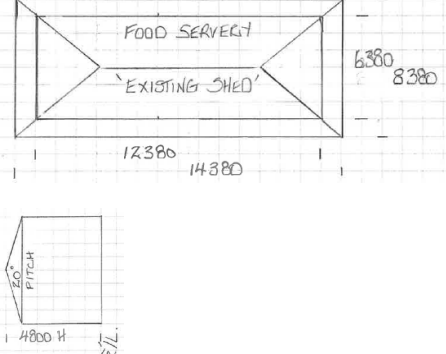
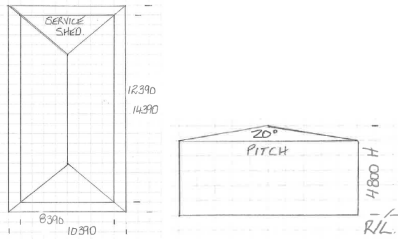
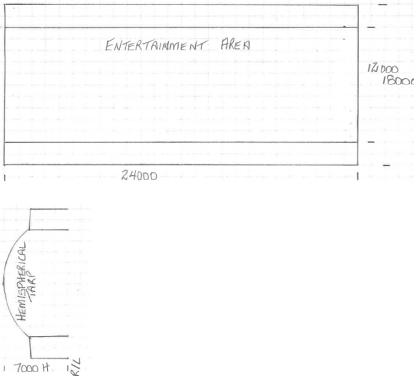


Figure 7: Venue Plan and Dimensions prepared by Applicant

The Function facility is a low-impact facility catering to entertainment venue, with a food servery, toilet and storage shed.

By maintaining a rural aesthetic, ensuring appropriate setbacks and implementing measures to reduce noise and traffic impacts. The proposal enhances local economic activity in a way that complements rather than disrupts the surrounding environment, demonstrating a well-considered approach to development within this precinct.

The particulars of the Function facility include:

Toilet Block • 12.2m x 4.19m • 4.4m high • GFA: 51m² • 4 Unisex Toilets that accommodate the needs of Handicap requirements. • PWD • Converted 40ft shipping Container 600mm above ground level (lined outside with stacked stone tiling, internal tiled floor, floor to ceiling tiling, colorbond roof sheeting). • Access Ramp & Verandah built to AS1428.1	
Food Servery • 12m x 6m • 4.8m high • GFA: 72m² • Concrete slab • Besser block (lined outside with stacked stone tiling, internal tiled floor, colorbond roof sheeting).	
Storage/ Service Shed • 12m x 8m • 4.8m high • GFA: 96 m² • Concrete slab • Besser Block (lined outside with stacked stone tiling, colorbond roof sheeting).	
Entertainment Area • 24m x 12m • 7m high • GFA: 288m² • Grassed area / rolled/ compacted pink crusher dust. • Temporary marquee. (removable steel frame with tarpaulin roof).	

The Function facility is illustrated in the Proposal Plans attached in **Appendix C**.

3.2 Waste Treatment System Report

The proposed Function Facility has been designed as a low-intensity rural venue and is not expected to generate any significant additional demand on Council's existing infrastructure networks. All essential services will be delivered through on-site systems appropriate for the rural setting.

Water Supply

Potable water will be delivered to the site and stored in accordance with the requirements of City Plan Schedule SC6.4.11.7 – On-Site Water Supply. As the site is not connected to Townsville's reticulated water network, all water required for the facility will be stored and managed on-site.

On-Site Sewerage Infrastructure

Sewerage will be treated and disposed of via an engineered on-site sewerage facility designed specifically for the Function Facility. The Onsite Sewerage Assessment (OSA) and wastewater system design prepared by Wastewater Works (E.G. Clark) demonstrates compliance with the Queensland Plumbing and Wastewater Code, the Plumbing and Drainage Act 2018, and AS/NZS 1547:2012. The system has been sized for up to 100 persons with a maximum daily flow of 3,000 L/day, utilising a Fuji Clean aerated treatment plant and subsurface drip irrigation across a 1,000 m² land application area. The system is located outside mapped environmentally sensitive areas and incorporates required setbacks, filtration, irrigation layout and construction details. Refer to Waste Treatment System Report attached in **Appendix D**.

Applications for installation of the treatment plant and associated disposal infrastructure will be lodged with Council's Hydraulic and Building Services Unit as part of the plumbing and drainage approvals process.

Electricity

Existing Ergon Energy overhead power infrastructure will be utilised and extended as required to provide a reliable power supply across the site.

Waste Management

Waste management will be managed by the developer through a combination of on-site sorting, secured storage, and scheduled removal by a licensed commercial waste operator. The site will maintain one industrial general-waste bin supported by appropriately distributed recycling bins. Collections will be arranged as required, including immediately following events, to ensure waste does not accumulate on-site and to maintain compliance with environmental and operational standards. Refer to Event Management Plan attached in **Appendix E**.

3.3 Stormwater and Drainage

The subject site comprises predominantly flat terrain with a gentle slope descending eastward towards Healey Creek and is located in a further investigation area. The proposed development is located on a flat portion of the site, which gradually slopes down to the creek, with a vertical separation of approximately 5m between the top of bank and the watercourse. Stormwater naturally drains towards Healey Creek, flowing northward to Saunders Beach before discharging into the ocean.

Historical observations over the past decade, including significant events such as the 2019 Townsville floods and recent high rainfall periods, confirm that the site has not experienced flood inundation. Existing shallow swales on site effectively direct stormwater away from the development area, mitigating the risk of surface water pooling or localised flooding.

The proposed development is modest in scale and located well above the flood-prone areas adjacent to Healey Creek. No changes are proposed that would compromise the existing stormwater drainage regime. All roof runoff will be captured and directed to an on-site drainage system designed to convey flows to a lawful point of discharge. The system will be designed in accordance with the Queensland Urban Drainage Manual (QUDM) and relevant planning scheme requirements, ensuring there is no adverse impact on adjoining properties or public roads.

While a formal Flood Impact Assessment has not been prepared, the site's elevated position relative to Healey Creek and the small-scale nature of the development (with minimal increase in impervious surfaces) support the conclusion that flood risk is negligible. The development does not result in significant additional runoff or modify overland flow paths. As such, no increase in depth or velocity of flow within the site or downstream areas is anticipated.

To support this position and address Council's comments regarding the site's identification within the medium flood hazard – further investigation area, a Stormwater Management Plan can be provided to include the following:

- Delineation of the contributing catchment area using up-to-date ground contour data;
- Rainfall intensities and hydrologic modelling based on local conditions;
- Flow path analysis and associated hydraulic computations demonstrating that development and access meet QUDM velocity and depth thresholds;
- Specification of the on-site drainage system, including roof capture and redirection to a lawful point of discharge;
- Measures such as guideposts or signage to clearly delineate access paths in the event of heavy rainfall or overland flow.

These measures will ensure the development is appropriately managed in accordance with QUDM and the planning scheme, with no detrimental impacts on the site's flood resilience or stormwater management capacity. Based on the site's elevated topography, historical flood immunity, and the low-impact nature of the proposed development, it was determined that such a report was not warranted in this instance.

3.3 Bushfire Assessment

The subject site is identified within a Medium Bushfire Hazard Area which only a small portion of the subject area sits within the potential bushfire area. While a formal Bushfire Hazard Assessment has not been prepared at this stage, the small-scale nature of the proposed development and the fact that no accommodation is proposed onsite has informed the decision not to undertake a full assessment at this time. The development is intended for intermittent use as a function facility, and in the event of any immediate bushfire threat, operations will be suspended, and events cancelled until it is safe to resume.

The proposed development maintains on-site water storage that can be utilised for fire-fighting purposes if required. Furthermore, the site layout includes a cleared buffer zone around the building, in accordance with environmental and planning considerations identified in the Relevant Proposed Determination. This buffer area will be maintained regularly and supplemented by rural fire breaks along the property boundaries and elsewhere as necessary. These measures form a key part of the property's defensible space and fire

mitigation strategy.

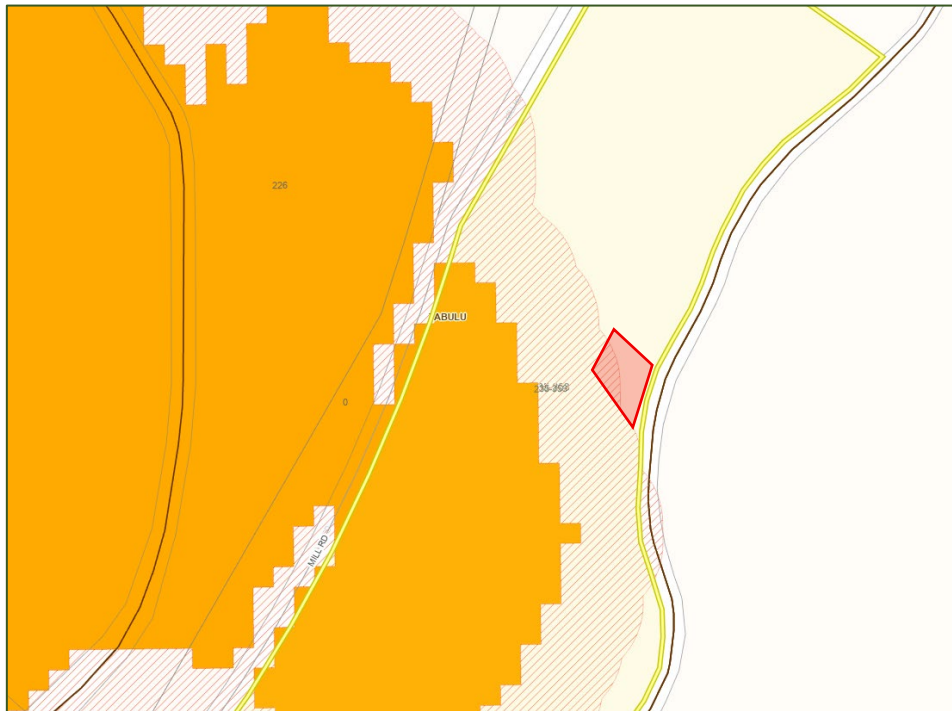


Figure 8: Bushfire Overlay Mapping (Source: TCC Mapping)

The landowner has been in ongoing communication with the local Rural Fire Brigade to implement appropriate bushfire mitigation strategies. As part of these strategies, Asset Protection Zones (APZ) will be established and managed in accordance with relevant legislation and best practice bushfire planning principles. These zones include the following key elements:

- A fuel-reduced area surrounding the building that minimises the likelihood of fire spread.
- Regular clearing of dry leaves, grasses, weeds and undergrowth, and the strategic spacing of vegetation to prevent fire intensity near structures.
- Implementation of defensible zones with varying levels of vegetation management, with the strictest fuel reduction requirements closest to structures.
- Fire breaks that slow or stop the spread of fire, placed strategically along access paths and boundaries.
- Clear and maintained buffers to allow safe access for firefighting efforts during emergency events..
- All bushfire mitigation works and defensible space management will be undertaken in accordance with applicable local government and state bushfire planning requirements.

Should Council determine that a formal Bushfire Hazard Assessment is necessary, the applicant is prepared to commission the required assessment. If the outcomes of that assessment identify specific hazards, a Bushfire Management Plan will be prepared and implemented to address those risks in line with Council and Queensland Fire and Emergency Services (QFES) guidelines.

3.4 Access and Parking

A formal Traffic Impact Assessment has not been prepared for this application, as the

proposed development qualifies as a low-impact traffic generating use, consistent with the thresholds and intent of Townsville City Plan – Schedule 6.4.5 Road Network Infrastructure. The development is for a seasonal Function Facility that will operate intermittently throughout the year, with events expected to generate approximately 20 vehicles per event, the majority of which will arrive via pre-arranged bus transport or carpooling.

The site is located in a rural setting and is accessed via Bruce Highway, then Pope Road and Mill Road, all of which are sealed and capable of accommodating light to moderate vehicle traffic. From Mill Road, access to the venue will be via an existing unsealed track, which will be maintained to a minimum width of 6 metres and constructed to a rural standard as part of the proposal. This internal access track will be improved to ensure safe, all-weather access, including clear sightlines, wide verges for vehicle passing, and a mostly linear alignment that minimises turning hazards. The track has also historically been used for property maintenance and fire control access, demonstrating its existing capability for vehicle use, including emergency services.

Upon entry to the site, informal grassed car parking will be provided in a cleared area to the front of the facility. There will be a delineated no parking area to ensure all vehicles, including emergency vehicles, can enter and leave at any time. This area will offer sufficient space for manoeuvring, ensuring that all vehicles can enter and exit the site in a forward direction. Although parking is to be provided informally on grass, this is considered appropriate given the low-frequency use of the facility and the seasonal, dry-weather timing of events. This cleared area also makes part of the exclusion zone for the Relevant Purpose Determination.

Under SC6.10 – Parking Rates Planning Scheme Policy, the requirement for Function Facilities is to provide

Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.

The site will comfortably accommodate this level of demand.

Given the rural setting, low-density road network, and limited event frequency, there is no requirement for additional upgrades or traffic safety measures on Mill Road or connecting roads. The development is not anticipated to cause congestion or adverse impacts to the local road system. The property is the first allotment after the sealed surfaces of Pope and Mill Roads will also assist in minimising dust and protecting amenity for neighbouring properties.

Furthermore, the site's remote location, low vehicle volumes, and large open areas ensure that access and circulation are safe, convenient, and appropriate for the intended use. The proposal does not involve pedestrian or cyclist traffic, which is consistent with the rural nature of the area.

The proposed Function Facility incorporates suitable access and parking arrangements that meet the intent and requirements of the Transport Impact, Access and Parking Code. The development is expected to have minimal traffic impact, supported by well-considered vehicle access, clear circulation paths, and ample informal parking areas. As such, the proposal is compliant with Council's planning scheme and relevant infrastructure design standards.

Refer to Event Management Plan attached in **Appendix E**.

3.5 Noise Emissions

A formal Noise Impact Assessment has not been undertaken for the proposed Function Facility as it is not considered necessary based on the site's context, distance to sensitive receptors, and the nature and scale of the development. The nearest habitable dwellings are all located a significant distance from the proposed function area, as outlined below:

- 357 Mill Road, Yabulu – approximately 670m south
- 223 Mill Road, Yabulu – approximately 730m north
- 226 Mill Road, Yabulu – approximately 850m west
- 104 Pope Road, Black River – approximately 900m east

The site is surrounded in all directions by either cleared land, dense bushland, or rural land used for agricultural or low-intensity business purposes. Healy Creek also provides a natural buffer along the western boundary, further contributing to acoustic separation.

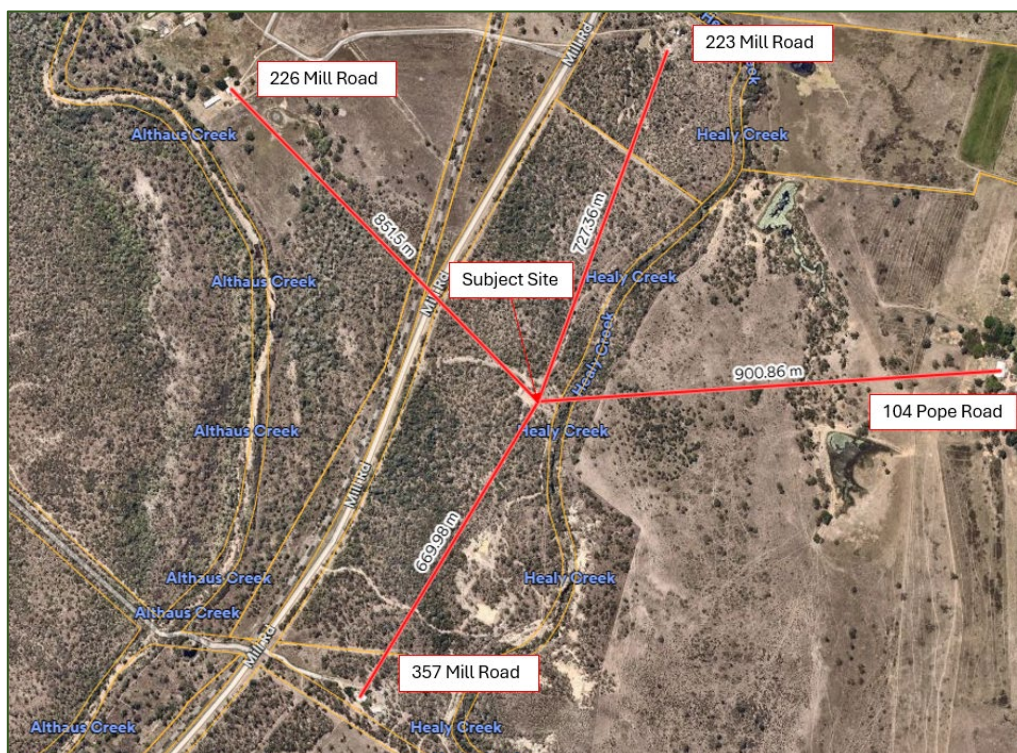


Figure 9: Distance to Closest Residential Dwelling (Source: Nearmap)

Given the significant separation to the nearest sensitive receptors, more than three times the distance observed in similar function facility applications in the region, potential for adverse noise impact is considered minimal.

The development is designed to operate primarily during the day and evening, with functions concluding by midnight, and measures will be implemented to manage and minimise amplified noise levels after 10pm. These include reducing music volume, positioning speakers appropriately, and encouraging patrons to leave the premises via organised bus transport to reduce noise from vehicle movements and gatherings in parking areas.

Comparative assessments from nearby developments of larger scale and closer proximity to residential dwellings have demonstrated that predicted noise levels for function facilities, including amplified music and car parking, were generally compliant with the Environmental

Protection (Noise) Policy 2019 and Environmental Protection Act 1994. Specifically, those assessments reported predicted external levels which we would also propose of:

- Visitor noise: 22 dB(A)
- Amplified music: 27 dB(A)
- Carpark noise: 17 dB(A)

These levels are well below the EPA noise limit and were deemed acceptable under both day and evening operational conditions.

Given that the proposed development is smaller in scale, further from sensitive receptors, and will incorporate noise management measures (e.g. proposed limiting speaker output after 10pm and strategic speaker placement), it is reasonable to conclude that it will comply with the applicable noise thresholds. Additionally, no mechanical plant or equipment is proposed that would pose a significant ongoing noise source and any required plant will be selected and located to achieve compliance with relevant criteria.

Based on the significant setbacks, natural buffers, and proposed noise mitigation measures, the development is not expected to result in adverse noise impacts to surrounding sensitive land uses. As such, a formal Noise Impact Assessment is not required, and compliance with Townsville City Plan 2014, EPP (Noise) 2019, and the Environmental Protection Act 1994 can be achieved. Should Council determine that a formal Noise Impact Assessment is necessary, the applicant is prepared to commission the required assessment.

3.6 Environmental

The proposed development has been designed and positioned to minimise environmental impact and ensure compliance with both local and state environmental planning requirements. The site is mapped under the Environmental Natural Assets Overlay and is also affected by areas of regulated vegetation, wetland protection, and a waterway (Healy Creek) along its eastern boundary. However, all elements of the proposed development, including buildings, access, and associated infrastructure, have been intentionally located outside these mapped environmental constraint areas, except for the regulated vegetation, and within an existing already mostly cleared section of the lot to avoid triggering additional assessment or operational risks.

In accordance with Schedule 10, Part 3, Division 4, Table 3, Item 1 of the *Planning Regulation 2017*, the proposal constituted a material change of use involving the clearing of native vegetation, requiring assessment under State Code 16 – Native Vegetation Clearing, attached in **Appendix J**. A Relevant Purpose Determination under section 22A of the *Vegetation Management Act 1999* was sought and approved on 17 March 2025 by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development. The development footprint has been refined to minimise the extent of clearing, and all proposed clearing is either on previously mostly cleared and weed affected area or kept to a minimum for access and safety buffers. A copy of this determination is included in **Appendix F**.

The site is partially affected by overlays relating to the Queensland Waterways and Wetlands Protection provisions. However, the proposed development has been entirely located outside of the mapped wetland protection area and does not involve any operational work (including earthworks) within or near the wetland or waterway boundary that would trigger high-impact activity. As such, no further referral to SARA is required under these provisions. Should any future works such as erosion control or stream bank restoration be considered, further pre-lodgement consultation with the relevant state agencies has been recommended and will be undertaken at the appropriate time.

Consideration was also given to the potential for the proposed on-site sewerage system to trigger an Environmentally Relevant Activity (ERA) under the *Environmental Protection Act 1994*. Following discussions with the Department of Environment, Science and Innovation (DESI) during pre-lodgement, it was determined that an ERA is not triggered, as the proposed wastewater treatment system will not release effluent to land or waters, operate with a design capacity below 4,200L/day, or involve a controlled on-site disposal system, specifically designed to manage peak loading associated with events.

Therefore, no Environmental Authority (EA) is required. Nonetheless, the development will adhere to the general environmental duty provisions of the Act, and all system design and installation will comply with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2000 as well as the Planning Scheme provisions. The wastewater system will be located outside of the mapped wetland protection area.

The proposed Function Facility demonstrates a strong commitment to environmental protection by avoiding high-conservation areas, regulated vegetation, and waterways, and limiting any necessary vegetation clearing to previously disturbed or low-risk areas. An assessment against the Assessment Against the SDAP Codes attached in **Appendix J**. This application will be referred to SARA upon receiving written confirmation from Council.

4.0 Legislative Framework

4.1 Planning Act 2016

The *Planning Act 2016* serves as the foundational document for Queensland's planning system, overseeing and aligning local, regional, and State planning efforts. It provides the necessary structure for the creation of subordinate planning legislation and instruments, such as planning schemes, which work in concert to support and implement its framework. As such, the provisions outlined in the Act are directly applicable to the proposed development, ensuring its compliance with the broader planning objectives and regulations set forth by the state.

4.2 Planning Regulation 2017

The *Planning Regulation 2017* is an essential component of the overarching framework established by the *Planning Act 2016*. It plays a crucial role in reinforcing and clarifying the operational procedures outlined in the Act. Specifically, the Regulation delineates the roles of the Assessment Manager and Referral Agencies responsible for assessable development. Additionally, it integrates the pertinent State interests outlined in the State Planning Policy and State Development Assessment Provisions (SDAP) into the planning process.

As a result, the provisions set forth in the Regulation directly impact the proposed development, as they serve to ensure strict adherence to the operational guidelines mandated by the state. This comprehensive approach guarantees that the development is assessed and managed in accordance with the broader planning objectives and requirements established by Queensland's planning system.

4.3 State Planning Policy

The State Planning Policy (SPP) is a key planning instrument established under the Act to safeguard and advance the State's planning interests within the context of local government throughout Queensland. Local governments utilise the SPP when formulating or revising their planning schemes. Moreover, if certain State interests have not been fully incorporated into their local planning schemes, local governments will assess aspects of development applications using the SPP. It is considered that assessment against the provisions of the SPP is not necessary, as all relevant matters are appropriately addressed through the provisions of the planning scheme.

4.4 Regional Plan

The Regional Plan is a state planning instrument established under the Act to guide the long-term development and adaptation of regions. These plans aim to foster economic growth, support the creation of livable communities, and conserve natural resources. They are designed to consider the State interests outlined in the SPP, tailoring these priorities to the specific needs and context of each region.

The North Queensland Regional Plan is applicable to several local government areas, including Townsville City, Hinchinbrook Shire, Burdekin Shire, Charters Towers Regional, and Palm Island Aboriginal Shire. Implemented in March 2020, this plan aims to harness the region's growth, prosperity, and diversity by fostering a robust economy, creating jobs, attracting business investments, preserving the natural environment, and promoting tourism and lifestyle opportunities over the next 25 years. This is reflected in the four overarching

goals: Goal 1 – A leading economy in regional Australia; Goal 2 – A rich and healthy natural environment; Goal 3 – Liveable, sustainable, and resilient communities that embrace tropical living; and Goal 4 – A safe, connected, and efficient North Queensland. The proposed development supports all four goals, with particular emphasis on Goal 1, by contributing to the growth of tourism in the Townsville region.

4.5 Planning Scheme Strategic Framework

The Strategic Framework establishes the policy direction for the planning scheme and serves as the foundation for ensuring suitable development within the planning scheme area throughout its duration.

To outline the policy direction for the planning scheme, the strategic framework is organised as follows:

- A. *the strategic intent;*
- B. *the following four themes that collectively represent the policy intent of the scheme:*
 - i. *shaping Townsville*
 - ii. *Strong, connected community;*
 - iii. *Environmentally sustainable future;*
 - iv. *Sustaining economic growth;*
- C. *the strategic outcomes proposed for development in the planning scheme area for each theme;*
- D. *the elements that refine and further describe the strategic outcomes;*
- E. *the specific outcomes sought for each, or a number of, elements;*
- F. *the land use strategies for achieving these outcomes.*

Each of these themes within the strategic framework aims to achieve specific strategic outcomes.

The Townsville planning scheme aims to meet housing, business, and community needs for the next 25 years by compactly developing the CBD and major activity centers like Aitkenvale, Thuringowa Central, and Hyde Park. It encourages sustainable transport options and investment in community facilities. The plan includes various housing options, limits rural residential areas to maintain a semi-rural lifestyle, and preserves special character residential areas. It protects the unique character and environmental values of Magnetic Island, Paluma, and the northern beaches, while also preserving the city's history and cultural heritage. The city's structure focuses on a network of activity centers, ensuring appropriate development for each area. Efficient and safe transport networks and infrastructure are prioritized to support the city's growth.

The proposal contributes meaningfully to shaping Townsville by enhancing the diversity of land uses in rural areas, offering a low-impact, well-integrated development that complements the city's broader urban structure. It supports a strong and connected community by offering a unique venue for weddings, events, and gatherings—filling a local gap in event infrastructure and creating opportunities for social engagement and celebration, specifically in the Yabulu area.

Under the theme of an environmentally sustainable future, the proposal will utilise on-site water and sewer solutions, stormwater management strategies, and low-scale development that respects the natural features of the site. The Function Facility is located on an existing cleared portion of land, avoiding impacts to mapped wetlands and waterways, and capitalising on existing access and infrastructure where possible.

Most notably, the proposal directly supports the objective of sustaining economic growth. The development promotes Townsville's role as a regional hub for tourism and hospitality, attracting guests from outside the local area for events. This contributes to increased visitor numbers and associated economic benefits through local spending on accommodation, catering, transport, and other services. The rural location and scenic setting also enhance Townsville's tourism offering by diversifying its hospitality options outside traditional urban centres.

By reusing parts of the existing site and introducing new facilities that are sensitively designed and appropriately located, the proposal helps meet both business and community needs while aligning with the Planning Scheme's emphasis on protecting rural character, managing infrastructure, and supporting compact and sustainable development over the next 25 years. All other rural functions can remain for the site and surrounding properties.

4.6 State Development Assessment Provisions

The proposed development has undergone an evaluation within the state planning framework and under Schedule 10 of the *Planning Regulation 2017*. Following this assessment, it has been determined that the proposed use triggers assessment against the following:

- Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use that involves clearing native vegetation
- State Code 16: Native vegetation clearing

Furthermore, the site is affected by the Queensland Waterways and Barrier Works and Wetland Protection Overlay however the proposed development has been entirely sited outside of these mapped overlay areas and does not involve any works, specifically earthworks, that would otherwise trigger assessment under these provisions. In accordance with pre-lodgement advice received from the SARA, a Relevant Purpose Determination application was lodged and subsequently approved by the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development on 17 March 2025. A copy of this determination is included in **Appendix F**.

A separate discussion was held regarding the potential for the on-site sewerage system to trigger an Environmental Relevant Activity (ERA). However, based on the proposed system design and intended use, it has been determined that an ERA will not be triggered. The development will not involve the release of effluent to land or waters, nor exceed the threshold of 4,200L/day of sewage generation. Wastewater will be managed via an on-site treatment system with appropriate storage and controlled discharge that remains below the relevant ERA thresholds. As such, an Environmental Authority (EA) is not required for this proposal. Nonetheless, the applicant acknowledges their responsibility to ensure ongoing compliance with ERA thresholds.

An assessment against the SDAP Provisions, specifically State Code 16 for Native vegetation clearing is provided in **Appendix J**.

4.7 Local Planning Scheme Assessment Benchmarks

The proposed development has been assessed against the planning scheme and is found to mostly align with the objectives and overall outcomes outlined in the relevant planning scheme codes. This alignment is demonstrated through assessment with the relevant Performance and Acceptable Outcomes provided in **Appendix I**.

5.0 Planning Matters

The site is within the Townsville City Council local government area where mapping shows the premises in:

- Rural zone code
 - Mixed farming precinct
- Bushfire hazard overlay
- Flood hazard overlay
- Natural assets overlay

The premises is subject to the provisions of the Townsville City Plan 2014 ('the planning scheme').

Under the planning scheme, **Function facility** is defined as:

Premises used for conducting receptions or functions that may include the preparation and provision of food and liquor for consumption on site.

5.1 Level of Assessment

Under the Planning Scheme's Rural residential zone Level of Assessment Table 5.5.21 for Function facility, the application will be Impact Assessable and is to be assessed against the entirety of the scheme.

Assessment benchmarks are attached in **Appendix I** and include assessment against:

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

5.1.1 Rural zone code

The proposed development is located within the Rural zone, where low-impact and small-scale non-residential uses can be supported when they maintain rural character, avoid land use conflicts and serve the needs of the surrounding community. The Function Facility is designed as a modest, owner-operated rural enterprise that aligns with these expectations by operating intermittently, generating low traffic volumes, and maintaining large setbacks from neighbouring properties. The development is situated entirely within an existing cleared area, ensuring that rural landscape values, natural landform and surrounding agricultural activities are not disturbed. Its scale, frequency of use and reliance on existing rural access infrastructure ensure it remains compatible with the locality's rural amenity. Furthermore, the use provides a community-oriented venue that supports local gatherings and small events without introducing urban-style built form, lighting or activity levels. Overall, the proposal represents a low-impact, contextually appropriate use that preserves the character, functionality and openness of the Rural zone.

An assessment against the Rural zone code has been provided in **Appendix I**.

5.1.2 Bushfire Hazard Overlay Code

The proposed Function Facility is located partly within a Medium Bushfire Hazard Area; however, only a small portion of the development within potential bushfire hazard area only. The development footprint is positioned within an existing cleared area that provides natural separation from bushfire-prone vegetation. Given the small-scale, intermittent nature of the use and the absence of on-site accommodation, a full Bushfire Hazard Assessment has not been undertaken at this stage. The landowner has implemented a comprehensive suite of mitigation measures including on-site water storage for firefighting, a regularly maintained cleared buffer zone, rural fire breaks, and the establishment of APZs in consultation with the local Rural Fire Brigade. These APZs incorporate fuel reduction, vegetation spacing, defensible space and safe access for emergency services. In the event of a bushfire threat, operations will cease immediately and events will be cancelled until conditions are safe. Should Council require a formal Bushfire Hazard Assessment, the applicant is prepared to undertake one and implement any resulting Bushfire Management Plan in accordance with QFES and Council requirements.

An assessment against the Bushfire hazard overlay code has been provided in **Appendix I**.

5.1.3 Flood Hazard Overlay Code

The proposed Function Facility is situated on an elevated and predominantly flat portion of the site, with approximately 5 m of vertical separation above the top of bank of Healey Creek. Although the broader property is mapped within a medium flood hazard – further investigation area, historical evidence, including the 2019 Townsville flood event and subsequent high-rainfall periods, confirms that the development area has never experienced inundation. Existing shallow swales naturally convey stormwater away from the building area toward Healey Creek, and the development will not alter these drainage patterns. Given the small scale of the proposal and minimal increase in impervious surface, no changes to flood behaviour, including depth, velocity or duration, are expected on or beyond the site. All roof water will be captured and directed to a lawful point of discharge in accordance with QUDM. While a formal Flood Impact Assessment has not been prepared, a Stormwater Management Plan can be provided if required to demonstrate compliance with QUDM, including catchment delineation, hydrologic modelling, flow-path analysis, and safe access considerations.

An assessment against the Flood hazard overlay code has been provided in **Appendix I**.

5.1.4 Natural Assets Overlay Code

The proposed Function Facility is entirely contained within an existing previously cleared area mapped as high environmental importance, ensuring no disturbance to adjoining very high environmental importance areas, including the Healey Creek corridor. Only weed species will be removed, and all necessary vegetation clearing has been authorised through the Relevant Purpose Determination issued on 17 March 2025, confirming the works are limited, justified and avoid significant ecological values. No intact habitat, remnant vegetation or high-value ecological features will be impacted, and earthworks are minimal. The proposal therefore maintains ecological functions, habitat connectivity and the long-term viability of the site's surrounding high and very high

environmental areas

An assessment against the Natural assets overlay code has been provided in **Appendix I**.

5.2 Public Notification

As the application is Impact Assessable, it must undergo Public Notification in accordance with Section 17 of the DA Rules. Once the application is properly made and Parts 2 and 3 of the DA Rules have been completed, we will coordinate and manage the following public notification requirements:

- Erecting signage along the Mill Road frontage.
- Sending notification letters to adjoining property owners.
- Publishing a notice in the local newspaper.

Throughout the process, Council will be kept informed at each stage, with notifications and supporting evidence provided upon commencement and completion of each requirement.

6.0 Conclusion

The application seeks a Development Permit for Material Change of Use – Function Facility Outlet at 235-353 Mill Road QLD 4818, properly described as Lot 3 on RP743037.

The proposed Function Facility is a low-impact, small-scale rural enterprise that has been carefully designed to respect and maintain the rural character and environmental values of the site. The development footprint is confined to an existing cleared area, supported by a Relevant Purpose Determination authorising limited weed removal and confirming that no high-value or remnant vegetation will be disturbed. All surrounding natural assets, including the very high environmental importance Healey Creek corridor, remain fully protected.

Comprehensive consideration has been given to bushfire, flooding, stormwater, access and servicing requirements. The site is elevated and historically flood-free, with natural drainage patterns retained and no change to flood behaviour expected on or off the site. Bushfire risk is appropriately managed through defensible space, fire breaks, Asset Protection Zones, on-site water storage and ongoing engagement with the Rural Fire Brigade. Stormwater will be managed on-site before being lawfully discharged, and wastewater will be treated and dispersed via a fully engineered system that meets all relevant standards, ensuring no discharge to waterways.

Traffic and access impacts are minimal due to the intermittent and low-frequency nature of events, supported by bus transport, an upgraded all-weather rural access track, and ample informal parking within a cleared area. The proposal does not require upgrades to the external road network or council infrastructure. Noise, lighting and operational impacts are effectively managed through site separation, large setbacks and the Event Management Plan.

The development represents a contextually appropriate rural land use that supports local enterprise, provides a unique community venue, contributes to rural tourism, and enhances Townsville's event offerings without compromising environmental values, rural amenity or public safety. It strikes an appropriate balance between economic opportunity, community benefit and environmental stewardship.

Based on these considerations, we suggest that the proposed development has the potential for approval, subject to reasonable and relevant conditions.

Yours sincerely,



Tye Smith
Director & Development Manager
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Appendix A: DA Form 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) (individual or company full name)	Trevor Holley C/- EDPI Australia
Contact name (only applicable for companies)	Tye Smith
Postal address (P.O. Box or street address)	34 Zoe Ct
Suburb	Mt Louisa
State	QLD
Postcode	4814
Country	Australia
Contact number	0406 509 299
Email address (non-mandatory)	tye@edpi.com.au
Mobile number (non-mandatory)	0406 509 299
Fax number (non-mandatory)	
Applicant's reference number(s) (if applicable)	
1.1) Home-based business	
☐ Personal details to remain private in accordance with section 264(6) of <i>Planning Act 2016</i>	
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
		235-353	Mill Road	Yabulu
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	4818	3	RP 743037	
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)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

Easting(s)	Northing(s)	Zone Ref.	Datum	Local Government Area(s) (if applicable)
		☐ 54 ☐ 55 ☐ 56	☐ WGS84 ☐ GDA94 ☐ Other:	

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

- ☐ 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):

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Function facility – entertainment venue

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	☒ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☐ Yes – complete division 3
Building work	☐ Yes – complete <i>DA Form 2 – Building work details</i>

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)
Entertainment venue for small events and functions	Function facility		483

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)

☐ Subdivision (complete 10)	☐ Dividing land into parts by agreement (complete 11)
☐ Boundary realignment (complete 12)	☐ Creating or changing an easement giving access to a lot from a constructed road (complete 13)

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

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

10.2) Will the subdivision be staged?

- ☐ Yes – provide additional details below
☐ No

How many stages will the works include?

What stage(s) will this development application apply to?

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

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

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

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

12.2) What is the reason for the boundary realignment?**13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement?**
(attach schedule if there are more than two easements)

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

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

- | | | |
|--|-------------------------------------|--|
| ☐ Road work | ☐ Stormwater | ☐ Water infrastructure |
| ☐ Drainage work | ☐ Earthworks | ☐ Sewage infrastructure |
| ☐ Landscaping | ☐ Signage | ☐ Clearing vegetation |
| ☐ Other – please specify: _____ | | |

14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)☐ Yes – specify number of new lots: _____☐ No

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

\$

PART 4 – ASSESSMENT MANAGER DETAILS

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

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



Queensland
Government

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

Matters requiring referral to the **local government**:

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the **Brisbane City Council**:

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the **Gold Coast Waterways Authority**:

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

Matters requiring referral to the **Queensland Fire and Emergency Service**:

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

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

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

Referral requirement	Referral agency	Date of referral response
Relevant Purpose Determination	SARA	17/03/2025

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)*.

Only area part of the Relevant Purpose Determination proposed as part of the development application

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
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

☐ Yes – a copy of the receipted QLeave form is attached to this development application

☐ No – I, the applicant will provide evidence that the portable long service leave levy has been paid before the assessment manager decides the development application. I acknowledge that the assessment manager may give a development approval only if I provide evidence that the portable long service leave levy has been paid

☒ Not applicable (e.g. building and construction work is less than \$150,000 excluding GST)

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

- ☐ Yes – *Form 536: Notification of a facility exceeding 10% of schedule 15 threshold* is attached to this development application
- ☒ No

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au for further information.

DA templates are available from planning.statedevelopment.qld.gov.au. If the development application involves:

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

Waterway barrier works

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

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

DA templates are available from planning.statedevelopment.qld.gov.au. For a development application involving waterway barrier works, complete DA Form 1 Template 4.

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

Note: Contact the Department of Resources at www.resources.qld.gov.au and www.business.qld.gov.au for further information.

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

- ☐ Yes – the following is included with this development application:
- ☐ Evidence the proposal meets the code for assessable development that is prescribed tidal work (*only required if application involves prescribed tidal work*)
 - ☐ A certificate of title

☒ No

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

Queensland and local heritage places

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

☐ Yes – details of the heritage place are provided in the table below

☒ No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

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

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

☐ Yes

☒ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☐ Yes

☒ Not applicable

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Appendix B: Owners Consent



EDPI Australia
ABN 78 836 479 162

Mount Louisa,
QLD 4814

+61 0406 509 299
info@edpi.com.au
edpi.com.au

3 March 2026

Townsville City Council
Development Assessment
PO Box 1268
Townsville QLD 4810

Dear Assessing Officer,

Re: LETTER OF CONSENT FOR LODGEMENT REQUEST FOR A DEVELOPMENT PERMIT – MATERIAL CHANGE OF USE FOR FUNCTION FACILITY LOCATED AT 235-253 MILL ROAD, YABULU QLD 4818; LOT 3 ON RP743037

We, Trevor Holley and Simone Andersen, the registered owner of the premises described as below, hereby consent to the lodgement of a Development Application for a Development Permit for Material Change of Use for Function Facility pursuant to the Planning Act 2016 over the following property:

- 235-253 Mill Road, Yabulu QLD 4818 (Lot 3 on RP743037)

Yours sincerely,


Signature (Trevor Holley)

06 MAR 2026.
Date


Signature (Simone Andersen)

06 MAR 2026
Date

Appendix C: Proposal Plans

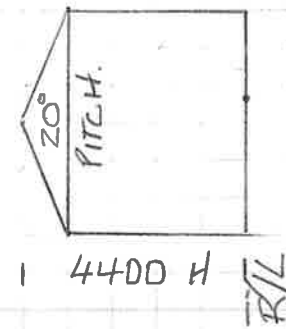
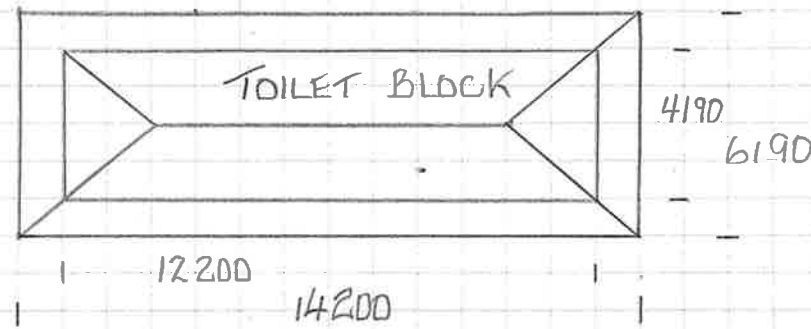
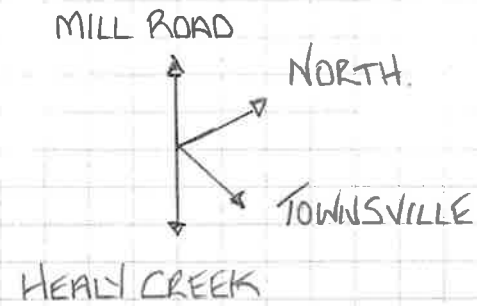


Site Plan (GPS ref. for Function Facility)
235-353 Mill Road, Yabulu QLD 4814

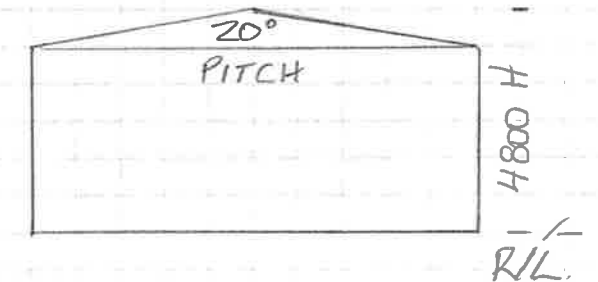
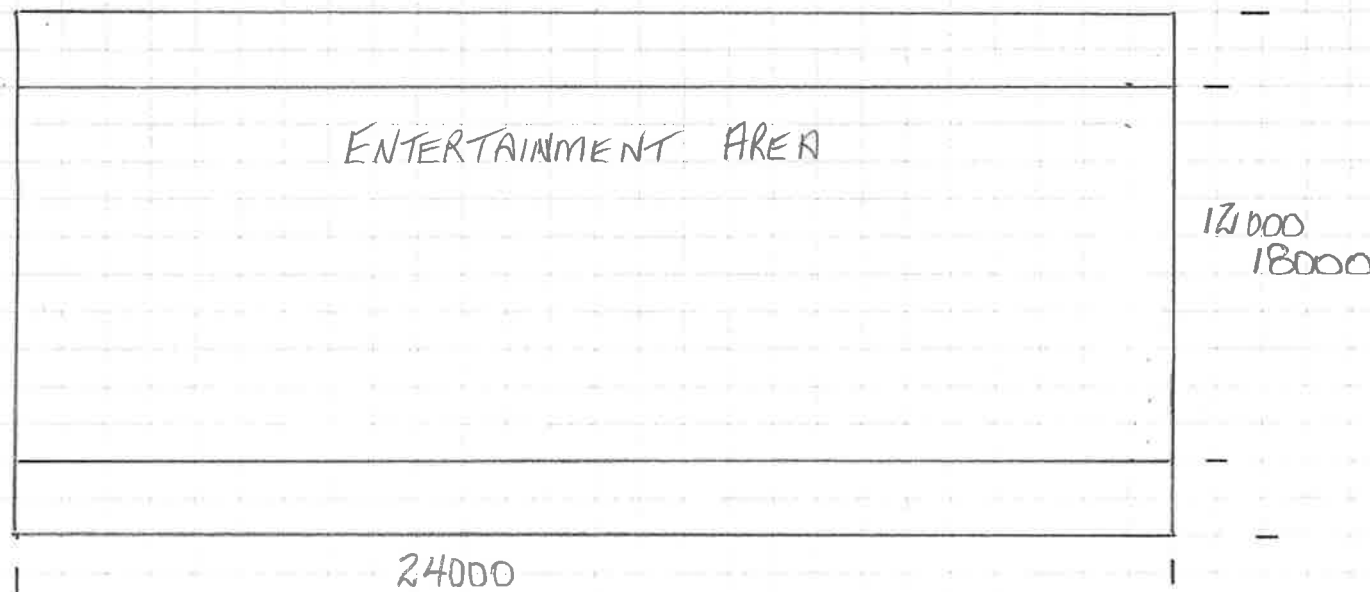
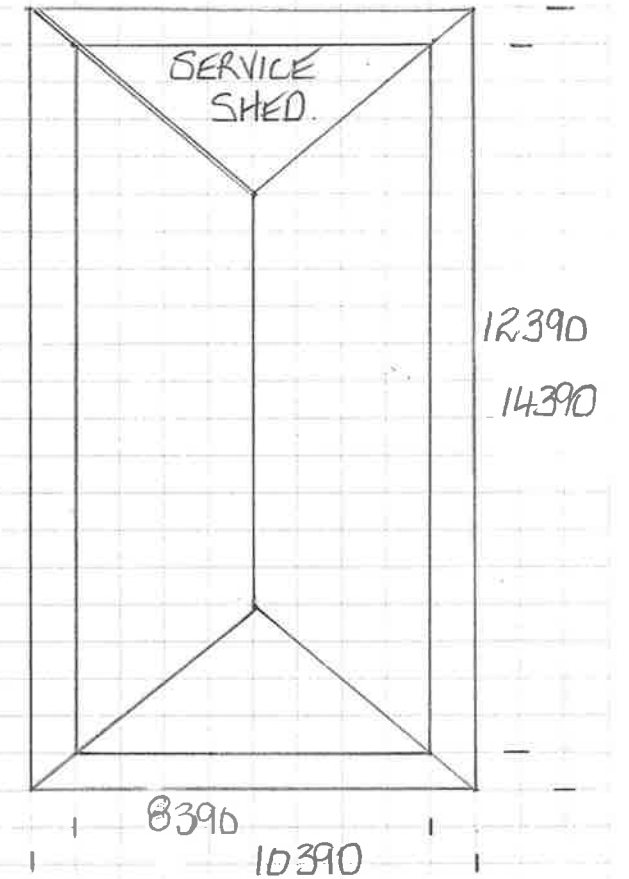
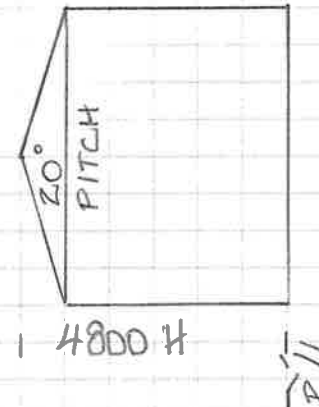
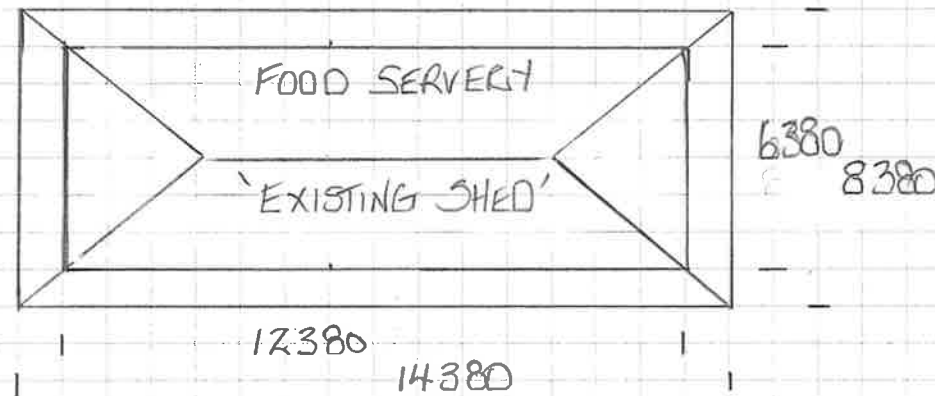


VENU LAYOUT

235-353 MILL ROAD
YABULU 4818



19-23-271
146-58-877



VENU LAYOUT
DATE 08 MAR 2026
DRAW 1 REV. 1

'NO SCALE SHALL BE TAKEN'

Appendix D: Waste Treatment System Report

Site Report No. 08 / 26

235 Mill Road, Yabulu. Lot 3 on RP 743037

INTRODUCTION

E.G.Clark (Designer) has been engaged by Wastewater Works to prepare an Onsite Sewerage Assessment (OSA) to assess the suitability of installing a wastewater treatment system to serve the proposed Wedding Venue at 235 Mill Road, Yabulu.

The property is located in the local government area of Townsville. This OSA addresses the requirements under AS/NZS 1547:2012 for the proposed community ablutions and camp kitchen on this site.

This document may only be used for the purpose of which it was commissioned and the Terms of engagement for the commission. Unauthorised use of this document in any form whatsoever is prohibited. This document may not be used by any third party.

Under sections 440ZG of the Environmental Protection Act, which relates to depositing prescribed contaminants in waters, it is an offence to deposit or release sewage and sewage residues, whether treated or untreated, and any other matter containing faecal coliforms or faecal streptococci, including for example:

- Waste water pumped out from a septic tank, or
 - Solid or liquid waste from an On-site Sewerage facility;
- into waters, or a roadside gutter or stormwater drainage, or at another place, and in a way, so that the contaminant could reasonably be expected to wash, blow, fall or otherwise move into waters, a roadside gutter or stormwater drainage.

DESIGN CRITERIA

The design of this On-Site Wastewater system has been based on the following information.

1. Queensland Plumbing & Wastewater code.
2. A.S/NZS 1547: 2012 Onsite Domestic Wastewater Management.
3. Local Authorities policy on On-Site Wastewater Disposal systems.
4. Site Evaluation
5. Soil Test
6. Site plan of the proposed Wedding Venue.

Onsite Evaluation

Intended water supply source:- Bore.

Boundaries:- Clearly Identified.

Topography:- The designated Land Application area has nil fall. As per the Site Plan, the land application area is located in an area not prone to flooding.

DESIGN PARAMETERS.

1. Number of Bedrooms - nil
2. Number of people - 100 @ 30 litres / person
3. Treatment type – Secondary
4. Manufacture - Aussie Treat Wastewater Treatment System
5. Daily flow rate per person – 30L per person day (as per A.S. 1547 2012.)
6. Category Soil – 5 Light Clay – Moderately structured
7. DIR - 3 mm per day
8. Hydraulic Conductivity - 0.06 – 0.12
9. Soil Permeability- 0.06 – 0.12
10. Land Application Area - 4 x 12m x 21m (1000 sq. M)

CERTIFIED DESIGN.

1. Treatment Type – Fuji Clean Aeration Treatment Tank
2. Effluent Type – Secondary advanced
3. Disposal type – Sub – Surface drip irrigation
4. Disposal area – 1000m

SETBACK DISTANCES.

1. Property Boundary – 2m
2. Building - 2m
3. Watercourse - 10m
4. Recreational area - 10m

Notes

1. Signage displayed at every corner and minimum 10 metres apart.
2. All fittings and pipework be of approved material as per AS 1547.
3. All work carried out in accordance with AS 1547.
4. All Setbacks as per Qld Wastewater Code
5. Filter system located on the outside of the AWTS as per manufacturer's specifications.
6. Subsurface Irrigation Bed constructed as per Cross section.
7. Outlet pipework in Lilac class 12 polyethylene from AWTS to disposal area to be buried at a minimum of 300mm.

Land application area calculation

As per AS/NZS 1547:2000 section L4.2 sizing:- Area =Daily Flow Rate / DIR

Subsurface Trench Dimensions

Q = design daily flow in L / day	3000 L / day - (100 x 30L / Person / day)
DIR = Design Load Rating mm / Day	3mm / Day
W = Width of Dispersal Area (M) x 4	21 M
L = Length of Dispersal Area (M) x 4	12 M
Total Dispersal Area (Sq M)	1000 Sq. Metres min.

It is recommended that:

- Stormwater is diverted away from the land disposal area.
- The land disposal area is planted with suitable species where no established
- Water saving 3/6 Litre flush toilet cisterns installed to reduce excess water being wasted.

Treatment Plant Specifications

Aussie Treat AWTS – Model 20

4000 Litre Septic Tank

5000 Litre Balancing Tank, High Level Alarm & air lift pump

Plumbing contractor installing this Onsite Wastewater System Signature

Plumbing Contractor: QBCC No:

Signature:

(Note: Please sign and forward to northsidemulch@gmail.com before commencing work.)

Summary and recommendations

This report is based on the information provided by the client. If any aspect of the site preparation or proposed construction changes from the original design, the Designer shall be notified so that any amendments can be made. Should soil or environmental conditions encountered on the site differ significantly from those indicated from the soil report, the designer must be notified before proceeding, as modifications to the design may be required.



Design Certificate for On-Site Sewerage Facilities

Plumbing and Drainage Act 2018

Location and property description

Residential address: 235 – 353 Mill Road,

Suburb: Yabulu State: Qld Post code: 4819

Property description: Lot 3 on RP 743037

Design particulars:

Number of bedrooms in the Dwelling/Units = Nil

Number of equivalent persons = 100

Maximum daily flow for entire facility = 3000 Litres / Day

Soil category and/or soil texture = 5

Design loading (DLR) 3

Design irrigation rate (DIR)

With my designer's report/design I have included:

- a) 1 x copy of the floor plan (with bedrooms clearly indicated)
- b) Any other relevant information as listed in the Registered Designer's Report/Design Checklist.

Applicant declaration

I, Edward George Clark, being a registered on-site sewerage designer, do hereby certify that:

a) The design of the on-site sewerage facility/land application area for the above property has been designed in accordance with:

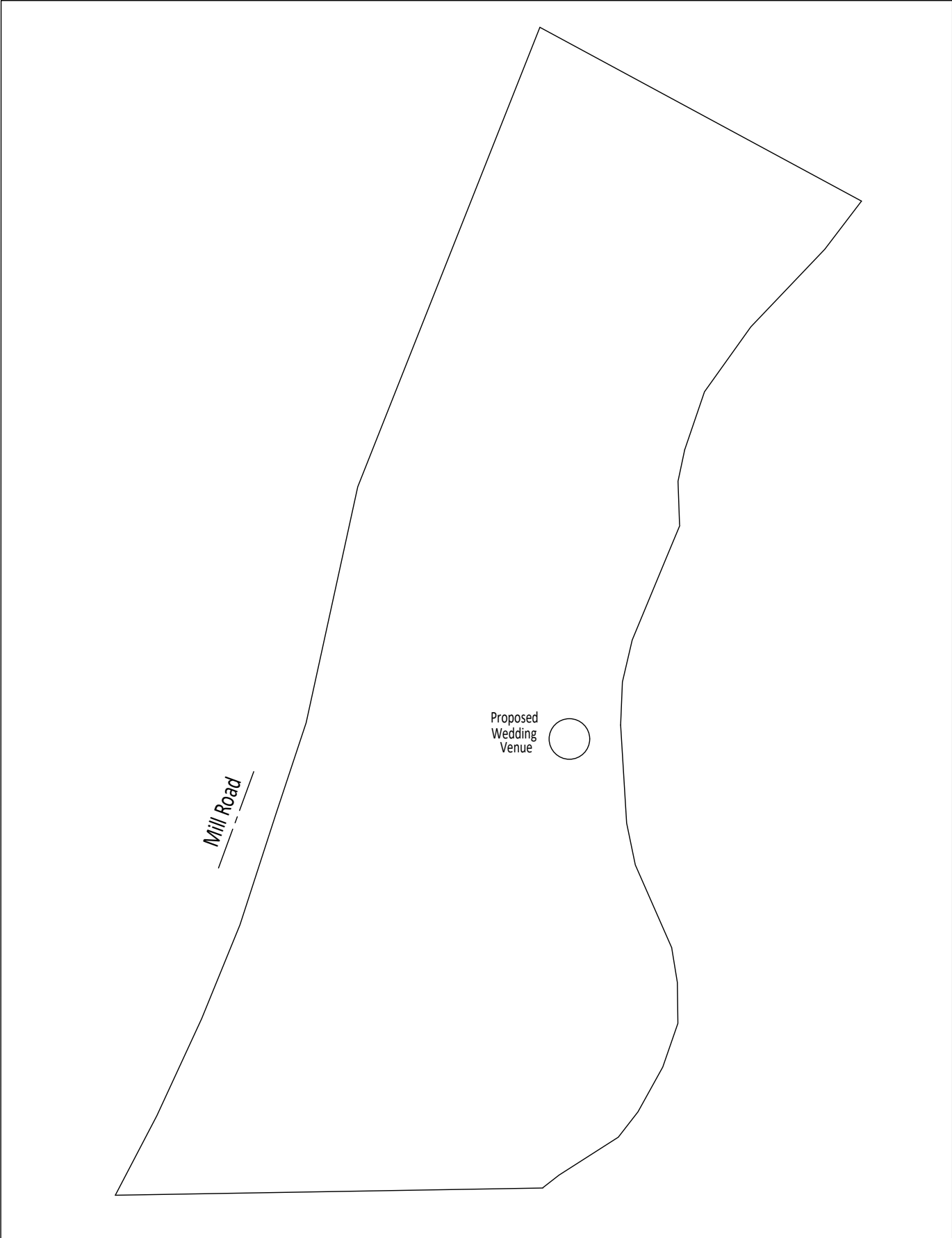
- » the Plumbing and Drainage Act 2018, and associated Regulations
- » the Queensland Plumbing and Wastewater Code
- » relevant Australian/New Zealand Standards
- » SC6.4.3.10 On-site sewerage facilities (Townsville City Plan)
- » any additional requirements of council; and

b) I am familiar with the regulatory requirements that are relevant for this design; and

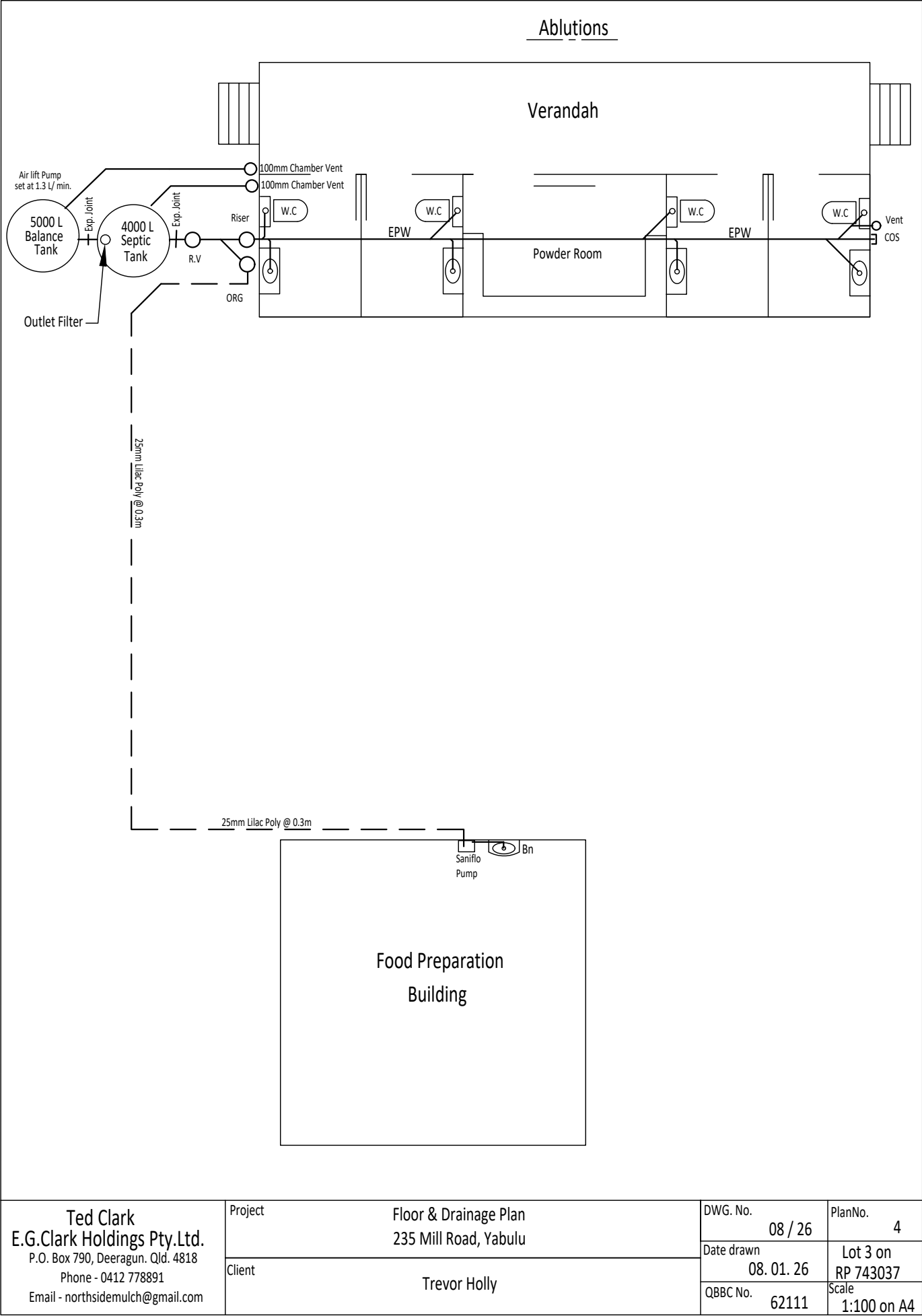
c) I accept professional liability for the interpretation of, conclusions drawn from and recommendations made as a result of this design; and

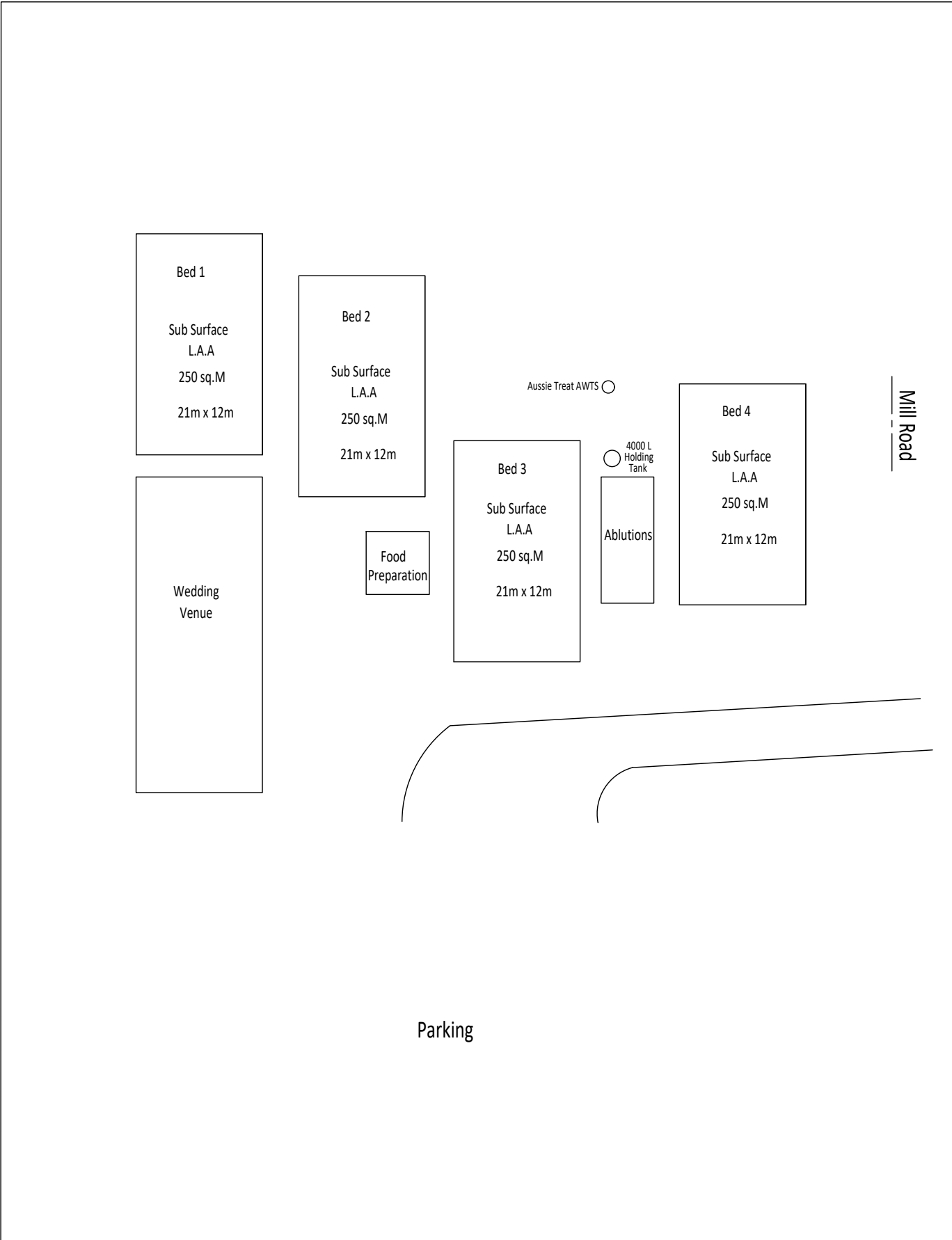
d) The on-site sewerage facility/land application area (as designed) is appropriate for the allotment.

Signature Ted Clark Date: 08. 01. 26

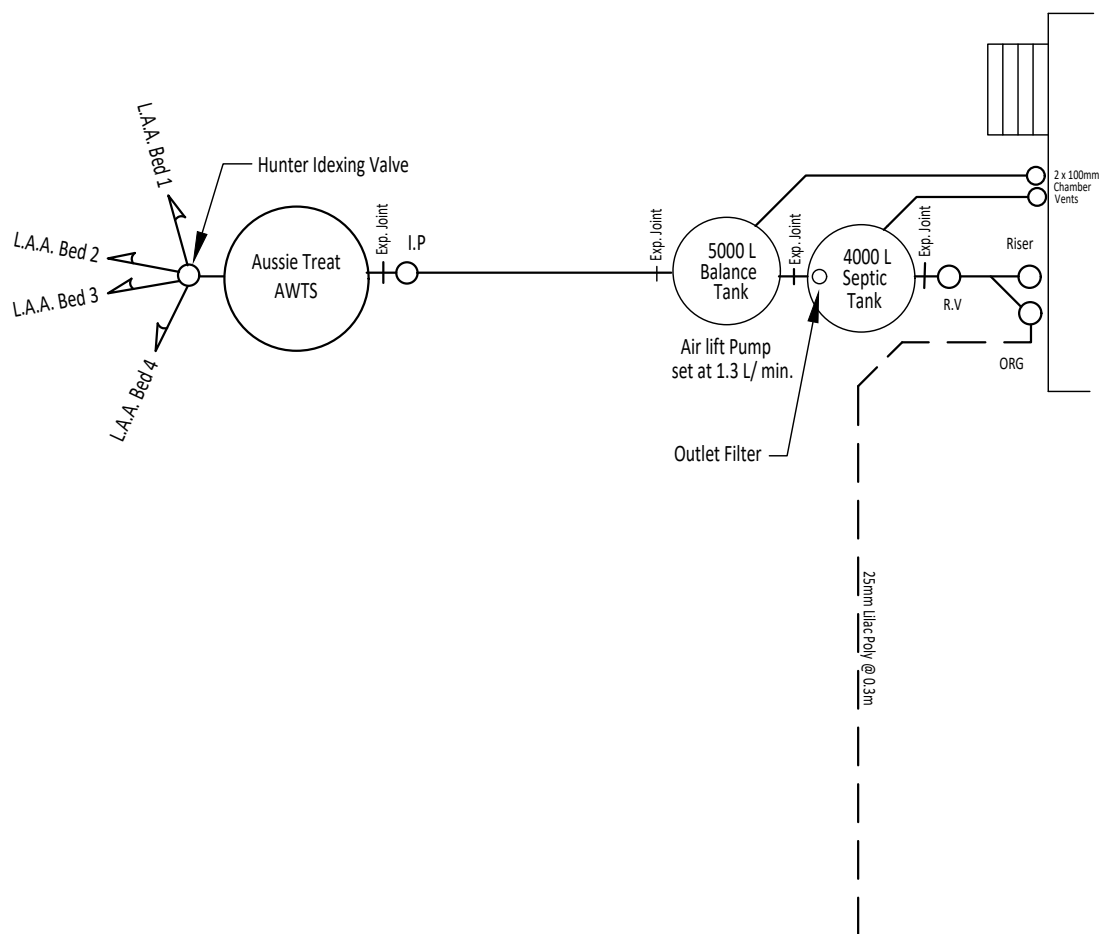


Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project	Site Plan 235 Mill Road, Yabulu	Project No. 08 / 26	1
	Client	Trevor Holly	Date drawn 08. 01. 26	Lot 3 on RP 743037
			QBBC No. 62111	Scale 1:5000 on A4





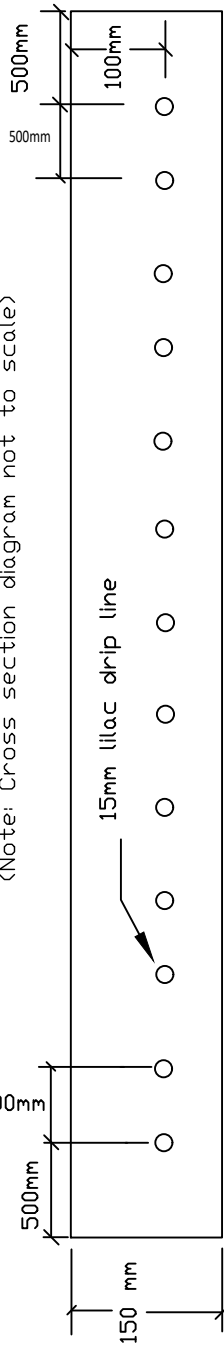
Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project	Partial Site Plan 235 Mill Road, Yabulu		Project No.	08 / 26	2
	Client	Trevor Holly		Date drawn	08. 01. 26	Lot 3 on RP 743037
				QBBC No.	62111	Scale 1:500 on A4



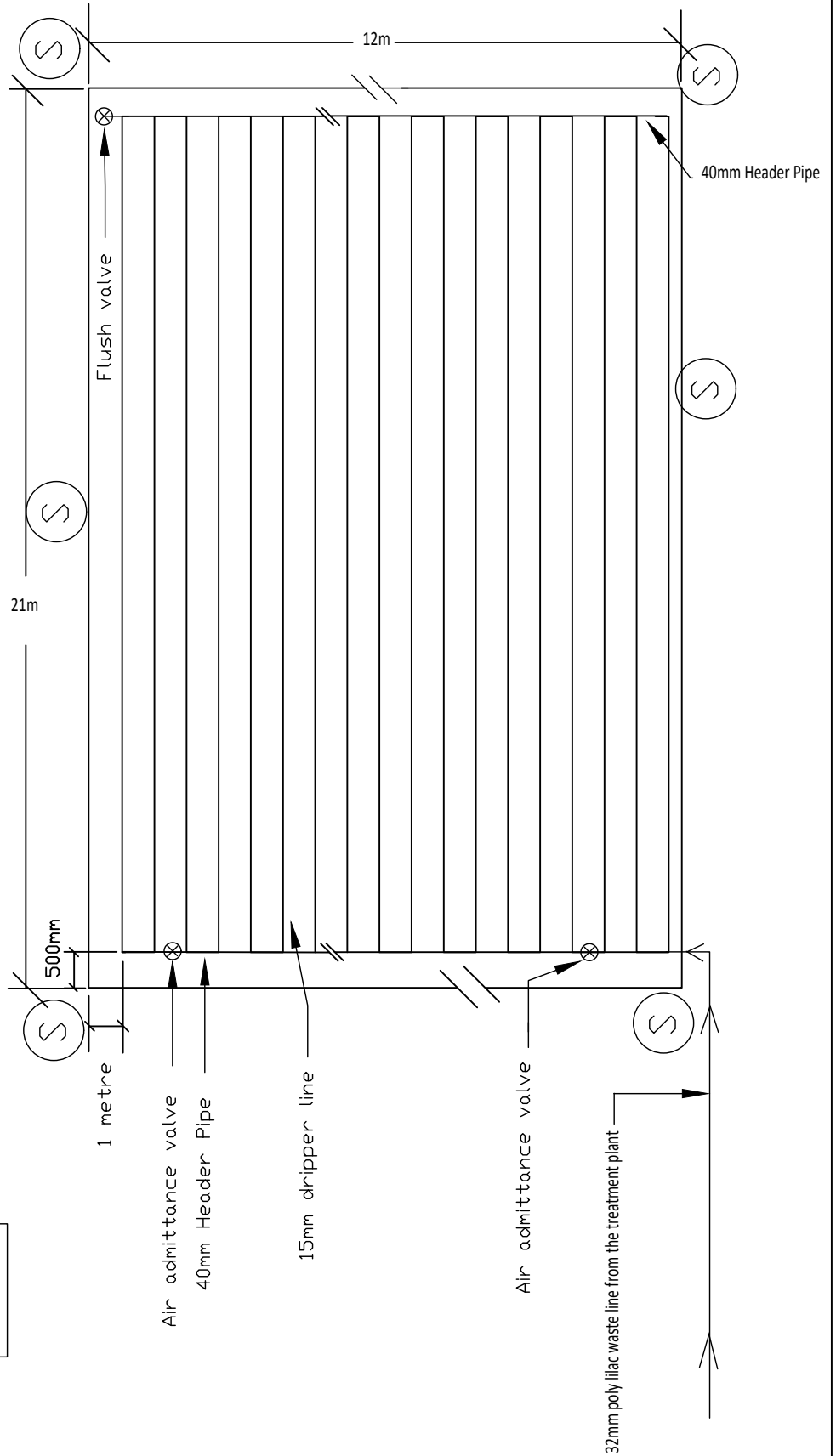
Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project	Onsite Layout of the wastewater System 235 Mill Road, Yabulu		DWG. No.	08 / 26	PlanNo.	5
	Client	Trevor Holly		Date drawn	08. 01. 26	Lot 3 on RP 743037	
				QBBC No.	62111	Scale 1:100 on A4	

Cross section of Sub - Surface Irrigation

(Note: Cross section diagram not to scale)

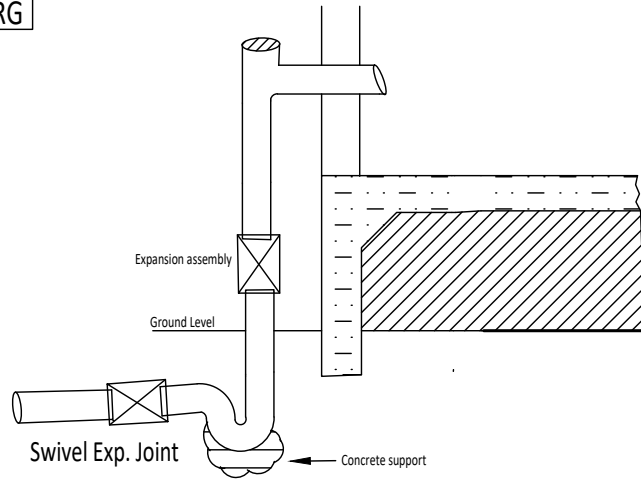


S - Signage
Maximum spacing 10 metres
Sign located also at each corner

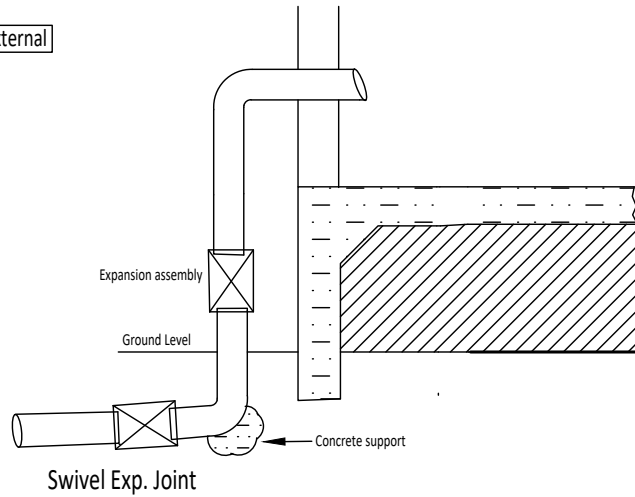


Ted Clark E.G.Clark Holdings Pty. Ltd P.O. Box 790, Deeragun. Qld 4819 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project	Land Application Area - Subsurface Layout 235 Mill Road, Yabulu		Project No.	08 / 26	Plan No.
	Client	Trevor Holly		Date	08. 01. 26	Lot 3 on RP 743037
				QBCC No.	62111	Scale 1: 100 on A4

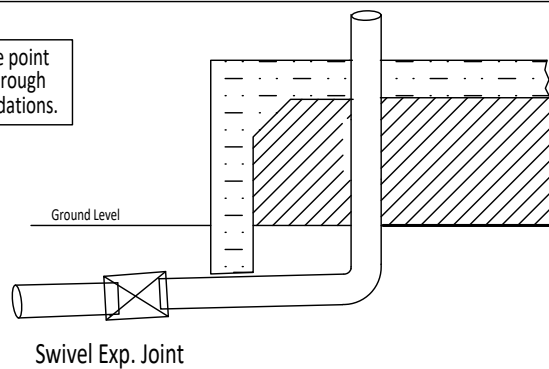
ORG



Riser - External



Exist. Drainage point
penetrating through
or under foundations.



Ted Clark
E.G.Clark Holdings Pty.Ltd.
 P.O. Box 790, Deeragun. Qld. 4818
 Phone - 0412 778891
 Email - northsidemulch@gmail.com

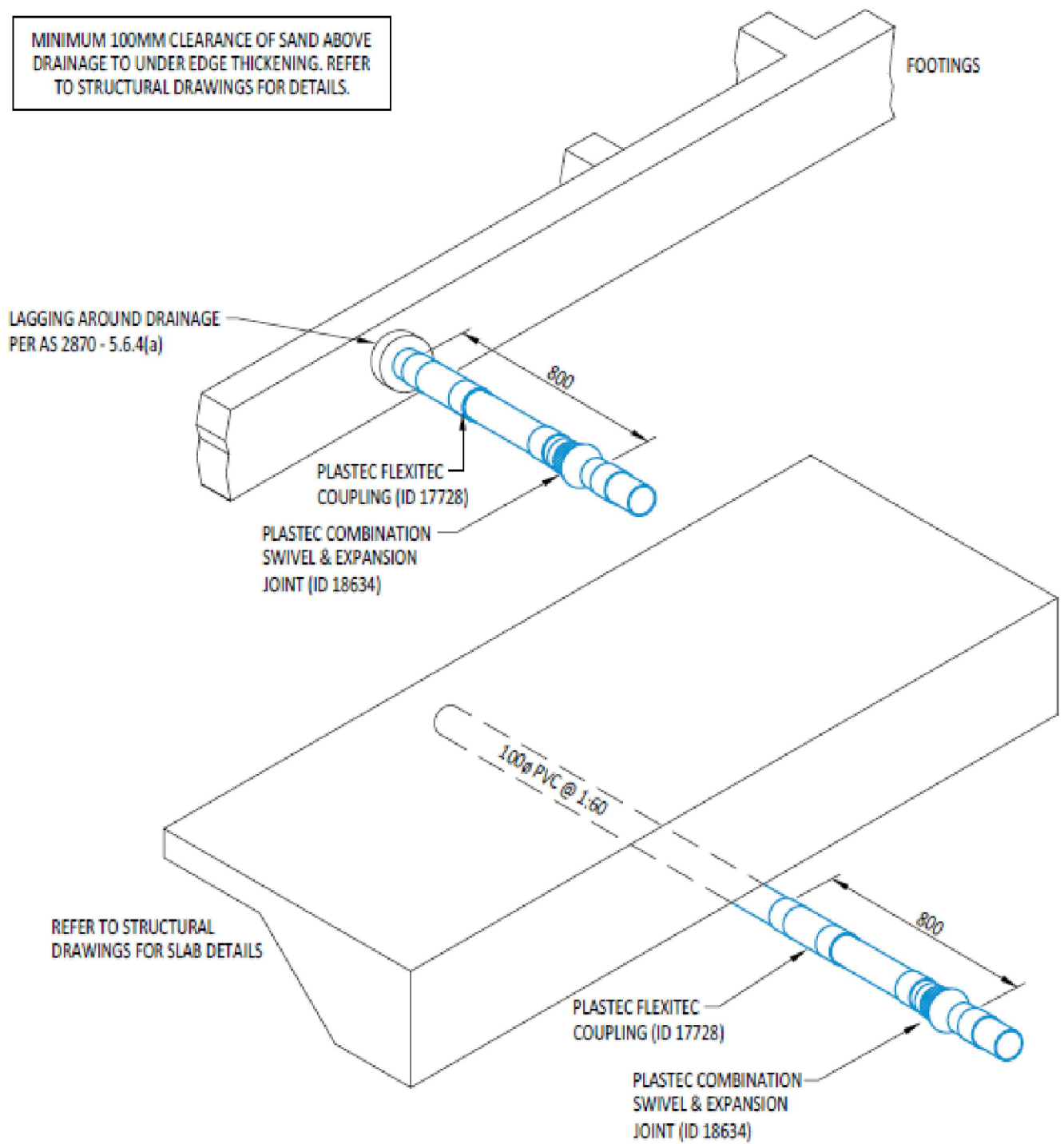
Project Articulation diagrams of Drainage
 235 Mill Road, Yabulu

Client Trevor Holly

DWG. No. 08 / 26
 Date drawn 08. 01. 26
 QBBC No. 62111

PlanNo. 5
 Lot 3 on
 RP 743037
 Scale

MINIMUM 100MM CLEARANCE OF SAND ABOVE DRAINAGE TO UNDER EDGE THICKENING. REFER TO STRUCTURAL DRAWINGS FOR DETAILS.



FLEXIBLE CONNECTIONS EXITING SLAB DETAIL (PVC)

N.T.S.

Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project	Articulation diagrams of Drainage as per A.S 3500 235 Mill Road, Yabulu	DWG. No. 08 / 26	PlanNo. 5
	Client	Trevor Holly	Date drawn 08. 01. 26	Lot 3 on RP 743037
			QBBC No. 62111	Scale

Appendix E: Event Management Plan

EVENT MANAGEMENT PLAN

📍 **Event Location:**

235-353 Mill Road, Yabulu QLD 4818



Event Date(s):

[Insert Date]



Event Time:

[Insert Start Time – End Time]



Event Name:

Mill Road Weddings and Events

Event Location:

235–353 Mill Road, Yabulu QLD 4818

Event Date(s):

[insert date]

Event Time(s):

[insert time]

Number of Attendees:

[insert no. of guests]

Event Manager:

[insert no. of guests]

Event Description:

The event space is intended to host weddings, parties, and other private events on the property. The site includes a kitchen, toilet block, storage area and an undercover event space. Events may include food service, music, and social gatherings. The facility provides a scenic, private location that supports the region's tourism and events sector while remaining low impact due to its rural setting and seasonal use.

Site Access

The venue is accessed via Bruce Highway → Pope Road → Mill Road. From Mill Road, an existing unsealed internal track leads to the event area located at the rear of the property, overlooking Healy Creek. This track will be maintained to a rural access standard at all times with a minimum 6m wide surface and extended verges to ensure safe passage for all vehicles, including emergency services. Proper signage and lighting will be installed at Mill Road and upon entry to the site to assist navigation during events.

Parking Arrangements

Designated grassed parking will be provided at the entrance of the site with a clearly delineated path through the middle which cannot be parked on to maintain access.

Guests will be encouraged to carpool to reduce the number of vehicles. A majority of attendees are expected to arrive by pre-arranged buses. The parking area is to be capable of handling all projected vehicle numbers, with space for safe entry, exit, and manoeuvring, including forward-facing departures. Clear signage and traffic marshals will manage vehicle flow during events where required.

Waste Management

All waste generated during events will be managed responsibly by the event operator and venue manager's external waste business collection. Bins for general waste and recyclables will be provided and removed after each event to ensure cleanliness and environmental compliance. Several bins will be located across the venue with a bond payment required prior to any event to

encourage no waste is left on the premises. Waste will not be stored on-site long-term. A large industrial general waste bin and smaller recycling units will be stationed at the front of the venue for easy collection by commercial waste providers. These bins will be screened from the public and located away from food preparation areas.

Water Supply

The venue is not connected to the municipal water system. Potable water will be supplied via on-site tanks, which will be monitored and refilled as required to meet the needs of guests and staff during events. Additional drinking water will be supplied by the event manager's engagement.

Toilet Facilities

An on-site toilet block will be provided to serve guests and staff. Facilities will include male and female (how many?) standard and accessible (PWD) toilets in compliance with public event regulations.

Noise Management

To minimise noise impact on surrounding properties, speakers will be oriented away from nearby residences. Amplified music will be restricted after 10:00 PM in accordance with the Environmental Protection (Noise) Policy 2019. Departure by organised buses will help reduce post-event noise associated with vehicle movement.

Lighting

Essential lighting will be provided by the venue's kitchen, toilet block, and service shed. External lighting will be installed to safely illuminate surrounding areas with additional ambient lighting proposed throughout. The entertainment area will be equipped with adjustable floodlights or similar lighting fixtures. Any special effect lighting is to be minimal and approved by the venue manager.

Communications

The event management is to provide roles and responsibilities for communication before and during events to be clearly documented, including:

- Decision-makers for event design, programming, and cancellations.
 - Safety and security coordinators.
 - Designated media spokesperson(s).
 - Emergency communication procedures.
 - Police liaison contacts.
 - Event manager responsibilities and reporting structure. Clear protocols will ensure incidents are reported through appropriate channels. Volunteers and temporary staff will be briefed on these procedures.
-

Communications

All event logistics will be coordinated between the event holder and the venue manager or their delegated representative. This includes venue bookings, catering, equipment hire, and other

supplier arrangements.

Food and Beverage

Food and beverage operations will be managed by the event manager and agreed to with the venue manager or representative. This includes coordination of licensed caterers, food trucks, or temporary food stalls. Appropriate food handling licenses and, where applicable, temporary liquor licenses will be secured for each event.

Program

A detailed program of scheduled activities, performances, and ceremonies will be developed in coordination with the venue manager. This program must be approved prior to the event.

Risk Assessment

Event planning will incorporate a thorough risk assessment process. Emergency vehicle access is ensured via the maintained internal track. Fire safety procedures will be in place, including:

- Regular checks of vegetation buffers.
- Unobstructed access points.
- Fire and flood warnings monitored pre-event.
- Emergency plans and contact information posted on-site.

A pre-event site inspection will confirm venue readiness. Fire evacuation procedures must be reviewed for both indoor and outdoor settings. Set-up and pack-down times will be accounted for in bookings.

All hire agreements must detail the services provided, including any additional charges for utilities, cleaning, staging, etc. Event insurance will be obtained prior to event dates.

Emergency and Evacuation Procedures

In the event of an emergency, the designated evacuation assembly point will be located in the grassed carpark at the front of the venue. Fire extinguishers will be installed throughout the premises in various areas. A first aid kit and defibrillator will be housed within the kitchen area.



Permits, Licences, and Insurance

The event holder, in collaboration with the venue manager, is responsible for acquiring all necessary permits, licenses, and insurance. This includes, but is not limited to, liquor licenses, food vendor permits, and public liability insurance.

Bonds

A security bond will be required from the event organiser and payable to the venue manager as a condition of hire, ensuring adherence to all agreed-upon responsibilities and venue regulations.

Special Events Legislation

For significant events, Queensland Police Service may invoke special event provisions under the Police Powers and Responsibilities Act 2000. Queensland Health may also apply exemptions under the Health Practitioners (Special Events Exemption) Act 1998. Event holders must liaise with the relevant authorities where applicable.

Safety and Security

Event organisers are responsible for hiring and managing private security personnel. A comprehensive contact list for key stakeholders and emergency services will be provided. Incident management procedures will be clearly outlined to ensure swift and coordinated responses to any issues.

Appendix F: Relevant Purpose Determination



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

17/03/2025

Tye Smith
34 Zoe Court
Mount Louisa QLD 4814

Email: tye@edpi.com.au

Dear Tye,

Application for a Relevant Purpose determination under section 22A of the *Vegetation Management Act 1999* for the clearing of native vegetation on lot 3 RP743037 - Townsville City Council

I refer to your application submitted to the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development (the department) on 18 December 2024.

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

This decision is based on the development proposal and information you submitted to the department on 18 December 2024, circumstances at the time of this determination; and the attached RPDP (RPDP 2024/004412).

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

This relevant purpose determination is valid for 2 years and will expire on 17/03/2027.

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

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

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

ABN 59 020 847 551

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

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

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

SARA North and North West Queensland Office

Location: Level 11, 445 Flinders Street, Townsville

Postal address: PO Box 5666, Townsville Qld 4810

Telephone: 07 4758 3423

Email: NQSARA@dsdilqp.qld.gov.au

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

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Mike McGahan', with a stylized flourish at the end.

Mike McGahan
Senior Natural Resources Management Officer

Attachment 1 - Legislation and Acts

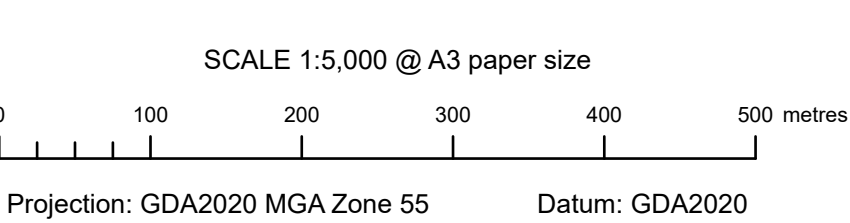
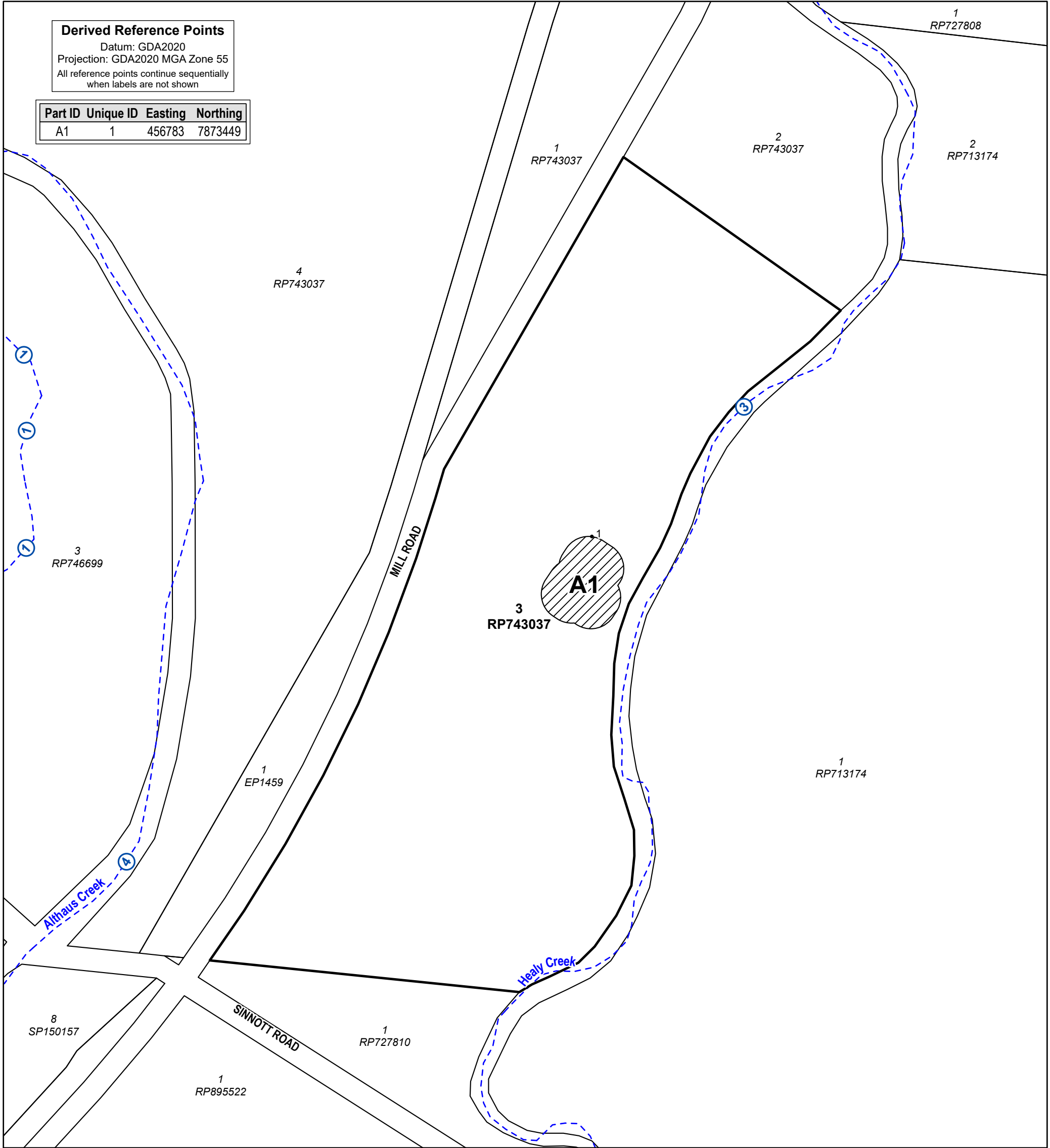
Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Regional Development, Manufacturing and Water (Queensland Government)	Ph: 13 QGOV (13 74 68) www.rdmw.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Department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

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

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

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

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



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

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

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

This plan must be read in conjunction with Relevant Determination Letter 2024/004412

LEGEND

- 1 Derived Reference Points
- ▭ Subject Lot
- ▨ Area A
- ① Watercourse and/or drainage feature (Stream order label)

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

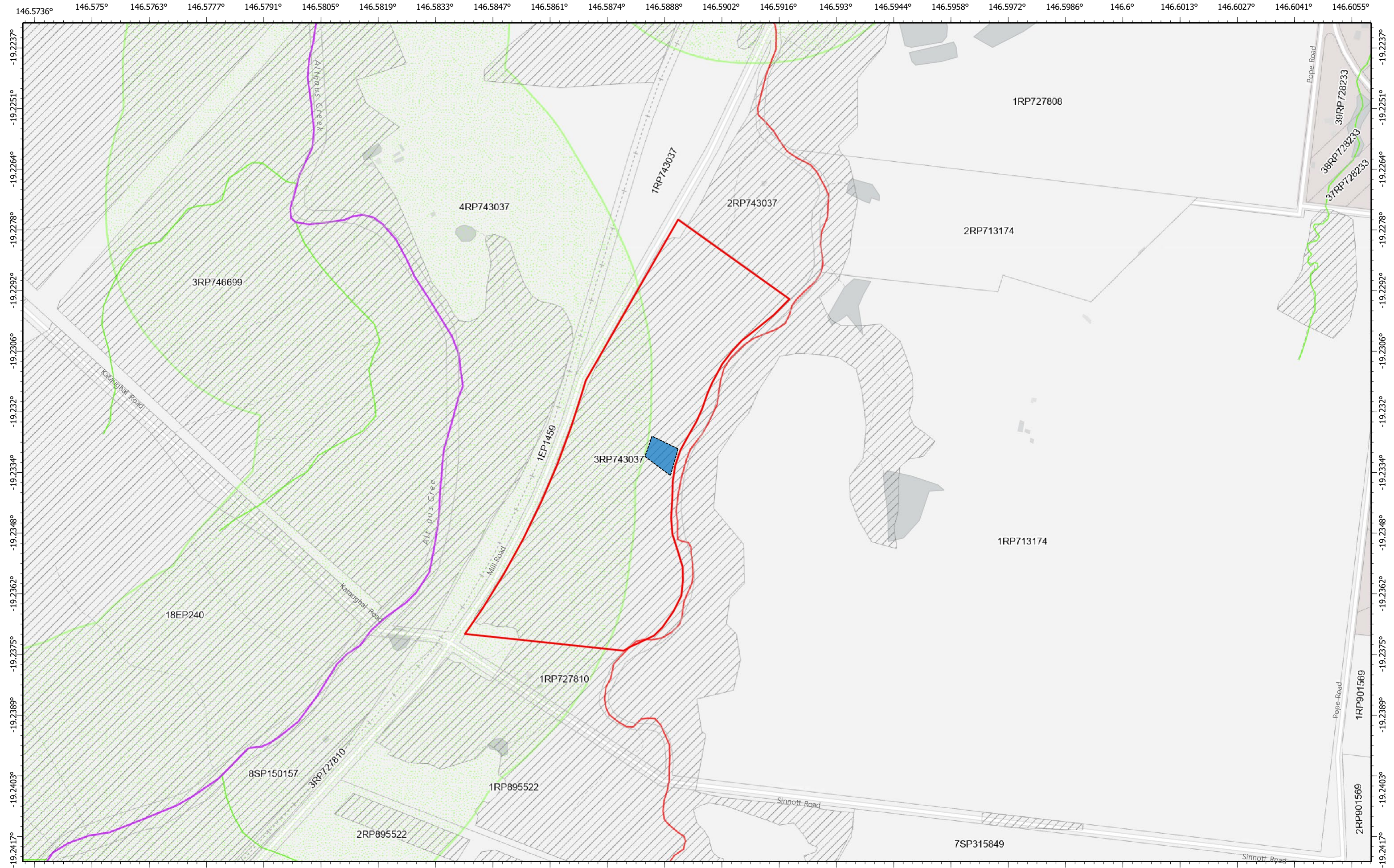
Relevant Purpose Determination Plan

Plan of Area A (Part A1) in Lot 3 on Plan RP743037

Version: 1	eLVAS Case ID: 2024/004412
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© The State of Queensland, 2025

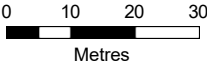
**RPDP
2024/004412
Sheet 1 of 1**



DA Mapping System - Export Map

Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time of publication. The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Disclaimer This map has been generated from the information supplied to the Queensland



Government for the purposes of the

Government

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Queensland
Government

 Cadastre (10k)

Queensland waterways for
waterway barrier works

Risk of impact

 Low

 High

 Major

Regulated vegetation
management map (Category A
and B extract)

 Category B on the
regulated vegetation
management map

 Wetland protection area
trigger area

 Proposed clearing area

DA Mapping System - Export Map

Development Assessment Mapping System. Note that this is a print screen only . The map generated has been prepared with due care based on the best available information at the time of publication . The State of Queensland holds no responsibility for any errors, inconsistencies or omissions within this document. Any decisions made by other parties based on this document are solely the responsibility of those parties. This information is supplied subject to the full terms and conditions available on the department's website.

Disclaimer This map has
been generated from the

Government

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Appendix G: TCC Pre-lodgement Meeting Minutes

PRE-LODGEMENT MEETING MINUTES >>

PO BOX 1268, Townsville
Queensland 4810

COUNCIL REFERENCE >>	PLM24/0167	13 48 10
ASSESSMENT NO >>	14306235	
LEGAL DESCRIPTION >>	Lot 3 RP 743037	enquiries@townsville.qld.gov.au
PROPERTY ADDRESS >>	235-353 Mill Road YABULU QLD 4818	townsville.qld.gov.au
PROPOSAL >>	Material Change of Use - Function Facility - Entertainment Venue	ABN: 44 741 992 072

DATE >> 29 October 2024
TIME >> 9:00am

ATTENDEES >>

Tye Smith	EDPI Australia
Trevor Holley	Applicant - Owner
Taryn Pace	Senior Planner - Planning and Development
Ishor Gurung	Development Engineer - Planning and Development
Sam Rang	Planning Support Officer - Planning and Development
Charlotte Brine	Planning Support Officer - Planning and Development

Description of the Proposal

- The proposal is for a Function Facility to host weddings, parties and other events.
- The Function Facility is generally anticipated to operate approximately 6 months of the year (generally May - October), however is not proposed to be limited to these times.
- Events will cater for up to 150 guests.
- The use proposes the following infrastructure:
 - Toilet: 48m²
 - Kitchen: 72m²
 - Storage: 72m²
 - Undercover venue (temporary as marque): 288m²
- Construction may be staged.
- The use is proposed on an existing cleared portion of the site, located roughly in the centre of the property adjacent to the existing driveway.
- Onsite carparking is proposed, however a location has not been confirmed at this time.
- Development proposal plans - [Plans](#)

Property Zoning and Overlays

Zone:

Rural zone

Precinct:

Mixed Farming precinct

Overlay(s):

Medium bushfire hazard area

Flood hazard - Medium hazard - further investigation area

Environmental importance - High

Environmental importance - Medium
Environmental importance - Very high

Planning Scheme

The proposal is subject to assessment against the Townsville City Plan. The planning scheme can be viewed via the following link: [Current City Plan \(townsville.qld.gov.au\)](https://townsville.qld.gov.au/current-city-plan)

Furthermore, Townsville Maps can be viewed via the following link: [TownsvilleMAPS Mapping Service - Townsville City Council](#)

Meeting Discussion

- Defined Use - Function Facility
- Level of assessment - Impact assessable
 - The application will require public notification
 - Impact assessment is Council's highest level of assessment and there is no guarantee of approval.
- Strategic Framework
- Rural zone code
 - The purpose of the Rural zone code is to provide for a wide range of rural uses.
 - The zone does provide opportunities for non-rural uses that are compatible with agriculture, the environment, and the landscape character of the rural area where they do not compromise the long-term use of the land for rural purposes.
 - Development application will therefore be required to demonstrate the use does not impact the long-term viability of the land for rural purposes, or impact the ongoing operation of other surrounding rural uses.
 - Amenity impacts to nearby sensitive land uses will also need to be addressed.
 - Event Management Plan (outlining number of events/ year, hours of operation, guest capacity, etc).
 - Noise Impact Assessment required.
 - Access is proposed via Mill Road via the Bruce Highway. It was noted that this road has been recently sealed (therefore assisting in mitigating dust impacts to neighbouring properties)
- Transport Impact, Access and Parking Code
 - Low Traffic Impact Assessment in accordance with Townsville City Council City Plan - Schedule 6.4.5 Road Network Infrastructure. In General this should include:
 - Justification for low impact assessment;
 - A brief description of the development in terms of site location, direct site access(es), land use, size and expected year of completion.
 - Analysis/Findings, E.g., impact on existing traffic facilities, heavy vehicles turning path and other safety issues
 - Recommendations and Mitigation; and
 - Appendices if applicable
 - Driveway
 - Driveway is/are to be constructed to rural standard.
- Flood Hazard Overlay
 - Subject site is within council's medium hazard – further investigation area. This means the area is flooded however council do not have flood data.
 - Any application will need to include necessary computations to demonstrate depth and velocity within the development footprint including access up to the road complies with QUDM requirement.

- This can be demonstrated by stormwater management plan and supported with necessary details such as contributing catchment (with ground contours), rainfall intensities, flow paths, computations etc.
- Allow necessary measures for delineation such as guidepost etc along the access from the development footprint up to the road.
- Bushfire hazard overlay
 - Site is within Bushfire hazard are (medium hazard)
 - The applicant has been working with Rural fire to determine appropriate fire management practices.
 - A Bushfire Hazard Assessment is required.
 - If hazard present (as per outcomes of hazard assessment), A Bushfire Management Plan will be required.
- Works Code
 - Waste collection
 - Waste collection is to be managed by the developer and a waste management plan is to be provided with the development application.
 - Onsite Water
 - This area is not serviced with council's water reticulation, so water is to be provided onsite. Please refer City Plan schedule **SC6.4.11.7 On-Site Water Supply** for further details.
 - Onsite Sewer
 - Applications to install an onsite sewerage facility are to be lodged with the Hydraulic and Building Services Unit of council as part of the plumbing/drainage application
 - Set back distances are to comply with the requirements of the Queensland Plumbing and Wastewater Code, and AS/NZS1547:2000.
 - Onsite sewer to be located outside of mapped wetland area.

Other Applicable Information

Upon lodgement of your development application, you will be required to pay assessment fees in accordance with Council's Planning Services Fees and Charges Schedule. For the most current schedule, please refer to: [Fees & Charges - Townsville City Council](#)

Furthermore, the development proposal will be subject to Infrastructure Charges. For a comprehensive review of Council's Infrastructure Charge Resolution, please view the following link: [Infrastructure Charges - Townsville City Council](#)

Post Meeting Feedback

- Infrastructure Charges for 'Function Facility' currently \$84.74/m2 GFA in accordance with Infrastructure Charges Resolution 2024/25 (for fully serviced urban area).
- Charge estimate for subject (non-serviced site) attached based on 480m² GFA outlined in PLM.

Meeting Closed >> 9:31am

Note: This pre-lodgement advice has been prepared based on the information provided in the meeting. A full assessment of the proposal against the planning scheme has not been carried out and this advice may be subject to change at the time of lodgement of a formal development application. An application may be subject to requests for further information not identified in the pre-lodgement meeting following a full assessment.

Appendix H: SARA Pre-lodgement Meeting Advice



SARA reference: 2409-42346 SPL

8 October 2024

EDPI Australia
34 Zoe Court
MOUNT LOUISA QLD 4814
tye@edpi.com.au

Attention: Mr Tye Smith

Dear Mr Smith

SARA Pre-lodgement advice – 235-353 Mill Road, Yabulu

I refer to the pre-lodgement meeting held on 24 September 2024 in which you sought advice from the State Assessment and Referral Agency (SARA) regarding the proposed development at the above address. This notice provides advice on aspects of the proposal that are of relevance to SARA.

SARA's understanding of the project

It is understood you are seeking advice on operating an entertainment venue/function facility at 235-353 Mill Road, Yabulu QLD 4818 (Lot 3 on RP73037). The entertainment facility will host weddings, parties and other events and consist of the following components:

- Toilet: 48m²
- Kitchen: 72m²
- Storage: 72m²
- Undercover venue (temporary marquee): 288m²
- Carparking (area to confirmed).

The proposed development will comprise a total area of approximately 480m².

It has been identified that the proposed development of a function facility constitutes a material change of use under the Townsville City Plan and you seek advice to understand if the development will trigger a referral to SARA. In terms of state interests, the subject site is mapped on the regulated vegetation management map as containing category B vegetation, there is a high (red) waterway for waterway barrier works which runs along the eastern boundary of the site and portion of the site is located within a wetland protection area.

The proposed development of a function facility constitutes a material change of use which triggers state referral. SARA would be a referral agency for the proposed application.

Supporting information

The advice in this letter is based on the following documentation that was submitted with the pre-lodgement request or tabled at the pre-lodgement meeting.

Drawing/report title	Prepared by	Date
Letter	EDPI Australia	11 September 2024
Planning Desktop Assessment	EDPI Australia	11 September 2024

Pre-lodgement meeting record

Meeting date	24 September 2024
Meeting location	MS Teams
Meeting chair	Bronwyn Bignoux
Meeting attendees	Refer to Attachment 1
Meeting minutes	Refer to Attachment 2

Pre-lodgement advice

The following advice outlines the aspects of the proposal that are of relevance to SARA.

SARA's jurisdiction and fees	
1.	The application will require referral to SARA under the following provisions of the Planning Regulation 2017: Schedule 10, Part 3, Division 4, Table 3, Item 1 – Material change of use that involves clearing native vegetation. This will require a fee of \$3,636.00 (3,430 fee units) to be paid in accordance with Schedule 10, Part 3, Division 4, Table 3, Item 8 (a). Note: these fees are relevant at the time of issue and are subject to increase.
Key matters and action items	
2.	The following key matters have been identified in relation to the proposed development: - The application will need to address and meet the requirements of the State Development Assessment Provisions (SDAP) State code 16: Native vegetation clearing. Refer to the advice in sections 3 and 4 below. - Prior to submitting a development application to clear native vegetation, applicants must first obtain written confirmation from the Department of Resources that the proposed development is for a relevant purpose under section 22A of the <i>Vegetation Management Act 1999</i>. Refer to section 5 below for further information on relevant purpose applications.

	Based on the information provided, the proposal may require an Environmental Authority (EA), pursuant to the <i>Environmental Protection Act 1994</i> (non-concurrent/not referred to SARA), as the sewage treatment facility will likely have the capacity to treat greater than 21 EP (equivalent to 4,200L/day +). Refer to the advice in section 9 below.
Clearing Regulated Vegetation	
3.	The application will need to address and meet the requirements of the State Development Assessment Provisions (SDAP) State code 16: Native vegetation clearing (code). The performance outcomes to be addressed in the code are: - Table 16.2 – PO1-PO3. - Table 16.8 – PO80-PO92. Performance outcomes requiring a detailed response in the development application include the following: - Clearing avoids and minimises impacts (PO80). - Connectivity (PO85). - Soil erosion (PO86). - Salinity (PO87). - Acid sulfate soils (PO92). Guidance on how to comply with this code is provided in the Guide to State Development Assessment Provisions: State code 16: Native vegetation clearing (material change of use and/or reconfiguring a lot – all other purposes), Department of Resources, March 2023. This guideline is available online at: https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/development-approvals/sdap.
4.	The extent of clearing assessed under the code includes all matters defined under 'clearing as a result of a material change of use' in the Glossary of Terms. Assessable clearing includes clearing that will become exempt clearing work whether or not it is intended to be undertaken. This includes clearing for firebreaks and safety buffers adjoining proposed infrastructure (other than fences, roads and underground services) for a distance of 20m or 1.5 times the height of the tallest adjacent trees. Providing height measurements for the tallest trees in category B areas adjacent to infrastructure is recommended to identify assessable clearing.
5.	Relevant purpose determination requests can be sent to vegetation@resources.qld.gov.au. There is no fee for these requests. The application form, further information and assistance is available online at: www.qld.gov.au/environment/land/management/vegetation/development Requests relating to 'relevant infrastructure activities' must demonstrate how clearing for the infrastructure cannot reasonably be avoided or minimised. Applications should demonstrate: - Why the infrastructure needs to be in the proposed location and cannot be located elsewhere (avoided). - Why the infrastructure needs to be the size and scale proposed (minimised).

	• How the infrastructure layout has been consolidated to 'minimise' clearing required. If not, explain why it was not reasonable to do so (minimised). • How the 'avoid and minimise' principles on page 7 of the application form checklist have been followed to minimise the adverse impacts of clearing. If not, explain why it was not reasonable to do so (minimise adverse impacts of clearing).
Lodgement material	
	It is recommended that the following information is submitted when referring the application to SARA: • DA Form 1. • Landowner's consent. • Confirmation Notice from Townsville City Council. • A section 22A relevant purpose determination under the <i>Vegetation Management Act 1999</i>. • Digital data for the location and extent of vegetation clearing is recommended. Digital data should include a projected spatial reference (e.g. GDA94 or GDA2020), and preferably be in an ESRI compatible format (shapefile, geodatabase or KML). • The relevant assessment fee. • A Planning Report that includes: - o Details of the site and proposal. - o A full response to the relevant sections of SDAP Code 16: Native Vegetation clearing. - o Relevant plans as per the DA Forms guide, showing the location of the proposed development.
Other considerations	
6.	<u>Waterway barrier works</u> As all works currently planned are outside of the bed and banks of the waterway Healy Creek, the proposed development does not trigger assessment by SARA for waterway barrier works. It is understood that the applicant is considering undertaking improvements to the land, including erosion control works for the banks of the waterway, at a later stage and it is recommended to seek further pre-lodgement advice regarding such works at the relevant time – in order to obtain feedback on the relevant development pathways and ensure a good result for the waterway itself, fish passage requirements and stabilisation of the land.
7.	<u>Wetland Protection Area</u> The development may constitute assessment for a Material Change of Use of Premises in a Wetland Protection Area where the development application is for a material change of use that is assessable development under a local categorising instrument, other than a material

	change of use relating to a domestic housing activity, government supported transport infrastructure or electricity operating works, if— (a) all or part of the premises are in a wetland protection area; and (b) the material change of use involves operational work that is <u>high impact earthworks</u> in a wetland protection area. High impact earthworks— (a) means operational work that changes the form of land, or involves placing a structure on land, in a way that diverts water to or from a wetland in a wetland protection area and involves excavating or filling— i. if the work is carried out in the wetland or within 200m of the wetland—more than 100m³; or ii. otherwise—more than 1,000m³; but (b) does not include operational work— Note: there are several additional exclusions, listed under Schedule 24 of the Planning Regulation 2017. It is recommended the development is located outside of the wetland protection area mapping. Where development is located within the wetland protection area mapping and constitutes high-impact earthworks, an earthworks plan must be provided that illustrates the extent of cut and fill required. In the instance the applicant identifies that the trigger applies, and technical advice regarding the trigger is sought, it recommended that further pre-lodgment advice is sought from SARA.
8.	<u>Environmentally Relevant Authority (ERA) - generally</u> It is noted that, irrespective of the peak design capacity, if the activity does not release to land or waters, or otherwise transports the waste offsite to a licenced facility, the activity would not constitute an ERA and therefore would not require an EA. Such activities are composting toilets, portaloos, or other no release works. Another idea could be using a storage tank to balance the event sewage generation peaks so that the effluent can be slowly released into a small septic tank over a period of time that allows the treatment plant design capacity to be less than 4,200L/day, and therefore negates the need for an EA. The applicant is advised to review the relevant definition of the above ERA, and any other ERAs, to determine if an ERA(s) will be triggered by the proposed facility. It is the responsibility of the applicant to determine if their proposed activity constitutes an ERA and subsequently requires EA approval.
9.	<u>Environmentally Relevant Activity</u> To undertake an environmentally relevant activity (ERA) in Queensland you must be a registered suitable operator (RSO). If you are not an RSO, you may apply to become one before or at the same time as applying for your environmental authority (EA) – this is a free application. DESI keeps an online register of all suitable operators (https://environment.des.qld.gov.au/licences-permits/suitable-operators/index.php). For further information including the application form to become an RSO, please see the Queensland Business and Industry Portal, at https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/lodging.

How to apply

Further information on how to apply directly to DESI can be found here <https://www.business.qld.gov.au/running-business/environment/licences-permits/applying/types>.

What to include in your application

Supporting information for your environmental authority application must include all information listed under section 125 (for a DA/EA application or new site-specific EA) of the *Environmental Protection Act 1994* (available at <https://www.legislation.qld.gov.au/>). Most importantly, include relevant technical information, encompassing:

1. A description of the proposed activities;
2. A description of the land on which the activities will be carried out;
3. An assessment of the likely impact of each relevant activity on the environmental values, including—
 - a. a description of the **environmental values** likely to be affected by each relevant activity; and
 - b. details of any emissions or releases likely to be generated by each relevant activity; and
 - c. a description of the risk and likely magnitude of impacts on the environmental values; and
 - d. details of the management practices proposed to be implemented to prevent or minimise adverse impacts; and
 - e. details of how the land the subject of the application will be rehabilitated after each relevant activity ceases; and
4. A description of the proposed measures for minimising and managing waste generated by each relevant activity; and
5. Details of any site management plan that relates to the land the subject of the application.

Specific technical requirements

Ultimately, the application supporting material must demonstrate that the proposed activity will or will not have the potential to significantly impact environmental values.

Some of the specific technical components that will need to be addressed within the application material may include:

- 1) Impacts to land, including land degradation such as erosion and contaminant overloading;
- 2) Impacts to groundwater, including in relation to contaminant leaching to groundwaters;
- 3) Impacts to native vegetation, including in relation to waterlogging, and nutrient overloading related impacts;
- 4) Impacts to surface water quality, including stormwater contamination, and other water related environmental values;
- 5) Impacts to human health via pathogen contact with humans (this guideline provides further information and management expectations https://www.health.qld.gov.au/_data/assets/pdf_file/0029/892604/guideline-low-

	exposure-recycled-water-schemes.pdf); 6) Impacts related to waste generation, storage, transport and management; 7) Impacts related to the potential of spills or contaminant containment issues; and 8) Other impacts that are relevant to the site-specific circumstances of the proposal. The major environmental concern will likely be in the effluent releases to land, specifically with regards to the irrigation rate minimisation to reduce the likelihood of impacts on environmental values. For a rough indication, EDPI will likely need an irrigation rate of 1 – 4 mm/day or less. In other words, for every 2 - 4 L of effluent irrigation, one will need 1 square metre of irrigation area / soakage area. This advice is rule of thumb only, nutrient modelling is recommended (more information below) to more accurately determine what is acceptable (depending on risk). MEDLI The Model for Effluent Disposal using Land Irrigation (MEDLI) software can be used to understand and assess such irrigation schemes. This may not be relevant based on the likely low risk the activity would pose. The Department of Environment, Science and Innovation (DESI) recommends using this tool to assess impacts of land irrigation with respect to soil assimilation, crop uptake, ponding, overland flow and deep drainage. Further information can be found at: https://www.des.qld.gov.au/science/government/science-division/medli/. Overall EDPI must provide robust information that demonstrates the proposed activity will sufficiently minimise the risk of adverse impacts to environmental values, if an EA is required. The extent of this demonstrating information depends on environmental risk and any scientific uncertainty. If no EA is required, then EDPI must take all reasonable and practicable measures to prevent and minimise adverse impacts to environmental values. Draft application DESI is more than happy for the applicant to send through a draft version of its application supporting material for review prior to lodgement, so that an assessment officer can highlight any issues or gaps in the information. This will speed up the process when the application is lodged. Given the sensitivity of the surrounding environment, and potential environmental concerns if not managed, DESI highly recommends engaging in detailed discussions prior to making an application.
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This advice outlines aspects of the proposed development that are relevant to SARA's jurisdiction.

This advice is provided in good faith and is:

- based on the material and information provided to SARA
- current at the time of issue
- not applicable if the proposal is changed from that which formed the basis of this advice.

The advice in this letter does not constitute an approval or an endorsement that SARA supports the development proposal. Additional information may be required to allow SARA to properly assess the development proposal after a formal application has been lodged.

For further information please contact Bronwyn Bignoux, Principal Planning Officer, on 4747 3907 or via email NQSARA@dasilgp.qld.gov.au who will be pleased to assist.

Yours sincerely



Luke Lankowski
Manager, Planning – Wide Bay Burnett

enc Attachment 1 – Pre-lodgement meeting attendance record
 Attachment 2 – Pre-lodgement meeting minutes

Development details	
Proposal:	Development permit – Material change of use (Function Facility)
Street address:	235-353 Mill Road, Yabulu
Real property description:	Lot 3 on RP73037
SARA role:	Referral agency
Assessment Manager:	Townsville City Council
Assessment criteria:	State Development Assessment Provisions (SDAP): SDAP Code 16: Native Vegetation clearing.
Existing use:	Vacant
Relevant site history:	Nil on file

Attachment 1 — Pre-lodgement meeting attendance record

Meeting attendees:

Name	Position	Organisation
Tye Smith	Director & Development Manager	EDPI Australia
Trevor Holley	Landowner	
Tania McCarthy	Natural Resource Management Officer	Department of Resources
Michael McGahan	Senior Natural Resource Management Officer	Department of Resources
Damian Rigg	Fisheries Biologist	Department of Agriculture and Fisheries
Hayden Woodall	Principal Environmental Officer	Department of Environment, Science and Innovation
John Bowlen	Principal Environmental Officer	Department of Environment, Science and Innovation
Jacob Vanderzwan	Senior Environmental Officer	Department of Environment, Science and Innovation
Bronwyn Bignoux	Principal Planning Officer	Department of Housing, Local Government, Planning and Public Works

Attachment 2 — Pre-lodgement meeting minutes

1.	Meeting opening - Bronwyn Bignoux of SARA opened the meeting and welcomed all. She noted that the purpose of the meeting was to discuss a proposed material change of use application related to the development of a function facility at 235-353 Mill Road, Yabulu in the Townsville Local Government Area. - There was a round of introductions.
2.	EDPI Australia – Tye Smith and Landowner – Trevor Holley - Trevor Holley said he would be a resident on the property. He noted that he was not a major developer. He was not aiming to bulldoze and develop the whole site; he was rather aiming to improve the land and waterway. He noted that there were currently invasive plants on the site. He said that the proposed function facility was intended to be his sole source of income into the future. - Tye Smith provided an overview of the proposed development, a function facility at Yabulu. He said that a number of referral triggers had been identified in relation to the proposed development. He noted that a pre-lodgement meeting was yet to held with Townsville City Council (council). The facility was proposed to host parties and weddings. There would be an ancillary toilet block and a storage area. A temporary marquee would be used initially. He said that the proposed facility was not located near to other residential uses. - In regard to the potential waterway barrier referral trigger, Tye said that no barriers were proposed. The development would be located away from the waterway and no changes were proposed impacting on the waterway. - He said that in terms of the site plan, the proposed development was located outside of the wetland protection area's trigger area. - In regard to category B vegetation, Tye noted that the property contained a lot of weeds and gum trees. In terms of the development site, this was mostly cleared already as it accommodated the existing development on the site. - Trevor highlighted that he wanted to bring the block of land back to its natural state and to improve and stabilise the land. He said that the proposed function facility would accommodate 100-120 people in total.
3.	Department of Resources (DOR) – Tania McCarthy and Michael McGahan - In regard to the category B vegetation referral trigger, Tania advised that SDAP State code 16 would need to be addressed. In relation to tables 16.2 and 16.8 within the code, all of the matters would need to be addressed. - Tania said that a section 22A relevant purpose determination would be required before submitting the development application. - She said that if all the relevant matters in State code 16 were addressed, then the Department of Resources did not anticipate any major issues with the proposed development. - She noted that the stream along the eastern side of the site was stream order 3. Development needed to be 25m away from the stream. The proposed development, as proposed, was not an issue in this regard. - In relation to the temporary marquee, she noted that this was not built infrastructure. The Accepted development vegetation clearing codes (ADVCC) allowed clearing for routine maintenance, including firebreak areas. - The existing structures on the site (including a shed and container) were discussed. Trevor advised he had purchased the property three years ago and the area containing the existing structures had been cleared by the previous owner.

4.	Department of Agriculture and Fisheries (DAF) – Damian Rigg - Damian noted that no development was planned that impacted on the bed or banks of the waterway. - The options of addressing erosion caused by the waterway were discussed. - Damian noted that works should not impact fish passage. He advised that, if future work was planned, a further SARA pre-lodgement meeting should be requested. The Department of Agriculture and Fisheries would be happy to provide input/ideas in terms of suitable works to stabilise the river banks.
5.	Department of Environment, Science and Innovation (DESI - ERAs) – Hayden Woodall - Hayden noted that, regarding the proposed amenities block, the information provided was still high level. He asked whether there was any idea about the sizing of the amenities. - Trevor advised that there would be four toilets and a small outbuilding. A kitchen would be added later. He would not be providing food / alcohol. The facility would be a 'dry hire'. - Trevor said that he would have to obtain expert advice regarding appropriate amenities. - Hayden said that there were several options. These would be applicant driven. The applicant would need to determine the load to service the facility – in terms of both acute uses/events and long term uses. The applicant would need to consider what infrastructure was required to service these uses. Various options were discussed. Hayden noted that he would be happy to provide one on one advice to Trevor at a later date if required. - Hayden noted that beyond small scale uses, there were several treatment plant options. He noted that a threshold trigger was a treatment plant design capacity greater than 4,200L/day. Under this threshold an Environmental Authority (EA) was not required. Various options were discussed further, including those which would require an EA which could be applied for directly to the Department of Environment, Science and Innovation. - Hayden noted that in the case of options below approval thresholds, there were general environmental duties which one needed to be aware of. - Hayden said that the intended waterway restoration was very positive. He recommended the revegetation of riparian vegetation and keeping cattle out. He noted that support was available to landowners.
6.	Department of Environment, Science and Innovation (DESI – Coastal) – Jacob Vanderzwan and John Bowlen - Jacob said that there was a trigger for a Material Change of Use of Premises in a Wetland Protection Area where the development application was for a material change of use and involved operational work that was high impact earthworks. He provided the definition of high impact earthworks. - The threshold was noted. Tye reiterated that the proposed development was located outside of the trigger area. - Jacob said that, at a later date, should the proposed development area expand, this trigger should be kept in mind. For information, Jacob outlined the state's requirements in relation to this trigger (including an earthworks plan). - In relation to river improvement works, Jacob advised the applicant to be careful as all amounts in various locations were added together for the purposes of the trigger threshold. - John Bowlen recommended the use of vegetation instead of rock when undertaking river improvement works, noting there was less risk of scope creep.
8.	Closing

	- Tye said that a site plan would be drawn up avoiding referral triggers. A pre-lodgement meeting would be held with council and their requirements considered too. - Bronwyn thanked all for their attendance. - She noted that the due date for the Technical Agency assessments was 30 September 2024. - She said that written SARA pre-lodgement meeting advice would be prepared and issued thereafter. She closed the meeting at 2.30pm.
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Appendix I: Assessment Against TCC Codes

6.6.1 Rural zone code

Table 6.6.1.3 – Accepted development subject to requirements and assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Comment
Caretaker's accommodation, community residence or dwelling house				
PO1	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO1.1	Dwellings are not established on lots less than 1ha in size, other than in the Cungulla precinct.	Not applicable.
		AO1.2.1 or	Where on a lot less than 1ha (in accordance with AO1.1), no more than 1 dwelling is established.	Not applicable.
		AO1.2.2	On lots greater than 1ha, no more than 2 dwellings are established.	Not applicable.
PO2	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.	AO2	A dwelling: has a legal access to a constructed road; (a) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 liters; and (b) if in the Cungulla precinct, does not rely on bore water.	Not applicable.
PO3		AO3.1	Dwellings are separated from: (a) an existing or approved intensive animal industry use by at least 1km; (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	Not applicable.
		AO3.2	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.	Not applicable.
PO4	Dwellings are located and designed so people and property are not exposed to unacceptable hazards from former mining activities (e.g. disused underground mines.	AO4	Dwellings and infrastructure are located outside of the mining influence areas on the development site.	Not applicable.

	tunnels and shafts).			
Home based business				
P05	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO5.1	The home based business does not: (a) require more than the owner and 2 employees on-site at any one time; (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; (c) include an area exceeding 20m ² used for the sale of the goods made on the site; (d) involve hiring out of materials, goods, appliances or vehicles; and (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.	Not applicable.
		AO5.2	Bed and breakfast or farm stay accommodation does not exceed three bedrooms or three cabins.	Not applicable.
P06	Heavy vehicle parking: (a) has a direct nexus with a home based business or rural use carried out on the site; and (b) does not adversely affect the amenity of neighbouring properties.	AO6.1	Not more than two heavy vehicles are parked on the site.	Not applicable.
		AO6.2	While on-site, vehicles: (a) are not operated between the hours of 10pm and 6am; (b) are not left idling for more than 5 minutes at any one time; and (c) do not have a refrigeration unit running.	Not applicable.
For accepted development subject to requirements and assessable development				
Roadside Stall				
P07	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.	AO7.1	Any structure used for the sale of goods or produce is limited to 20m ² gross floor area.	Not applicable.
		AO7.2	Access to the structure is via the primary property access point.	Not applicable.
		AO7.3	Produce or goods sold is grown, made or produced on the land on which the road side stall is erected.	Not applicable.
Rural industry, community use, wholesale nursery				

P08	Development does not impact negatively upon the amenity, character or safety of surrounding areas.	AO8.1	Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back: (a) 100m from the boundary of any land included in residential zone or the rural residential zone; or (b) 50m from other site boundaries.	Not applicable.
		AO8.2	Buildings are set back 20m from any road frontage.	Not applicable.
		AO8.3	Building height does not exceed 2 storeys.	Not applicable.
Rural workers' accommodation				
P09	Development does not detract from the effective operation of the primary use or the rural landscape character and amenity of site.	AO9.1	Rural workers' accommodation are established on lots greater than 40ha in area.	Not applicable.
		AO9.2	A maximum of 2 Rural workers' accommodation are established on each lot.	Not applicable.
P010	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.	AO10	A Rural workers' accommodation: (a) has a legal connection to either: (i) reticulated water supply; or (ii) a water tank with a minimum capacity of 45,000 litres.	Not applicable.
P011	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.	AO11.1	Rural workers' accommodation are separated from: (a) an existing or approved intensive animal industry use by at least 1km; or (b) an existing or approved extractive industry operation or a resource/processing area shown on overlay map OM-05 by: (i) 1,000m from a hard rock extractive industry; (ii) 200m from a sand and gravel extractive industry; and (iii) 100m from a haul route used by any existing operation.	Not applicable.
		AO11.2	Rural workers' accommodation and ancillary structures are set back from all site boundaries by 20m boundaries.	
P012	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).	AO12	Buildings and infrastructure are located outside of the mining influence areas on the development site.	Not applicable.

General benchmarks				
P013	Development: (a) is located on the least productive parts of a site; (b) does not restrict the ongoing safe and efficient use of nearby rural uses; and (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.	AO13	No acceptable outcome is nominated.	Complies. The development is located within an existing cleared area, avoids productive land, and is well separated from nearby rural uses.
P014	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.	AO14	No acceptable outcome is nominated.	Complies. Although not tourism-exclusive being a Function Facility, the rural venue supports rural enterprise and complements the natural rural landscape.
P015	Uses that require isolation from urban areas are accommodated only where: (a) they cannot be more appropriately located in an industrial or other relevant zone; (b) they can be adequately separated from sensitive land uses (whether or not in the rural zone); (c) they can be adequately separated from land in the Horticulture precinct; and (d) potential impacts can be appropriately managed.	AO15	No acceptable outcome is nominated.	Complies. The use requires isolation from urban areas and is adequately separated from sensitive land uses
P016	Development is designed and managed so that it provides appropriate protection for community health and safety and avoids unacceptable risk to life and property.	AO16	No acceptable outcome is nominated.	Complies. Risks to safety and property are addressed by bushfire buffers, evacuation procedures and site layout. No accommodation is proposed where events are to be finished at the end of each night.
P017	Development does not adversely impact on the character, amenity or scenic values of the locality, having regard to: (a) the scale, siting and design of buildings; (b) the visibility of buildings, structures and infrastructure; (c) likely emissions	AO17	No acceptable outcome is nominated.	Complies. The low-impact design, rural aesthetic, and vegetation buffers avoid adverse amenity impacts.

	including water-borne contaminants, noise, dust, lighting and odour; and (d) the nature or volume of traffic generated.			
P018	Ecological values, habitat corridors and soil and water quality are protected, having regard to: (a) maximisation of vegetation retention and protection of vegetation from the impacts of development; (b) avoidance of potential for erosion and minimisation of earthworks; (c) retention and protection of natural drainage lines and hydrological regimes; and (d) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.	AO18	No acceptable outcome is nominated.	Complies. The proposed development has been fully sited within an existing cleared area of the property, ensuring no impact on ecological values, habitat corridors or natural drainage features, including Healy Creek. No clearing is proposed within or near mapped environmental areas or waterway corridors, and all works avoid high-value vegetation, natural hydrological paths and sensitive habitat. Earthworks are minimal, contained to the existing cleared pad, and the on-site wastewater system is located and designed to prevent any nutrient leaching or contamination.
P019	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.	AO19	(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 (b) Development is for a boundary realignment only and does not increase the number of persons likely to reside or work on the site.	Not applicable.
P020	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.	AO20	No acceptable outcome is nominated.	Not applicable.

8.2.2 Bushfire hazard overlay code

Table 8.2.2.3 Accepted development subject to requirements and assessable development (Part)

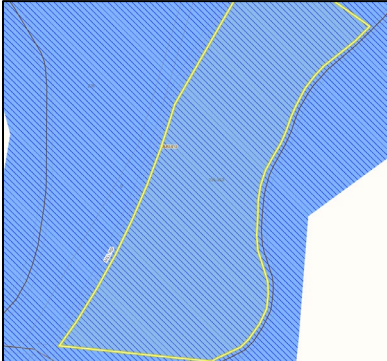
Performance Outcomes			Acceptable Outcomes	Comment
General – all development				
P01	Development maintains the safety of people and property.	A01.1	No acceptable outcome is nominated.	 Complies. The development maintains the safety of people and property through a combination of site planning, defensible space and proactive bushfire mitigation measures. Although the site is partly within a Medium Bushfire Hazard Area, the proposal is of small scale, involves no onsite accommodation, will operate intermittently, and is only located on a small section of potential fire hazard. In the event of a bushfire threat, operations will cease and events will be cancelled to ensure safety. On-site water storage is available for firefighting purposes, and the development is positioned within an existing cleared area that will be maintained as a buffer zone in accordance with the Relevant Purpose Determination. Additional rural fire breaks will be implemented around property boundaries, contributing to an effective defensible space. The landowner is in ongoing communication with the Rural Fire Brigade, with Asset Protection Zones (APZs) to be established and maintained consistent with best-practice bushfire planning requirements and in accordance with the Relevant Purpose Determination. These measures include

				managing fuel loads, strategic vegetation spacing, maintaining clear access for firefighting vehicles, and regularly clearing dry vegetation and debris.
P02	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.	A02	The following uses are not located in a very high, high or medium potential bushfire intensity and potential impact buffer area: (a) child care centre; or (b) detention facility; or (c) educational establishment; or (d) emergency services; or (e) hospital; or (f) industry activities involving manufacture or storage of hazardous materials in bulk; or (g) multiple dwelling; or (h) residential care facility; or (i) retirement facility; or (j) relocatable home park; or (k) rooming accommodation; or (l) shopping centre; or (m) short-term accommodation; or (n) telecommunications facility; or (o) tourist park; or (p) tourist attraction; or (q) transport depot; or (r) utility installation.	Not applicable.
P03	Development mitigates the risk of bushfire hazard through the siting and design of the development.	A03	No acceptable outcome is nominated.	Complies. As above, the development is sited within an existing cleared area and incorporates maintained defensible space, fire breaks, and appropriate separation from vegetation to mitigate bushfire risk. Its design, supported by ongoing Rural Fire Brigade guidance, ensures effective bushfire resilience for the site.
P04	Development provides for an adequate and accessible water supply for firefighting purposes.	A04.1.1	The development is connected to a reticulated water supply where within a water supply area.	Not applicable.
		or A04.1.2	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 fitting	Complies. On-site water storage will be provided for fire fighting purposes.
P05	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	A05	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	Not applicable.

			as identified on overlay map OM-02.	
P06	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	A06	No acceptable outcome is nominated.	Not applicable.
P07	Additional lots are not created in bushfire hazard areas.	A07	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	Not applicable.
P08	Development is designed to allow for efficient emergency access to buildings for firefighting appliances, including by avoiding long, narrow access arrangements.	A08	No acceptable outcome is nominated.	Complies. Site access is 6m wide, suitable for emergency vehicle access and maintained as a fire break. No parking during event is allowed within these access points.
P09	Development provides a fire break which also facilitates adequate access for firefighting and emergency vehicles, and safe evacuation.	A09.1	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.	Complies. An efficient vegetation buffer has been proposed as also part of the Relevant Purpose Determination. This buffer will be maintained for the life of the project.
		A09.2	The separation area mentioned in A09.1 contains a fire access trail that: (a) has a minimum cleared and formed width of 6m; (b) has vehicular access at each end; (c) provides passing bays and turning areas for fire-fighting appliances; and (d) are either located on public land, or within an access easement that is granted in favour of council and Queensland Fire Department (QFD).	Complies. Site access is 6m wide, suitable for emergency vehicle access and maintained as a fire break. No parking during event is allowed within these access points and turnaround areas.
		A09.3	Roads and trails: (a) have a maximum gradient of 12.5%; and (b) do not involve a cul-de-sac.	Complies. No access will exceed the maximum gradient and is not a cul-de-sac.

8.2.6 Flood hazard overlay code

Table 8.2.6.3(a) Accepted development subject to requirements and assessable development (Part)

Performance Outcomes		Acceptable Outcomes	Comment
P01	Development in medium and high hazard areas is designed and located to minimise susceptibility to and potential impacts of flooding.	AO1.1 Where the development is located within an area shown on overlay map OM-06.1 or 06.2 as medium hazard – further investigation area, new building containing habitable rooms: (a) are sited on a part of the site which is outside the medium hazard – further investigation area; or (b) are sited on the highest part of the site. OR	 The development is located on an elevated, level area of the site that sits approximately 5 m above the top of bank of Healey Creek and well outside the flood-prone portions of the property. Historical evidence, including the 2019 Townsville flood event and subsequent high-rainfall years, confirms that this area has never experienced inundation. While a formal Flood Impact Assessment has not been prepared, the site's elevated position relative to Healey Creek and the small-scale nature of the development (with minimal increase in impervious surfaces) support the conclusion that flood risk is negligible. The development does not result in significant additional runoff or modify overland flow paths. As such, no increase in depth or velocity of flow within the site or downstream areas is anticipated.

		A01.2	Where development is located within another hazard area shown on overlay map OM-06.1 or 06.2: (a) floor levels of all habitable rooms are a minimum of 300mm above the defined flood level; (b) floor levels of all non-habitable rooms (other than class 10 buildings) are above the defined flood event; (c) parking spaces associated with non-residential development are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2; and (d) underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	Not applicable.
P02	Development in high hazard areas does not significantly impede the flow of flood waters through the site or worsen flood flows external to the site.	A02	Development in high hazard areas do not involve: (a) filling with a height greater than 150mm; or (b) block or solid walls or solid fences; or (c) garden beds or other structures with a height more than 150mm; or (d) the planting of dense shrub hedges.	Not applicable.
For assessable development				
P03	Development does not intensify use in high hazard areas, in order to avoid risks to people and property.	A03.1	New buildings are located outside high hazard areas identified on overlay map OM-06.1 or 06.2.	Complies. All new buildings are located entirely outside the high hazard areas
		A03.2	New lots or roads are not created within high hazard areas identified on overlay map OM-06.1 or 06.2.	Complies. No new lots or roads are proposed within the high hazard areas
		A03.3	Sites for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the high hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
P04	Siting and layout of development maintains the safety of people and property in medium hazard areas.	A04.1	On existing lots Floor levels for residential buildings are 300mm above the defined flood level.	Not applicable.
		A04.2	Floor levels of non-residential buildings (other than class 10 buildings) are above the defined flood level.	Complies. All non-residential buildings are situated on elevated ground well above the presumed defined flood level.

		A04.3	Underground parking is designed to prevent the intrusion of flood waters by the incorporation of a bund or similar barrier with a minimum height of 300mm above the defined flood level.	Not applicable.
		A04.4	Development for non-permanent accommodation such as tents, cabins or caravans (whether intended for short or long-term accommodation) are located outside the medium hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
		A04.5	Where reconfiguring a lot Where reconfiguring a lot, new lots contain designated building envelopes (whether or not for residential purposes) outside the medium hazard areas identified on overlay map OM-06.1 or 06.2 and those building envelopes are of a sufficient size to accommodate buildings associated with the development.	Not applicable.
		A04.6	In new subdivision, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.	Not applicable.
		A04.7	Reconfiguration of lots does not involve cul-de-sacs or dead end streets within medium hazard areas identified on overlay map OM-06.1 or 06.2.	Not applicable.
P05	Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	A05	Signage is provided on-site (regardless of whether land will be public or private ownership) to indicate depth at key hazard points, such as at floodway crossings, entrances to low-lying reserves or parking areas.	Complies. Signage will be provided as required, with depth indicators installed at appropriate locations to ensure safe access and clear identification of any potential flood-affected areas.
P06	Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site.	A06	No acceptable outcome is nominated.	Complies. The development does not alter natural drainage patterns or increase runoff, ensuring any changes to flood depth, duration or velocity are contained within the site and do not impact surrounding properties.
P07	Development within high and medium hazard areas does not directly, indirectly or cumulatively worsen flood characteristics outside the development site, having regard to: (a) increased scour and erosion; or (b) loss of flood storage; or (c) loss of or changes to flow paths; or	A07	No acceptable outcome is nominated.	Complies. The development is low-impact, involves no earthworks or changes to natural flow paths, and does not alter flood storage or velocities, ensuring there is no direct, indirect, or cumulative worsening of flood characteristics beyond the site.

	(d) flow acceleration or retardation; or (e) reduction in flood warning times.			
P08	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.	A08	The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	Not applicable.
P09	Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	A09.1	Development does not involve the manufacture or storage of hazardous materials within a high flood hazard area identified on overlay map OM-06.1 or 06.2.	Not applicable.
		A09.2	Within the low or medium flood hazard area identified on overlay map OM-06.1 or 06.2, structures used for the manufacture or storage of hazardous materials in bulk are designed to prevent the intrusion of flood waters up to at least a 0.2% AEP flood event.	Not applicable.

Table 8.2.6.3(b) – Flood immunity for community services and facilities

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; (b) hospitals and associated facilities; (c) major electricity infrastructure.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters;	0.5% AEP flood event
(b) the storage of valuable records or items of historic/cultural significance (e.g. libraries, galleries); (c) aeronautical facilities; (d) telecommunication facilities; (e) substations; (f) water treatment plants; (g) regional fuel storage; (h) food storage warehouse; (i) retirement facility and residential care facility.	
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event

8.2.8 Natural assets overlay code

Table 8.2.8.3 – Assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Applicant Response
Protection of biodiversity values and ecological processes				
PO1	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.	AO1	No acceptable outcome is nominated.	 Complies. The proposal is located within an existing previously cleared area mapped as high environmental importance, ensuring that no disturbance occurs to the very high environmental importance areas, including the Healy Creek corridor. Only clearing to occur will be existing weeds as shown in the site photos. All necessary clearing has been authorised under the approved Relevant Purpose Determination (issued 17 March 2025), which confirms the clearing is limited, justified and avoids significant ecological values. No intact habitat or high-value vegetation will be removed, and earthworks are minimal. As a result, the ecological functions and biophysical processes of the surrounding high and very high environmental areas are fully protected and their long-term viability maintained.
PO2	In areas identified as having medium environmental importance, development is located, designed and operated to: (a) retain and protect significant values; and (b) maintain the underlying ecological functions and biophysical processes.	AO2	No acceptable outcome is nominated.	Complies. The proposal is located entirely within an existing previously cleared area and has been designed to avoid disturbance to vegetation or habitat mapped as medium environmental importance. No significant values within these areas will be impacted, as the development footprint, access and services have all been contained to cleared land authorised under the approved Relevant Purpose Determination. The proposal maintains the underlying ecological functions and biophysical processes by

				avoiding natural drainage features, retaining all undisturbed vegetation and limiting earthworks to building pads only.
P03	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.	A03	No acceptable outcome is nominated.	Complies. The proposed development area is already degraded and contains predominantly weed species, as demonstrated in the site photos, with no native vegetation or ecological features requiring rehabilitation. Only weed removal will occur, and no significant ecological or environmental values will be disturbed.
Significant species and ecological communities				
P04	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.	A04	No acceptable outcome is nominated.	Complies. The proposed development avoids any direct or indirect impacts on significant ecological communities, species, or their habitats by being fully contained within an existing cleared and degraded area well separated from mapped ecological values and being small in nature. No vegetation of ecological significance is removed, and the site layout ensures no encroachment into habitat areas or natural corridors. Access is limited to an existing driveway, with no new vehicle or pedestrian routes through vegetated areas.
P05	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.	A05	No acceptable outcome is nominated.	Not applicable.
Buffering and edge impacts				
P06	Development provides a vegetated buffer to an area of significant ecological or environmental value, in order to: (a) protect core habitat areas from threatening processes; (b) maintain connectivity or support linkages; (c) reduce threats to the environmental values from non-native or pest fauna or flora; and	A06	No acceptable outcome is nominated.	The development is located entirely within an already cleared and degraded area, well separated from mapped ecological and environmental values. As a result, a dedicated ecological vegetated buffer is inherently maintained, as all significant vegetation and habitat areas remain untouched and undisturbed. Only a bushfire safety buffer will be established immediately around the proposed buildings;

	(d) avoid undesirable microclimate effects. 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.			this buffer is confined to the development footprint and does not encroach into any high-value ecological areas. The existing natural vegetation surrounding the broader site therefore continues to protect core habitat, maintain ecological connectivity, minimise weed intrusion, and preserve natural microclimate conditions.
P07	Buffering, rehabilitation or restoration: (a) uses site appropriate or endemic native vegetation; (b) replicates as far as practicable, the species composition and structural components of healthy remnant native vegetation and associated habitats, including understorey vegetation; and (c) excludes declared plants, environmental weeds and other non-native plants likely to displace native flora species or degrade habitat.	A07	No acceptable outcome is nominated.	Complies. No rehabilitation or restoration planting is required as the development is confined to an existing cleared and weed-affected area that contains no remnant native vegetation or habitat values.
P08	Pest species are prevented from encroaching into ecologically significant areas.	A08	No acceptable outcome is nominated.	Complies. No changes are proposed that would otherwise introduce more pest species.
P09	During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	A09	No acceptable outcome is nominated.	Complies. All construction works will be minimal and operational activities will be managed to minimise light, noise, visual and other potential disturbances, with works confined to an existing cleared area and appropriate controls implemented to ensure no adverse impacts on surrounding environmental values or habitats.
Ecological corridors and habitat connectivity				
P010	Significant ecological corridors and habitat linkages are protected and have dimensions and characteristics to support: (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;	A010	No acceptable outcome is nominated where in an urban residential zone or centre zone. In all other zones (including the Emerging community zone, Rural residential zone or industry zones): A010 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	The development footprint is intentionally located within an existing cleared area and outside mapped ecological corridors and high-value habitat, ensuring no interruption to fauna movement, connectivity, or long-term ecological processes. All buildings and infrastructure avoid remnant vegetation, wetlands, and the Healey Creek corridor,

	(b) ecological responses to climate change; (c) connectivity between large tracts and patches of remnant vegetation and habitat areas; and (d) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.		to achieve a minimum width of 350m, consisting of: (a) a 250m wide core corridor to support avian species and most arboreal mammals; and (b) a 50m wide vegetated buffer extending from the outside edges on both sides of the core corridor. 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.	preserving habitat linkages and maintaining unhindered daily and seasonal movement of avian, terrestrial, and aquatic fauna.
PO11	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.	AO11	No acceptable outcome is nominated.	Complies. The development is entirely located outside the Healey Creek corridor, with no works proposed within or near the waterway, ensuring existing ecological linkages are protected. While no additional corridors are required, the proposal maintains all natural drainage lines and riparian areas undisturbed, preserving connectivity for local fauna.
PO12	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: (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; (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 development area; and (c) separating fauna from potential hazards through the use of appropriate barriers and buffers.	AO12	No acceptable outcome is nominated.	Complies. The proposal is located entirely within an existing cleared area and does not modify the Healey Creek corridor, drainage lines, or vegetated habitat, ensuring no barriers or hazards are created for terrestrial or aquatic fauna. No new roads, in-stream works, or structures are proposed within ecological corridors, resulting in no change or impact to existing fauna movement patterns.
Riparian and buffer area management for wetlands and waterways				
PO13	Development locates outside of, and does not impact on wetlands, to ensure long-	AO13	Development, including any associated filling or excavation (other than restorative works) is	Complies. All development, including any minor filling or excavation, is entirely located

	term ecological function.		located outside of any mapped, defined or identified boundary of a wetland and its associated buffer.	outside the mapped wetland area and its associated buffer, with all works confined to an existing cleared portion of the site well separated from the wetland and its defined boundary. Any structure is located approximately 30m to the top of the defined bank edge.
PO14	Development provides a buffer to a wetland area to: (a) protect or enhance habitat values, connectivity and other ecological functions and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (f) avoid loss or modification of chemical, physical or biological properties or functions of soil. 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.	AO14	A development-free buffer is provided and maintained with a minimum width of: for wetlands designated as high ecological significance (HES) by the Queensland Government: (i) 50m from the outermost part of the wetland where located in an urban area; or (ii) 200m from the outermost part of the wetland where located in a non-urban area; or (b) for other wetlands: 50m from the outermost part of the wetland in either urban or non-urban areas.	All development, including minor filling or excavation, is located entirely outside the mapped wetland area and its buffer, with all works confined to an existing cleared portion of the site and the nearest structure positioned approximately 30 m from the top of the defined bank. This separation ensures habitat values, water quality, micro-climatic conditions, hydrological processes and soil stability are fully protected, while bushfire management areas are provided independently of the vegetated ecological buffer.
PO15	Development (including operation) and construction maintains or enhances the natural hydrological regime of wetlands, including surface and ground waters. Editor's note—The hydrological regime of surface waters includes: (a) peak flows; (b) volume of flows; (c) duration of flows; (d) frequency of flows; (e) seasonability of flows; (f) water depth (seasonal	AO15.1	Development does not change the existing surface hydrological regime of a wetland including through channelisation, redirection or interruption of flows.	Complies. The development is entirely outside any wetland with no works that alter natural flow paths, ensuring the existing surface hydrological regime remains unchanged.
		AO15.2	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.	Complies. No works occur within or near the wetland, and natural drainage patterns remain unaltered, ensuring all hydrological flow characteristics and durations to and from the wetland remain unchanged.
		AO15.3	Any relevant stream flows into the wetland comply with relevant environmental flow objectives.	Complies. The development does not modify stream flows, groundwater levels or

	average); and (g) wetting and drying cycle.			hydrostatic pressure, ensuring all environmental flow objectives are met and the wetland's water table remains within natural pre-development variability.
		AO15.4	The water table and hydrostatic pressure in the wetland is either: (a) returned to its natural state; or (b) not lowered or raised outside the bounds of variability under existing pre-development conditions.	Complies. As above.
		AO15.5	Development does not result in the ingress of saline water into freshwater aquifers.	Complies. As above.
PO16	Development provides a buffer to a waterway, in order to: (a) protect or enhance habitat values, connectivity and other ecological processes and values; (b) protect water quality and aquatic conditions; (c) maintain natural micro-climatic conditions; (d) maintain natural hydrological processes; (e) prevent mass movement, gully erosion, rill erosion, sheet erosion, stream bank erosion, wind erosion, or scalding; and (f) prevent loss or modification of chemical, physical or biological properties or functions of soil. 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.	AO16	No acceptable outcome is nominated where in an urban residential zone or centre zone. Elsewhere (including the Emerging community zone, Rural residential zone or industry zones): AO16 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: (a) where in the Wet Tropics bioregion: (i) stream order 1 to 4: 25m; or (ii) stream order 5 and above: 50m; OR (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;	Complies. The development is entirely outside the required buffer to the waterway, with all works positioned well beyond the minimum setback distances applicable to the Brigalow Belt North bioregion. This development-free buffer protects habitat values, water quality, micro-climatic conditions, hydrological processes and soil stability, with all bushfire management areas provided separately to the vegetated ecological buffer.
Ongoing management, construction and operation				
PO17	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	AO17	No acceptable outcome is nominated.	Complies. During construction and operation, ongoing management, monitoring and maintenance measures will be implemented to avoid or minimise impacts on significant ecological areas, ecological functions, biophysical

	environmental values are avoided or minimised.			processes and environmental values.
PO18	Management arrangements facilitate the effective conservation and protection of significant ecological areas and underlying ecological functions and biophysical processes.	AO18	Significant ecological areas are: (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 <u>Land Title Act 1994</u> .	Complies. Significant ecological areas, including the Healy Creek corridor and surrounding high-value vegetation, will be protected within private open space, with no development or disturbance proposed.

9.3.2 Healthy waters code

Table 9.3.2.3 – Assessable development (Part)

Performance Outcomes			Acceptable Outcomes	Applicant Response
Stormwater management – protecting water quality				
PO1	Development contributes to the protection of environmental values and water quality objectives of receiving waters to the extent practicable.	AO1	No acceptable outcome is nominated.	Complies. The proposed development follows the natural topography, involves no earthworks besides for the minor building pads and maintains existing drainage patterns, ensuring stormwater is managed on-site before being discharged.
PO2	High environmental value waters and slightly disturbed waters (shown on Figure 9.1 – High environmental value waters and slightly disturbed waters) are protected from the impacts of development within their catchments. Existing water quality, habitat and biota values, flow regimes and riparian areas are maintained or enhanced.	AO2	No acceptable outcome is nominated.	Not applicable.

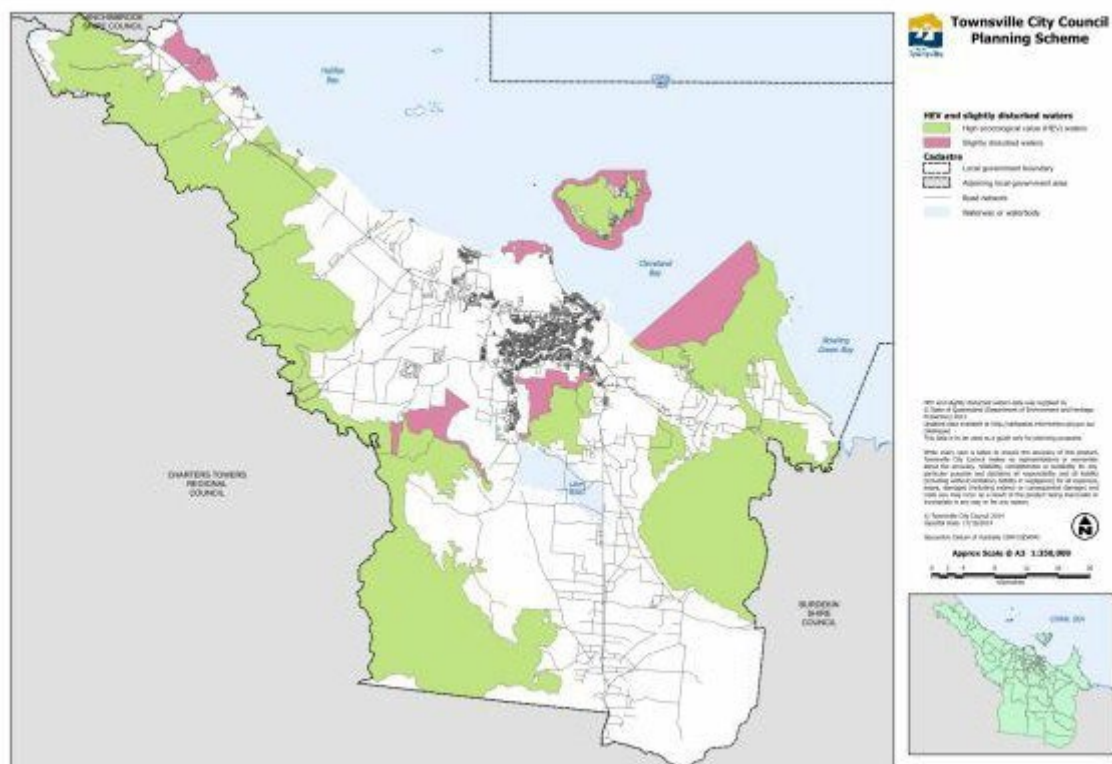


Figure 9.1 – High environmental value waters and slightly disturbed waters

PO3	The entry of contaminants into, and transport of contaminants in, stormwater is avoided or minimised.	AO3	No acceptable outcome is nominated.	Complies. The development avoids disturbing natural drainage lines, limits earthworks to small building pads, and manages all stormwater on-site, ensuring contaminants are avoided or minimised before discharge.
PO4	Within the areas identified as potential acid sulfate soils on Figure 9.2 – Acid sulfate soils, the generation or release of acid and metal contaminants into the environment from acid sulfate soils is avoided by: (a) not disturbing acid sulfate soils when excavating or otherwise removing soil or sediment, draining or extracting groundwater, excluding tidal water or filling land; or (b) where disturbance of acid sulfate soils cannot be avoided, development: (i) neutralises, existing acidity and prevents the generation of acid and metal contaminants; and (ii) prevents the release of surface or groundwater flows containing acid and metal contaminants into the environment.	AO4.1	Development does not: (a) involve excavating or removing 100m³ or more of soil and sediment at or below 5m AHD; or (b) permanently or temporarily drain or extract groundwater or exclude tidal water resulting in the aeration of previously saturated acid sulfate soils; or (c) involve filling with 500m³ or more with an average depth of 0.5m or greater that results in: (i) actual acid sulfate soils being moved below the water table; or (ii) previously saturated acid sulfate soils being aerated. OR	Not applicable.
		AO4.2	Development manages waters so that: (a) all disturbed acid sulfate soils are adequately treated and/or managed so that they can no longer release acid or heavy metals; (b) the pH of all site any water including discharges and seepage to groundwater, is maintained between 6.5 and 8.5 (or an agreed pH in line with natural background); (c) waters on the site, including discharges and seepage to groundwater, do not contain elevated levels of soluble metals; (d) there are no visible iron stains, flocs or sums in discharge water; (e) all reasonable preparations and actions are undertaken to ensure that aquatic health is safeguarded; and (f) infrastructure such as buried services, pipes, culverts and bridges are protected from acid attack.	Not applicable.



Figure 9.2 – Acid sulfate soils

PO5	Construction activities for the development avoid or minimise adverse impacts on stormwater quality or hydrological processes.	AO5	No acceptable outcome is nominated.	Not applicable.
Hydrological processes				
PO6	The stormwater management system: (a) retains natural waterway corridors and drainage paths; and (b) maximises the use of natural channel design in constructed components.	AO6.1	All existing waterways and overland flow paths are retained.	Complies. All existing waterways and overland flow paths are to be retained.
		AO6.2	The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.10.2 Water Sensitive Urban Design.	Not applicable.
PO7	The development is designed to minimise run-off and peak flows by: (a) minimizing large areas of impervious material; and (b) maximizing opportunities for capture and reuse.	AO7.1	No acceptable outcome is nominated.	Complies. The development minimises impervious areas, with buildings limited to small footprints and the remaining site retained as natural ground, while stormwater capture and reuse opportunities are incorporated to reduce run-off and peak flows.

PO8	Stormwater management is designed to: (a) protect in-stream ecosystems from the significant effects of increased run-off frequency by capturing the initial portion of run-off from impervious areas; and (b) create conditions such that the frequency of hydraulic disturbance to in-stream ecosystems in developed catchments is similar to pre-development conditions.	AO8	The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 - SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.	Complies. The stormwater management system will be designed in accordance with Planning Scheme Policy SC6.4–SC6.4.10.2 Water Sensitive Urban Design, ensuring best-practice treatment, on-site management and compliant discharge. A stormwater management plan can be prepared if requested.
PO9	Stormwater management is designed to prevent exacerbated in-stream erosion downstream of a development site by controlling the magnitude and duration of sediment-transporting, erosion/causing flows.	AO9	The stormwater management system is designed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans.	Complies. The stormwater system follows the site's natural drainage, with minimal impervious area and controlled discharge that will not increase flow velocities or cause erosion within or downstream of Healy Creek. Stormwater management will be designed in accordance with SC6.4–SC6.4.10.2 Water Sensitive Urban Design and SC6.4.8.10 Stormwater Management Plans to ensure erosion-causing flows are avoided.
Stormwater drainage generally				
PO10	The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	AO10.1	The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	Complies. The development is sited on elevated land, maintains natural flow paths and introduces only minimal hardstand, ensuring no increase in flood levels or flood duration on upstream, downstream or neighbouring properties.
		AO10.2	The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The stormwater management system will be designed in accordance with Planning Scheme Policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality., ensuring best-practice treatment, on-site management and compliant discharge.
PO11	Development does not cause ponding, or changes in flows and velocities such that the safety, use and enjoyment of nearby properties are adversely affected.	AO11	The stormwater management system is designed and constructed in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The development maintains natural drainage patterns and introduces only minor building pads, ensuring no ponding or changes to flows or velocities that could affect neighbouring properties. The stormwater system will be designed and constructed in accordance with SC6.4.8

				Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
PO12	The drainage network has sufficient capacity to safely convey stormwater run-off from the site.	AO12	Development is undertaken in accordance with the Development manual planning scheme policy SC6.4 – SC6.4.9 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The development utilises existing natural drainage paths supported by an appropriately designed stormwater system with sufficient capacity to safely convey runoff. All works will accord with SC6.4.9 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
PO13	The stormwater management system: (a) provides for safe access and maintenance; and (b) where relevant, provides for safe recreational use of stormwater management features.	AO13	No acceptable outcome is nominated.	Complies. The stormwater management system will be designed to allow safe access and maintenance, with all elements located within cleared, accessible areas, and no stormwater features created that would pose risks to recreational or operational use. A stormwater management plan can be prepared if requested.
Point source waste water management (other than contaminated stormwater and sewage)				
PO14	Waste water is managed in accordance with a waste management hierarchy that: (a) avoids waste water discharge to waterways; or (b) if waste water discharge to waterways cannot practicably be avoided, minimises waste water discharge to waterways by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater.	AO14	No acceptable outcome is nominated.	Complies. Wastewater is fully contained and treated on-site through a certified secondary treatment system with subsurface drip irrigation, ensuring no discharge to Healy Creek or any waterway. The system is designed in accordance with the Queensland Plumbing and Wastewater Code and AS/NZS 1547:2012, explicitly avoiding the release of contaminants to waters as noted in the Onsite Sewerage Assessment. Refer to attached Waste Treatment System Report.
PO15	Any treatment and disposal of waste water to a waterway: (a) protects the applicable water quality objectives for the receiving waters; and (b) avoids adverse impact on ecosystem health of receiving waters.	AO15	No acceptable outcome is nominated.	Not applicable.
PO16	Development avoids or minimises and appropriately manages soil disturbance or altering natural hydrology in nutrient hazardous areas.	AO16	No acceptable outcome is nominated.	Complies. The development involves only minor soil disturbance limited to building pads and the wastewater land application area, with all works located outside sensitive hydrological feature.

PO17	Waste water discharge to waterways is managed to avoid or minimise the release of nutrients of concern so as to minimise the occurrence, frequency and intensity of coastal algal blooms.	AO17	No acceptable outcome is nominated.	Not applicable.
Constructed lakes and artificial waterways				
PO18	Where established, a constructed lake or artificial waterway is designed to maintain a reasonable standard of water quality, having regard to factors affecting lake health, including: (a) nutrients and eutrophication; (b) grosspollutants, including organic material; (c) light and turbidity; (d) organic carbon loads; (e) lake stormwater detention time; (f) salinity; (g) temperature; (h) water depth and seasonal variations; (i) water column mixing temperature; and (j) pesticides and other chemicals	AO18	No acceptable outcome is nominated.	Not applicable.
PO19	Stormwater run-off entering and leaving a constructed lake or artificial waterway maintains receiving water quality.	AO19	No acceptable outcome is nominated.	Not applicable.
PO20	The location, design and operation of a constructed lake or artificial waterway: (a) protects environmental values in downstream and upstream waterways; (b) protects any groundwater recharge areas; (c) incorporates low lying areas of a catchment connected to an existing waterway; (d) does not disrupt natural wetlands and any associated buffer areas; (e) avoids disturbing soils or sediments; and (f) avoids altering the natural hydrologic regime in acid sulfate soil and nutrient hazardous areas.	AO20	No acceptable outcome is nominated.	Not applicable

PO21	The constructed lake or artificial waterway is located in a way that is compatible with existing tidal waterways.	AO21	For constructed lakes – No acceptable solution is nominated. For an artificial waterway: Where an artificial waterway is located adjacent to, or connected to, a tidal waterway by means of a weir, lock, pumping system or similar: (a) there is sufficient flushing or tidal flushing with water level variation >0.3m; (b) any tidal flow alteration does not adversely impact on the tidal waterway; and (c) there is no introduction of salt water into freshwater environments.	Not applicable.
PO22	The construction phase for the constructed lake or artificial waterway is compatible with protecting aquatic environmental values in existing natural waterways and wetlands.	AO22	No acceptable outcome is nominated.	Not applicable.
PO23	A constructed lake or artificial waterway is designed to avoid terrestrial and aquatic weeds, vectors and concentrations of populations.	AO23	No acceptable outcome is nominated.	Not applicable.
PO24	The lake design provides for suitable machinery access to enable maintenance of the lake, including the removal of terrestrial and aquatic weeds.	AO24	No acceptable outcome is nominated.	Not applicable.
PO25	A constructed lake or artificial waterway has no adverse impact on flood capacity, including the capacity of upstream catchments and floodplain areas.	AO25	No acceptable outcome is nominated.	Not applicable.
PO26	A constructed lake or artificial waterway is designed to minimise hazards to ensure public safety is maintained.	AO26	No acceptable outcome is nominated.	Not applicable.
PO27	A constructed lake or artificial waterway is designed to provide a high level of amenity for surrounding residents.	AO27	No acceptable outcome is nominated.	Not applicable.
PO28	Opportunities for incorporation of accessible passive and active recreation facilities into the design of the constructed lake or artificial waterway are facilitated.	AO28	No acceptable outcome is nominated.	Not applicable.
Efficiency and whole of life cycle cost				
PO29	Life cycle costs are minimised, taking into account acquisition, construction, establishment, operation, monitoring, maintenance, replacement and disposal costs.	AO29	No acceptable outcome is nominated.	Complies. The development minimises whole-of-life costs through its low-impact rural design, modest building footprints, and use of an existing cleared area, avoiding the need for major infrastructure upgrades or extensive site works. By utilising existing access, limiting earthworks, and adopting a

				seasonal, low-intensity operational model, the proposal reduces construction, establishment, monitoring, maintenance and long-term replacement costs while ensuring ongoing compliance and efficient site management.
PO30	The design of the development allows for sufficient site area to accommodate an effective stormwater management system.	AO30	No acceptable outcome is nominated.	Complies. The development is located within a substantial previously cleared area approved under the Relevant Purpose Determination, providing ample space for an effective stormwater management system that follows natural drainage patterns and accommodates lawful discharge without constraints.
PO31	The proposal provides for the orderly development of stormwater infrastructure within a catchment, having regards to: (a) existing capacity of stormwater infrastructure and ultimate catchment conditions; (b) discharge for existing and future upstream development; and (c) protecting the integrity of adjacent and downstream development.	AO31	No acceptable outcome is nominated.	Complies. The proposal maintains existing natural drainage paths, introduces only minimal impervious area, and does not rely on or impact any external stormwater infrastructure, ensuring orderly stormwater management within the catchment. Runoff characteristics remain unchanged, protecting adjacent and downstream properties and allowing for continued discharge from existing and future upstream development without adverse effects.
PO32	Proposed stormwater infrastructure remains fit for purpose for the life of the development.	AO32	No acceptable outcome is nominated.	Complies. The stormwater system follows the site's natural topography, uses simple low-maintenance infrastructure, and introduces minimal hardstand, ensuring it remains functional and fit for purpose for the full life of the development.
PO33	Proposed stormwater infrastructure can be easily accessed and can be maintained in a safe and cost effective way.	AO33	The stormwater management system is designed in accordance with the Development manual planning SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity; and SC6.4.10 Stormwater Quality.	Complies. The stormwater system is located within an open, cleared area, allowing safe, straightforward and cost-effective access for inspection and maintenance, and will be designed in accordance with SC6.4.8 Stormwater Management, SC6.4.9 Stormwater Quantity and SC6.4.10 Stormwater Quality.
Water management if reconfiguring a lot				

PO34	Reconfiguration of lots includes water management measures in the design of any road reserve, streetscape or drainage networks to: (a) minimise impacts on the water cycle; (b) protect waterway health by improving stormwater quality and reducing site run-off; and (c) avoid large areas of impervious surfaces.	AO34	No acceptable outcome is nominated.	Not applicable.
Ship-sourced pollutants				
PO35	Common user facilities for the handling and disposal of ship-sourced pollutants including oil, garbage and sewage are provided at a suitable location in any development involving a marina or berthing facilities.	AO35	No acceptable outcome is nominated.	Not applicable.
PO36	Marinas or berthing facilities are designed and operated to ensure the risk of spillage from operations is minimised.	AO36	No acceptable outcome is nominated.	Not applicable.
PO37	Equipment to contain and remove spillages is stored in a convenient position near marina or berthing facilities and is available for immediate use.	AO37	No acceptable outcome is nominated.	Not applicable.
PO38	Where practical, the marina pollutant reception facility is connected to a sewerage or other waste reception infrastructure.	AO38	No acceptable outcome is nominated.	Not applicable.

9.3.3 Landscape code

Table 9.3.3.3 – Assessable development (Part)

Performance Outcomes		Acceptable Outcomes		Applicant Response
Landscape design and character				
PO1	The overall landscape design of both public and private spaces: (a) creates a sense of place that is consistent with the intended character of the streetscape, city of locality; and (b) is functional and designed to be visually appealing in the long-term as well as when first constructed.	AO1	When the development is in an identified locality in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space, landscape design is in accordance with the requirements for that area. Otherwise, no acceptable outcome is nominated.	Complies. No major landscaping is proposed where the rural location ensures the development is not visible from the streetscape or public viewpoints, with the landscape design focused on retaining existing vegetation and rural character while removing only weed species. Minimal, functional planting is proposed to complement the natural setting, ensuring a visually consistent, low-impact landscape that remains appealing over the long term.
PO2	Tree and plant selection ensures: (a) climatically appropriate landscaping; (b) creation of a diverse palette; in form, texture and seasonal colour; (c) longevity of plants and the form and function of landscaped areas; and (d) cost effective and convenient maintenance over the long-term.	AO2.1	Species are selected from those listed in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Complies. Any planting will utilise species native to the area and consistent with those listed in SC6.4–SC6.4.12 Landscaping and Open Space, ensuring suitability to the local environment and long-term sustainability.
		AO2.2	Plant species do not include undesirable species as listed in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Complies. No undesirable or declared species will be planted, with all landscaping to exclude species listed as unsuitable under SC6.4–SC6.4.12 Landscaping and Open Space.
PO3	Where appropriate, provision is made for on-street planting that: (a) complements the local streetscape; (b) ensures visibility is maintained from entrances and exits to properties and at intersections; (c) establishes healthy vegetation of suitable species; (d) minimises the potential for vegetation to cause damage to persons, property or infrastructure; and (e) does not limit or hinder pedestrian or vehicular flow and movement.	AO3	Street planting is provided that is consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
PO4	Streetscape treatments and paving form a functional and attractive component of the overall landscape scheme.	AO4.1	All general streetscape elements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
		AO4.2	Streetscape pavements are provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.

		AO4.3	Streetscape furniture is provided in accordance with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
P05	Landscaping within on-site open space areas is well-designed, having regard to its purpose and the provision of shading, climatic response, and the proportion of soft and hard elements.	AO5.1	Selected tree species within communal recreation areas are to provide at least 30% shade coverage within 5 – 10 years of planting.	The landscaped areas will retain existing native vegetation, with no new tree planting proposed due to required bushfire safety clearances around buildings; therefore, shade outcomes are achieved through preservation of the surrounding natural canopy rather than new plantings.
		AO5.2	A minimum of 50% of landscaped areas are to be covered in soft landscaping (turf areas and planting beds), with at least 25% of that area being planting.	The landscaped areas will retain native vegetation with minimal landscaping proposed as part of the development.
P06	Landscaping and embellishments in local recreational parks is fit for purpose and well-designed, having regard to shading, climatic response, and the proportion of soft and hard elements. Landscaping softens edges and creates an attractive interface with adjoining land.	AO6	Landscaping and embellishments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
P07	The use of hard surface treatments within private and public spaces do not detract from a high standard of amenity, and large unbroken areas of hardstand material is avoided.	AO7	Surface treatments are provided that are consistent with the standards set out in the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
Edge treatments				
P08	Where provided, landscape design along site frontages is used to mitigate adverse aesthetic elements, provide privacy and reduce illumination impacts, while maintaining a safe environment for users.	AO8	Landscaped areas along the frontage of a site consists of: (a) shade or rounded canopy trees that will provide a minimum of 50% shade to the frontage of the site within 5 years of planting; (b) shrubs that provide screening to blank walls and privacy as required; and (c) low shrubs and ground covers that reach a maximum height of 750mm at maturity.	Not applicable.
P09	Where appropriate, acoustic barriers and long fences along road frontages and within the development are screened or softened by landscaping or architectural embellishment to improve visual amenity of the development.	AO9	No acceptable outcome is nominated.	Not applicable.

PO10	Where provided, landscaping along a side or rear boundary assists in maintaining privacy, screening unsightly or service elements and enhancing the appearance of the development from nearby premises.	AO10.1	Screen planting is provided along the side or rear boundary of a site, which consists of: (a) either trees with a maximum spacing of 3m (measured from centres) and capable of providing a dense screen within 3 years of planting or screening shrubs capable of growing to a height of 3m within 2 years of planting; and	Not applicable.
			(b) low shrubs and ground covers, where appropriate, to allow for complete covering of planting area.	Not applicable.
		AO10.2	A minimum of 25% of all trees are to grow above the height of the eaves of the equivalent second storey of the building.	Not applicable.
PO11	Landscaped areas along or near retaining walls, long unbroken walls, service areas and parking areas consist of an appropriate combination and species of trees, shrubs and groundcovers to minimise the visual impact of these elements.	AO11	No acceptable outcome is nominated.	Not applicable.
PO12	Screening trees, shrubs, low shrubs, ground covers and vertical accent plants are appropriate for the space available, orientation and functional requirements of the area.	AO12	No acceptable outcome is nominated.	Not applicable.
Maintenance, drainage, utilities, services and construction				
PO13	Plant selection and location protects the integrity and function of overhead and underground services.	AO13	Plant selection and location complies with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Complies. No new trees are proposed, and limited low-impact landscaping will be positioned to ensure full protection of all overhead and underground services, avoiding any interference with infrastructure integrity or function.
PO14	Landscape elements do not adversely affect stormwater quantity or quality by ensuring: (a) the flow of water along overland flow paths is not restricted; (b) opportunities for water infiltration are maximised; and (c) areas of pavement, turf and mulched garden beds are appropriately located and adequately drained.	AO14	No acceptable outcome is nominated.	Complies. Landscaping is minimal and retains existing native vegetation, ensuring overland flow paths remain unrestricted, natural infiltration is maintained, and all soft landscaping areas are appropriately drained without impacting stormwater quantity or quality.
PO15	Landscaping works, design and materials used minimise maintenance costs and whole of life cycle costs.	AO15	No acceptable outcome is nominated.	Complies. Landscaping is limited to retaining existing native vegetation and using minimal additional treatments, ensuring very low maintenance requirements and minimising whole-of-life costs.

PO16	All turf areas on-site are accessible externally by standard lawn maintenance equipment and receive adequate sunlight for the turf species used.	AO16	No acceptable outcome is nominated.	Complies. Any turf areas will be limited, rural in nature, and fully accessible to standard maintenance equipment, with adequate sunlight available due to the open, cleared setting of the site.
PO17	Drainage of podium planters allows for flush out in future and are adequately drained	AO17	No acceptable outcome is nominated.	Not applicable.
PO18	Irrigation is installed within private and public spaces to ensure the long-term viability and integrity of landscaped areas. Where provided, irrigation is designed to facilitate the efficient supply of water in accordance with micro-climatic conditions.	AO18	Irrigation is provided accordance with the Development manual planning scheme policy no. SC6.4 including – SC6.4.12 Landscaping and Open Space.	Not applicable.
PO19	Limited on-site maintenance is achieved for private and public landscaping, by selecting plant species having regard to long life expectancy and minimal leaf litter drop, pruning, watering and fertilising requirements.	AO19	No acceptable outcome is nominated.	Complies. Landscaping is limited to retained native vegetation, which naturally features low maintenance needs, long life expectancy and minimal requirements for pruning, watering, fertilising or litter management, ensuring minimal ongoing upkeep.
PO20	Container sizes and planting stock maturity is consistent with the intended role of the landscaping.	AO20	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO21	Planting stocks are of a quality to ensure vigorous growth.	AO21	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space and SC6.4.12.6. Landscaping Construction Standards.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO22	Plants are protected and maintained to facilitate in-situ growth, vigour and quality form.	AO22	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space and SC6.4.12.6. Landscaping Construction Standards.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
PO23	Site preparation works ensure a stable and enhanced landscape form.	AO23	Landscaping is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.12 Landscaping and Open Space and SC6.4.12.6. Landscaping Construction Standards.	Complies. All landscaping will be undertaken in accordance with the requirements of the Development Manual planning scheme policies.
Sustainability				
PO24	Wherever possible, landscape design facilitates the retention of significant existing vegetation, both within and external to the site.	AO24.1	Site design integrates and incorporates retained and significant trees and vegetation within and external to the site.	Complies. The site layout retains existing native vegetation and integrates the surrounding landscape into the design, ensuring significant trees and natural features within and adjoining

				the site are preserved and incorporated.
		AO24.2	Removed or damaged significant vegetation is replaced with mature vegetation of a comparable quantity and species.	Complies. No significant vegetation is proposed to be removed, beside minor weed species; however, if any significant vegetation were inadvertently damaged, it would be replaced with mature native species of comparable form and ecological value.
PO25	Appropriate site planning and construction management is undertaken to ensure the longevity and health of retained and significant trees and vegetation.	AO25.1	Retained trees are protected by a tree protection zone (TPZ) and fenced along the canopy/drip line to comply with AS4970-2009 Protection of Trees on Development Sites.	Complies. All retained trees will be protected through appropriate tree protection measures, including TPZ fencing along the canopy/drip line in accordance with AS4970-2009.
		AO25.2	Any required pruning or trimming work is undertaken in accordance with AS4373 – Pruning of Amenity Trees and is carried out by a qualified arborist.	Complies. Any required pruning or trimming will be undertaken by a qualified arborist and carried out in accordance with AS4373 – Pruning of Amenity Trees.
		AO25.3	Retained and significant vegetation damaged during development or construction is treated to repair any damage to the extent practicable by a qualified arborist.	Complies. Any retained or significant vegetation inadvertently damaged during development will be assessed and treated by a qualified arborist to repair the damage as far as practicable.
		AO25.4	Protective measures and practices are employed for work adjacent to trees in Accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.23.1 Construction management.	Complies. All works adjacent to retained trees will incorporate protective measures consistent with SC6.4–SC6.4.23.1 Construction Management to ensure vegetation is safeguarded during construction.

PO26	Landscape design optimises water and energy efficiency and responds appropriately to local conditions, by: (a) maximising the exposure to the prevailing summer breezes and the north-east winter morning sun; (b) minimising exposure to the prevailing winter winds and western summer sun; and (c) optimizing shade to create useable and comfortable areas; (d) hydro-zoning planting.	AO26	No acceptable outcome is nominated.	Complies. As above.
PO27	Planting bed profiles and edging encourage plant viability, reduce erosion, control weed invasion, provide adequate water infiltration and ease of maintenance to support long-term plant viability and vigorous growth.	AO27	Planting beds are designed in accordance with the Development manual planning scheme policy no. 6.4 – SC6.4.12 Landscaping and Open Space.	Not applicable.
PO28	Landscape buffering and species selection is consistent and compatible with any ecological values on or adjoining the site.	AO28	No acceptable outcome is nominated.	Complies. Landscape buffering relies on retained native vegetation that is fully compatible with the ecological values of the site and its surroundings, ensuring continuity of habitat and environmental function.
PO29	Landscaping elements are provided within parking areas, along driveways and internal roadways to provide adequate shading, and safe and legible parking areas.	AO29	Landscaping is provided in accordance with the Development manual planning scheme policy no. 6.4 – SC6.4.12 Landscaping and Open Space.	Complies. The rural, low-impact design utilises an open grassed parking area surrounded by existing native vegetation, providing natural shading and clear, legible vehicle movement without the need for additional planted landscaping. Landscaping will otherwise comply with SC6.4–SC6.4.12 Landscaping and Open Space.
Safety and Accessibility				
PO30	Landscape design enhances community safety and reduces the potential for crime and antisocial behaviour.	AO30.1	Access to a site, parking area, buildings or public open space is well lit, free from obstructions and clearly defined by landscape treatments.	Not applicable.
		AO30.2	Trees with a minimum 1.8m of clear trunk (at maturity) are located along pathways, at building entries, within parking areas, on street corners, adjacent to street lighting and along driveways. Garden beds within the aforementioned areas consist of low shrubs and groundcovers that do not exceed 750mm in height.	Not applicable.
		AO30.3	Any solid wall or semi permeable fence is protected from graffiti through means of vertical landscaping or vandal resistant paint or artwork.	Not applicable.
PO31	Where appropriate and practicable, all elements of the landscape design	AO31.1	Paving material, tactile indicators and construction complies with AS1428 – Design for Access and Mobility.	Not applicable.

	are safe and provide accessibility for all abilities.	AO31.2	Pavement material or treatment clearly delineates between pedestrian and vehicular movement systems through contrasting materials, colours or level changes.	Not applicable.
		AO31.3	Hard landscaping materials are not highly reflective, or likely to create glare, slipperiness or other hazardous conditions.	Not applicable.

9.3.4 Transport impact, access and parking code

Table 9.3.5.3 – Assessable development (Part)

Performance Outcomes			Acceptable Outcomes	Comment
Transport impact				
PO1	The development is located on roads that are appropriate for the nature of traffic generated, having regard to the safety and efficiency of the transport network, and the functions and characteristics identified of the road hierarchy. The road hierarchy is shown on Figure 9.5 – Road hierarchy existing and Figure 9.6 Road Hierarchy Future	AO1	No acceptable outcome is nominated.	Complies. The development is accessed via Bruce Highway, Pope Road and Mill Road, all suitable rural roads capable of safely accommodating the low-volume, intermittent traffic generated by the Function Facility. Vehicle movements are limited, largely bus-based, and consistent with the intended function and capacity of the existing road hierarchy, ensuring no adverse impact on network safety or efficiency. A Traffic Report can be prepared at request.

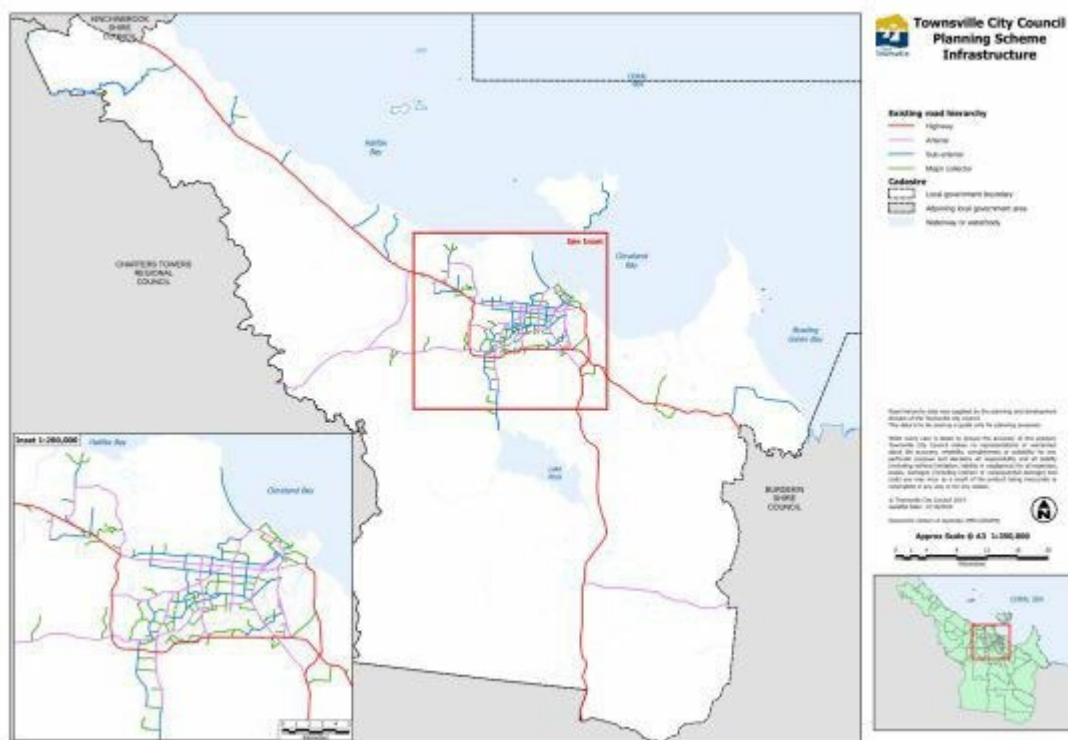


Figure 9.5 – Road hierarchy existing

P05	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; (c) the function and characteristics of the access road and adjoining road network; and (d) the safety and efficiency of the road network.	A05	Access is provided in accordance with the standards identified in the Development manual planning scheme policy SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. Access is via an existing rural driveway upgraded to a 6-metre all-weather standard, suitable for the low-volume, intermittent vehicle movements associated with the Function Facility. The arrangement aligns with the rural road network, supports safe circulation, accommodates bus access, and complies with the intent of SC6.4.5 driveway and parking standards, ensuring the road network operates safely and efficiently.
P06	Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	A06	No acceptable outcome is nominated.	Given the rural setting and low-intensity use, pedestrian and cyclist access is likely to be minimal utilising the shared road access.
P07	Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	A07	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings	Complies. Access is provided via an existing rural track that will be upgraded to a safe, all-weather standard with suitable width, gradient and sightlines, ensuring easy and compliant entry to the site in accordance with SC6.4.5.5 Driveways and the relevant standard drawings.
P08	All vehicles reasonably expected to use the site are able to travel the length of the driveway or driveway access without damage to vehicle or the driveway surface.	A08	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. The upgraded existing access track will be constructed to a rural all-weather standard with appropriate width, gradient and surface treatment, ensuring all vehicles—including buses, service vehicles and emergency vehicles—can travel the full length of the driveway without damage to the vehicle or driveway surface, consistent with SC6.4.5.5 Driveways and associated standards.
P09	A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	A09	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways and SC6.4.3 Standard Drawings.	Not applicable.
P010	Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	A010	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways.	Complies. The existing access track will be upgraded with suitable rural all-weather surface materials and constructed to withstand the loadings of all vehicles expected to use the site, including buses and

				emergency vehicles, in accordance with SC6.4.5.5 Driveways.
PO11	A driveway does not allow water to pond on adjacent properties or adjacent buildings and does not allow water to enter a building or property.	AO11	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways.	Complies. The upgraded driveway follows natural ground levels and will be shaped and drained to prevent ponding or redirection of water onto adjoining properties or buildings, consistent with SC6.4.5.5 Driveways.
PO12	Construction of a driveway does not damage or interfere with the location, function of or access to any services and infrastructure.	AO12	Access is provided in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings.	Complies. The driveway will utilise and upgrade the existing access track, with construction carefully managed to avoid any disturbance to underground or overhead services and to ensure all infrastructure remains fully functional and accessible, in accordance with the relevant SC6.4 standards and drawings.
PO13	All vehicles reasonably expected to access the site can safely manoeuvre to allow vehicles to exit and enter in a forward motion.	AO13	Access is provided in accordance with the standards identified in Development manual planning scheme policy no. SC6.4 – SC6.4.5.5 Driveways, SC6.4.5.3 Public Transport Facilities, SC6.4.5.4 Car Parking and SC6.4.3 Standard Drawings such that all vehicles reasonably expected to access the site, can exit and enter in a forward motion with no more than a three-point turn.	Complies. A dedicated turnaround area is provided at the entry to the site where parking is not permitted, allowing all vehicles—including buses and emergency vehicles—to safely manoeuvre and enter and exit in a forward motion, consistent with the intent of the SC6.4 access and parking standards.
Pedestrian and cyclist facilities				
PO14	Provision is made for the safe and convenient movement of pedestrians on-site and connecting to the external network, having regard to desire lines, legibility, safety, topographical constraints, shading and other weather protection and equitable access arrangements.	AO14	No acceptable outcome is nominated.	Not applicable.
PO15	Provision is made for safe and convenient cycle movement to the site and within the site and connecting to the external network having regard to desire lines, users' needs, safety, topographical constraints and legibility.	AO15	No acceptable outcome is nominated.	Not applicable.
PO16	Parking areas, pathways and other elements of transport network infrastructure are designed to enhance public safety by discouraging crime and antisocial behaviour, having regard to: (a) provision of opportunities for	AO16	No acceptable outcome is nominated.	Not applicable.

	casual surveillance; (b) provision of lighting; (c) the use of fencing to define public and private spaces, whilst allowing for appropriate sight lines; (d) minimizing potential concealment points and assault locations; (e) minimizing opportunities for graffiti and other vandalism; and (f) restricting unlawful access to building and between buildings.			
Parking				
PO17	Provision is made for on-site vehicle parking to: (a) meet the demand likely to be generated by the development; and (b) avoid on street parking that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO17.1	Parking is provided in accordance with the standards identified in Parking rates planning scheme policy no. SC6.10.	Complies. Under SC6.10 – Parking Rates Planning Scheme Policy, the requirement for Function Facilities is to provide <i>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</i> The site will comfortably accommodate this level of demand.
PO18	Parking ensures access is provided for people with disabilities.	AO18.1	Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.4 Car Parking.	Complies. Parking arrangements include suitable areas for accessible parking in accordance with SC6.4.5.4 Car Parking, ensuring safe and convenient access for people with disabilities and conditioned accordingly.
PO19	Where the nature of the proposed development creates a demand, provision is made for set-down and pick-up facilities by bus, taxis or private vehicle, which: (a) are safe for pedestrians and vehicles; (b) are conveniently connected to the main component of the development by pedestrian pathway; and provide for pedestrian priority and clear sign lines.	AO19	No acceptable outcome is nominated.	Complies. A dedicated set-down and pick-up area is provided near the entry to the site, designed to safely accommodate buses and private vehicles, with clear sightlines, separation from parking areas and direct pedestrian access to the main event area, ensuring safe and convenient movement for all users.
PO20	Parking and servicing areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) minimise large unbroken areas of hardstand to the extent practicable; (d) be safe for vehicles, pedestrians and cyclists;	AO20	No acceptable outcome is nominated.	Complies. Parking and servicing areas are clearly defined within an open, grassed area that avoids large hardstand surfaces and maintains safe separation between vehicle movements and pedestrian access. The layout provides convenient access, natural shading from

	(e) provide shading; (f) be located to encourage multi-purpose trip ends and minimise vehicle movements within the site; and minimise any adverse impacts on the amenity of surrounding land.			retained vegetation, minimal internal vehicle movements, and no adverse amenity impacts due to the site's remote rural setting.
PO21	Vehicle spaces have adequate dimensions to meet user requirements.	AO21	Parking areas are designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. Vehicle spaces will be provided in accordance with SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking, ensuring adequate dimensions and layout suitable for all expected users and enforceable through conditions.
PO22	Pavement is constructed to an appropriate standard.	AO22	No acceptable outcome is nominated.	Complies. Pavement will be constructed to a rural standard.
PO23	Parking and servicing areas are kept accessible and available for use as a parking area at all times during the normal business hours of the activity.	AO23	No acceptable outcome is nominated.	Not applicable.
PO24	Visitor parking for accommodation activities remains accessible and useable to visitors at all times.	AO24	No acceptable outcome is nominated.	Not applicable.
PO25	Multi-level parking areas are designed, articulated and finished to make a positive contribution to the local external streetscape character, as well as the internal user experience of the facility ensuring way finding technologies and aesthetic treatments are provided.	AO25	No acceptable outcome is nominated.	Not applicable.
Servicing				
PO26	Provision is made for the on-site loading, unloading, manoeuvring and access by service vehicles that: (a) are adequate to meet the demands generated by the development; (b) are able to accommodate the design service vehicle requirements; and (c) does not unduly impede vehicular, cyclist and pedestrian safety and convenience both within the site and external to the site.	AO26	Servicing areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. The site layout provides ample space for service vehicles to load, unload and manoeuvre within the cleared parking and access area, with movements separated from pedestrian paths and event spaces to ensure safety. The access track and turnaround area can accommodate the expected service vehicle types without impeding internal circulation or the external road network, consistent with SC6.4.5.3 and SC6.4.5.4.
PO27	Refuse collection vehicles are able to safely access on-site refuse collection facilities.	AO27	Refuse collection areas are provided and designed in accordance with the standards identified in the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management, SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Complies. Refuse collection vehicles can safely access the designated waste storage area via the upgraded access track and on-site turnaround area. Waste management procedures outlined in the Event Management Plan

				ensure bins are positioned for safe collection, with all refuse removal carried out by a commercial operator in accordance with SC6.4.22 Waste Management and relevant access and parking standards.
PO28	Servicing arrangements minimise any adverse impact on the amenity of premises in the vicinity, having regard to operating hours, noise generation, proximity to sensitive uses, odour generation and dust.	AO28	No acceptable outcome is nominated.	Complies. Servicing activities are limited, occur infrequently and are located well away from any sensitive receptors, with all waste removal undertaken by a commercial operator in accordance with the Event Management Plan. The rural separation, controlled operating hours and placement of servicing areas within an existing cleared zone ensure noise, odour and dust impacts are negligible and do not affect nearby premises.

9.3.5 Works code

Table 9.3.6.3 – Accepted development subject to requirements (Part)

Performance Outcomes			Acceptable Outcomes	Comment
Access and parking				
PO1	Access arrangements are appropriate for: (a) the capacity of the parking area; (b) the volume, frequency and type of vehicle usage; and (c) the function and characteristics of the access road and adjoining road network.	AO1	Access is provided in accordance with Australian Standard AS2890.1.	Complies. Access is via an existing rural driveway upgraded to accommodate the low-volume, intermittent traffic generated by the Function Facility, with sufficient width and sightlines to match the capacity of the parking area and the function of the surrounding rural road network. Access design will comply with AS2890.1.
PO2	Provision is made for on-site vehicle parking to meet the demand likely to be generated by the development and to avoid on street parking where that would adversely impact on the safety or capacity of the road network or unduly impact on local amenity.	AO2.1	Parking is provided at the rates set out in Parking rates planning scheme policy no. SC6.10. OR	Complies. Under SC6.10 – Parking Rates Planning Scheme Policy, the requirement for Function Facilities is to provide <i>Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use.</i> The site will comfortably accommodate this level of demand.
		AO2.2	Where an existing lawful premises, the existing number of on-site parking spaces is retained or increased where: (a) the Use includes a drive-through facility and queuing spaces are provided in accordance with the standards identified in the Parking rates planning scheme policy no. SC6.10; and (b) the uses not more than 5% or 50m ² (whichever is the greater) of additional gross floor area.	Not applicable.
PO3	Parking areas are designed to: (a) be clearly defined, marked and signed; (b) be convenient and accessible; (c) be safe for vehicles, pedestrians and cyclists; and (d) provide spaces which meet the needs of people with disabilities.	AO3.1	Parking areas are designed in accordance with Australian Standard AS2890.1. OR	Complies. Parking areas are clearly defined within a dedicated grassed clearing, providing safe and convenient access for vehicles and pedestrians, with designated accessible parking provided. Parking layout and access will comply with AS2890.1.

		AO3.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing standard of on-site parking is maintained or improved.	Not applicable.
PO4	Landscaping is provided to soften the visual impact of parking areas and to provide shading.	AO4.1	Shade trees within parking areas are provided at the following rate: (a) in single sided, angle or parallel bays – 1 tree per 3 parking spaces; and (b) in double sided, angle or parallel bays – 1 tree per 6 parking spaces. OR	Existing trees are proposed to be retained with buffers provided from buildings and parking areas given the larger native types. The events will run for only minimal times throughout the year and encourage pick-up and drop-offs. Permanent shade trees are therefore not recommended.
		AO4.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing standard of landscaping is maintained or improved.	Not applicable.
PO5	Provision is made for the onsite loading, unloading, manoeuvring and access by service vehicles that: (a) is adequate to meet the demands generated by the development; (b) is able to accommodate the design service vehicle requirements; (c) is wholly contained within the site; and (d) does not unduly impede vehicular, cyclist and pedestrian safety and convenience within the site. (e) the site.	AO5.1	Servicing areas are provided and designed in accordance with Australian Standard AS2890.2. OR	Complies. The cleared parking and service area provides ample room for service vehicles to load, unload and manoeuvre entirely within the site, safely separated from pedestrian areas and event spaces. The upgraded access track and turnaround area accommodate expected service vehicle types without impeding internal circulation, and servicing arrangements will comply with AS2890.2.
		AO5.2	Where an existing lawful premises and involves not more than 5% or 50m ² (whichever is the greater) of additional gross floor area, the existing provision for service vehicles is maintained or improved.	Not applicable.
Services and utilities				
PO6	A potable water supply is provided that is adequate for the needs of the intended use.	AO6.1	The development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and SC6.4.3 Standard Drawings.	Complies. Potable water will be supplied through on-site storage tanks sized in accordance with SC6.4.11.2 Water Supply Planning and Design Guidelines, providing adequate supply for the Function Facility without requiring connection to the reticulated network.
		AO6.2	Water supply systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines and Sc6.4.3 Standard Drawings.	Complies. All water supply infrastructure and connections will be designed and constructed in accordance with SC6.4.11.2 Water Supply Planning and

				Design Guidelines and SC6.4.3 Standard Drawings.
P07	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	A07.1	The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	Not applicable.
		A07.2	Waste water systems and connections are designed and constructed in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.4 Sewerage Planning and Design Guidelines and SC6.4.3 Standard Drawings.	Complies. The wastewater system has been purpose-designed to meet the full operational demands of the Function Facility, with capacity for up to 100 patrons and a maximum daily load of 3,000 L/day. The engineered on-site sewerage facility detailed in the Onsite Sewerage Assessment provides secondary treatment via a Fuji Clean aerated treatment system and disposes of treated effluent through a 1,000 m ² subsurface drip irrigation area, ensuring consistent performance even at peak event capacity. The design complies with the Queensland Plumbing and Wastewater Code, the Plumbing and Drainage Act 2018, AS/NZS 1547:2012, and SC6.4.3.10 On-Site Sewerage Facilities, with all pipework, setbacks, filtration, and irrigation infrastructure shown in the certified drawings. The system is located outside environmentally sensitive areas and has been engineered to safely manage flows generated by the Function Facility without risk of discharge to waterways or surrounding land. These design details, including setback distances, subsurface irrigation specifications and compliant connection layouts, are demonstrated throughout the Waste Treatment System Report and associated engineering drawings.
P08	Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	A08.1	The development provides a bin container storage area that has an imperviously sealed pad and is screened to the height of the bins.	Complies. Waste management is undertaken in accordance with the Waste Treatment System Report and Event Management Plan, with industrial waste and recycling bins stored in a dedicated area and collected by a commercial contractor after events. A screened, imperviously sealed bin

				storage pad will be provided to ensure waste is contained, hygienically managed, and protective of human health and the environment.
		AO8.2	On sites in an industrial zone that are greater than 2,000m ² in area, provision is made for refuse collection vehicles to access the collection area, undertake the collection activity and to enter and leave the site in a forward direction without having to make more than a 3 point turn.	Not applicable.
PO9	The proposed stormwater management system or site works does not adversely affect flooding or drainage characteristics of properties that are upstream, downstream or adjacent to the development site.	AO9.1	The development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	Complies. The development maintains existing natural drainage paths, introduces only minor impervious areas, and is situated on elevated land, ensuring there is no change to flood levels or flood duration on upstream, downstream or adjoining properties.
		AO9.2	Roof and surface water is conveyed to the kerb and channel or an inter-allotment drainage system in accordance with Australian Standards AS/NZS3500.3:2003.	Complies. Roof and surface water will be captured and directed to an on-site lawful point of discharge in accordance with AS/NZS 3500.3:2003, ensuring all flows are safely conveyed without affecting surrounding properties. Roof and surface water is directed to a lawful point of discharge consistent with QUDM and site topography.
PO10	The drainage network has sufficient capacity to safely convey stormwater run-off from the site and development does not cause a drainage nuisance to a downstream or adjoining property.	AO10	Post development discharge of stormwater from the subject land does not exceed predevelopment peak flows and no change to flows across a downstream or adjoining property is created.	Complies. The development follows natural drainage patterns, with minimal increase in impervious area and controlled discharge ensuring post-development flows do not exceed pre-development peak flows or alter stormwater characteristics on downstream or adjoining properties.
Fire services in developments accessed by common private title				
PO11	Fire hydrants are installed and located to enable QFES fire-appliance vehicles to access water safely, effectively and efficiently.	AO11.1	Fire hydrant placement and technical requirements for residential streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	Not applicable.

		AO11.2	Fire hydrant placement and technical requirements for commercial and industrial streets and common access ways within common private title are in accordance with: (a) Australian Standard (AS) 2419.1 – 2017 Fire hydrant installations; and/or (b) QFES: Fire hydrant and vehicle access guidelines for residential, commercial and industrial lots.	Not applicable.
PO12	Road widths and construction within the development are adequate for fire-appliance vehicles to gain access to a safe working area close to buildings and near water supplies whether or not on street parking spaces are occupied.	AO12	Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 — SC6.4.4.1 Geometric road design, SC6.4.3.13 Townsville road hierarchy and SC6.4.3.14 Traffic impact assessment guidelines.	Complies. The upgraded internal access track will provide a minimum 6-metre all-weather width with clear sightlines and ample verge space, ensuring fire-appliance vehicles can safely access buildings and on-site water supplies regardless of parking demand. The access arrangements meet the intent of SC6.4.4.1 Geometric Road Design and associated road hierarchy and safety guidelines.
Services and utilities				
PO13	A potable water supply is provided that is adequate for the needs of the intended use.	AO13.1	Where within an area designated for urban or rural residential development, the development is connected to council's reticulated water supply system in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines. OR	Not applicable.
		AO13.2	Otherwise, the development is provided with an on-site water supply in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.7 On-Site Water Supply.	Complies. The development is provided with an adequate on-site water supply consistent with SC6.4–SC6.4.11.7 On-Site Water Supply, ensuring suitable capacity for operational and emergency needs.
		AO13.3	Water supply systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and SC6.4.3 Standard Drawings.	Complies. All on-site water supply systems and connections will be designed and constructed in accordance with SC6.4–SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water Supply Construction and the applicable SC6.4.3 Standard Drawings.
PO14	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids adverse impacts on environmental values.	AO14.1	Where within an area designated for urban development, the development is connected to the council's reticulated sewerage system in accordance with the Development manual planning scheme	Not applicable.

			policy no. SC6.4 – SC6.4.11.2 Water Supply Planning and Design Guidelines. OR	
		AO14.2	Otherwise, on-site waste water treatment and disposal is provided which complies with the Development manual planning scheme policy no. SC6.4 – SC6.4.11.8 On-Site Sewerage Facilities.	Complies. On-site wastewater treatment and disposal will be provided in accordance with SC6.4–SC6.4.11.8 On-Site Sewerage Facilities, using a fully engineered system designed to meet all regulatory and performance requirements.
		AO14.3	Waste water systems and connections are designed and constructed in accordance with the Development manual planning scheme policy no. SC6.4-SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Constructions and SC6.4.3 Standard Drawings.	Complies. Wastewater systems and connections will be designed and constructed in accordance with SC6.4–SC6.4.11.2 Water Supply Planning and Design Guidelines, SC6.4.11.3 Water and Sewerage Infrastructure, SC6.4.11.5 Sewerage System Construction and the relevant SC6.4.3 Standard Drawings. These design requirements are demonstrated and supported by the Waste Treatment System Report, ensuring full compliance with all applicable standards.
PO15	The design and management of the development integrates water cycle elements having regard to: (a) reducing potable water demand; (b) minimizing wastewater production; (c) minimising stormwater peak discharges and run-off volumes; (d) maintaining natural drainage lines and hydrological regimes as far as possible; (e) reusing stormwater and greywater is encouraged where public safety and amenity will not be compromised; and (f) efficient use of water.	AO15	Integrated water management practices and infrastructure are implemented in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design.	Complies. The development integrates water cycle elements by reducing potable water demand through on-site storage, minimising wastewater generation, retaining natural drainage lines, and limiting impervious areas to maintain existing hydrological regimes. Stormwater is managed on-site with controlled discharge to minimise runoff and peak flows, consistent with SC6.4.10 Stormwater Quality and SC6.4.10.2 Water Sensitive Urban Design, ensuring efficient and sustainable water use across the site.

PO16	The development is provided with an adequate energy supply which maintains acceptable standards of public health, safety, environmental quality and amenity.	AO16	For other than the Rural zone, premises are serviced by: (a) an underground electricity supply approved by the relevant energy authority; or (b) an overhead supply approved by the relevant energy authority where in the Rural residential zone, Special purpose zone or High impact industry zone or where on a lot of less than 2,500m ² within an area where the existing supply is overhead.	Not applicable.
PO17	Premises are connected to a telecommunications service approved by the relevant authority.	AO17	The development is connected to telecommunications infrastructure in accordance with the standards of the relevant regulatory authority.	Complies. Either existing telecommunications network will be used or satellite installed alternatively.
PO18	Provision is made for future telecommunications services (for example fibre optic cable).	AO18	No acceptable outcome is nominated.	Complies. As above.
PO19	Where available, provision is made for reticulated gas.	AO19	Design and provision of reticulated gas is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.14.2 Public Lighting (Urban, Urban Residential and Rural).	Not applicable.
PO20	Adequate access is provided to public services and utilities for future maintenance.	AO20	No acceptable outcome is nominated.	Complies. All services and utilities are located within accessible cleared areas, ensuring safe, unobstructed access for inspection, maintenance and future servicing needs.

Earthworks

Editor's note—Applicants should be aware that some retaining walls constitute building works that are assessable under the *Building Regulation 2021*. No approval is required under the *Building Regulation 2021* for retaining walls if:

1. there is no surcharge loading; and
2. the height of wall or height of fill or excavation is not more than 1m; and
3. the wall is no closer than 1.5m to a building, structure (e.g. a swimming pool) or other retaining wall. In these cases, the “applicable code” for the purposes of the Act is the Building Code of Australia (refer to BCA Volume 2, Part 3.1.1). Retaining walls not more than 1m in height may be constructed in accordance with an accepted industry standard publication (e.g. timber, concrete masonry or similar).

PO21	Filling and excavation does not result in contamination of land or pose a health and safety risk.	AO21	Filling and excavation does not: (a) use contaminated materials as fill; (b) excavate contaminated material; and (c) use waste material as fill.	Complies. The development involves only works for building pads, with no contaminated or waste materials used or disturbed. No filling or excavation is proposed.
PO22	Earthworks result in stable landforms and structures.	AO22	Earthworks and the construction of retaining walls and batters are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Not applicable.

PO23	Earthworks are undertaken in a manner that: (a) maintains natural landforms as far as possible; and (b) minimises height of retaining walls and batter faces.	AO23.1	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Not applicable.
		AO23.2	Retaining walls are designed and constructed: (a) certified as stable by a Registered Professional Engineer of Queensland; and (b) have a combined height of retaining wall and fence of not more than 2 metres.	Not applicable.
PO24	Earthworks do not unduly impact on amenity or privacy for occupants of the site or on adjoining land.	AO24	No acceptable outcome is nominated.	Not applicable.
PO25	Earthworks do not cause environmental harm.	AO25	No acceptable outcome is nominated.	Not applicable.
PO26	Filling or excavation does not worsen any flooding or drainage problems on the site or on neighbouring properties.	AO26	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Not applicable.
PO27	Any structure used to restrain fill or excavation does not worsen drainage problems or cause surface water to be a nuisance to neighbouring properties.	AO27	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Complies. Only works are proposed, and no retaining structures are required; however, any works will be undertaken in accordance with SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction to ensure drainage is not affected and no surface water nuisance is created for neighbouring properties.
PO28	Filling or excavation does not adversely affect sewer, stormwater or water utility infrastructure or access to them for maintenance purposes.	AO28	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Not applicable.
PO29	Filling or excavation does not prevent or create difficult access to any property.	AO29	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.3 Earthworks Design and SC6.4.7.4 Earthworks Construction.	Not applicable.
PO30	Earthworks do not cause significant impacts through truck movements, dust or noise on the amenity of the locality in which the works are undertaken or along routes taken to transport the material and the transportation of materials minimises adverse impacts on the road network.	AO30	Earthworks are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.7.4 Earthworks Construction and SC6.4.23.1 Construction Management.	Not applicable.

Movement networks

PO31	The following are provided along the full extent of the road frontage and to a standard that is appropriate to the function of the road or street and the character of the locality: (a) paved roadway; (b) appropriate pavement edging (including kerb and channel); (c) pedestrian paths and cycleways; (d) streetscaping and street tree planting; (e) stormwater drainage; (f) street lighting systems; and (g) conduits to facilitate the provision of and other utility services.	AO31	Design and construction of external road works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4.	Complies. Any required external road works will be limited to rural-standard upgrades of the existing access track and will be designed and constructed in accordance with the relevant provisions of SC6.4, ensuring suitability for the rural setting and safe access to the site.
PO32	Provision is made in the road reserve for streetscaping, pedestrians and cyclists in a manner consistent with: (a) the current and projected level of usage; (b) the desired streetscape character; and (c) activities which are anticipated to occur within the verge.	AO32	Streetscaping works, footpaths and cycle paths are provided in accordance with Development manual planning scheme policy no. SC6.4.	Not applicable.
PO33	Parking areas are designed and constructed in a manner that is sufficiently durable for the intended function, maintains all weather access and ensures the safe passage of vehicles, pedestrians and cyclists.	AO33	Parking area design and construction is undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.5.3 Public Transport Facilities and SC6.4.5.4 Car Parking.	Not applicable.
PO34	Movement networks can be easily and efficiently maintained.	AO34	Infrastructure is provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.6.1 Geometric Road Design, SC6.4.5.1 Townsville Road Hierarchy and SC6.4.5.2 Traffic Impact Assessment (TIA).	Not applicable.
Waste management				
PO35	Development provides adequate waste management facilities on site for the storage of waste and recyclable material in a manner which: (a) is of adequate size to accommodate the expected amount of refuse to be generated by the use; (b) is in a position that is conveniently accessible for collection at all times; (c) is able to be kept in a clean, safe and hygienic state at all times; and (d) minimises the potential for environmental harm, environmental nuisance and adverse amenity impacts.	AO35	Waste management facilities are provided in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.22 Waste Management.	Complies. Adequate on-site waste management facilities will be provided in accordance with SC6.4–SC6.4.22 Waste Management, including appropriately sized industrial waste and recycling bins located in a convenient, accessible and screened area. Facilities will be maintained in a clean and hygienic condition, managed in line with the Waste Treatment System Report and Event Management Plan, and positioned to avoid environmental harm, nuisance or amenity impacts.

Construction management				
PO36	Work is undertaken in a manner which does not cause unacceptable impacts on surrounding areas as a result of dust, odour, noise or lighting.	AO36	No acceptable outcome is nominated.	Not applicable.
PO37	While undertaking development works, the site and adjoining road are maintained in a tidy, safe and hygienic manner.	AO37	No acceptable outcome is nominated.	Not applicable.
PO38	Traffic and parking generated during construction are managed to minimise impact on the amenity of the surrounding area.	AO38	No acceptable outcome is nominated.	Not applicable.
PO39	Council's infrastructure is not damaged by construction activities.	AO39	No acceptable outcome is nominated.	Not applicable.
PO40	The integrity of new infrastructure is maintained.	AO40	No acceptable outcome is nominated.	Not applicable.
PO41	Construction activities and works are carried out in a manner which avoids damage to the environment, retained vegetation and impacts on fauna.	AO41	Construction activities and works are undertaken in accordance with the Development manual planning scheme policy no. SC6.4 – SC6.4.23.1 Construction Management.	Not applicable.
PO42	Vegetation cleared from a site is disposed of in a manner that maximises reuse and recycling and minimises impacts on public health and safety.	AO42	Construction activities and works are carried out in accordance with Development manual planning scheme policy no. SC6.4 – SC6.4.7.1 Clearing and Grubbing.	Not applicable.

Appendix J: Assessment Against State Codes

State code 16: Native vegetation clearing

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

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

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

Table 16.1: Relevant code provisions for each type of development

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

Table 16.2: General

Performance outcomes	Acceptable outcomes	Response
PO1 Clearing of vegetation is consistent with any notice requiring compliance on the land subject to the development application, unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed.	Complies with PO1. The proposed clearing is fully consistent with the Relevant Purpose Determination issued under section 22A of the Vegetation Management Act 1999 on 17 March 2025, which confirms that the works meet the requirements for Relevant Infrastructure Activities and identifies the approved clearing area as Area A on the RPDP. No additional or non-compliant clearing is proposed, and all vegetation removal is confined to previously disturbed or low-value areas in accordance with the determination. Only existing weed species are proposed to be removed and managed as part of this application.
PO2 Clearing of vegetation is consistent with vegetation management requirements for particular regulated areas unless a better environmental outcome can be achieved.	No acceptable outcome is prescribed.	Complies with PO2. All proposed clearing is consistent with the vegetation management requirements applicable to the site and has been authorised through the Relevant Purpose Determination issued on 17 March 2025. Clearing is restricted to previously disturbed areas and the removal of weed species only, ensuring no impact on regulated vegetation. As a result, the proposal achieves a better environmental outcome by improving site condition while avoiding disturbance to intact native vegetation and high-value habitat.
PO3 Clearing of vegetation in a legally secured offset area : 1. is consistent with the offset delivery plan; or 2. is consistent with an agreement for the offset area on the land subject to the development application; or 3. only occurs if an additional offset is provided.	No acceptable outcome is prescribed.	Complies with PO3. The site does not contain any legally secured offset areas and therefore no clearing conflicts. Only area agreed to be cleared will be as per the Relevant Purpose Determination issued on 17 March 2025 which then only weeds are proposed to be removed.

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO4 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands		
PO5 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO5.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO5.2 Clearing within 100 metres of the defining bank of any natural wetland : 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code.	Not applicable.
PO6 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with watercourses and drainage features		
PO7 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the	AO7.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 3 of 62

Performance outcomes	Acceptable outcomes	Response
watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO7.2 Clearing within any watercourse or drainage feature , or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code: 1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	
PO8 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Connectivity		
PO9 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO9.1 Clearing occurs in accordance with reference table 3 in this code.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO10 Clearing of vegetation does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO10.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent increased soil erosion and instability resulting from the clearing .	Not applicable.

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

Performance outcomes	Acceptable outcomes	Response
PO14 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO14.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO14.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code. OR AO14.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.	Not applicable.
PO15 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed.	Not applicable.
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO16 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO16.1 Clearing does not occur in essential habitat . OR	Not applicable.

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

Table 16.4: Extractive industry

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 7 of 62

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO19 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands		
PO20 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO20.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO20.2 Clearing within 100 metres of the defining bank of any natural wetland : 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table reference table 1 in this code.	Not applicable.
PO21 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with watercourses and drainage features		
PO22 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following:	AO22.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	OR AO22.2 Clearing within any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	
PO23 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Connectivity		
PO24 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to maintain: 1. ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO24.1 Clearing occurs in accordance with reference table 3 in this code.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO25 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO25.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Not applicable.
Salinity		
PO26 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging;	AO26.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.

Performance outcomes	Acceptable outcomes	Response
2. the salinisation of groundwater , surface water or soil.		
Conserving endangered and of concern regional ecosystems		
PO27 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO27.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO27.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code. OR AO27.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.	Not applicable.
PO28 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or 2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO29 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of	AO29.1 Clearing does not occur in essential habitat . OR	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 10 of 62

Performance outcomes	Acceptable outcomes	Response
the regional ecosystem for each protected wildlife species individually.	AO29.2 Clearing in essential habitat does not exceed the widths prescribed in table reference table 1 of this code. OR AO29.3 Clearing in essential habitat does not exceed the areas prescribed in table reference table 1 of this code.	
PO30 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	Not applicable.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO31 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides 2. mobilisation of acid or metals.	AO31.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3 . OR AO31.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.
Staged clearing		
PO32 Clearing of vegetation:	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
1. is staged in line with operational needs that restrict clearing to the current operational area; and 2. only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure, within the term of the development approval; and 3. does not occur without required permits.		

Table 16.5: Coordinated project (agriculture)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO33 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands		
PO34 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO34.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO34.2 Clearing within 100 metres of the defining bank of any natural wetland : 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in table reference table 1 in this code.	Not applicable.
PO35 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided	No acceptable outcome is prescribed.	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 12 of 62

Performance outcomes	Acceptable outcomes	Response
and has been mitigated, an offset is provided for any acceptable significant residual impact .		
Clearing associated with watercourses and drainage features		
PO36 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO36.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO36.2 Clearing within any watercourse or drainage feature , or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	Not applicable.
PO37 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Connectivity		
PO38 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO38.1 Clearing occurs in accordance reference table 3 of this code.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO39 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes ; and 2. the regional ecosystem does not remain in the landscape despite threatening processes ; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO40 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO40.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Not applicable.
Salinity		
PO41 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO41.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.
Conserving endangered and of concern regional ecosystems		
PO42 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO42.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO42.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code. OR	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO42.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in table reference table 1 of this code.	
PO43 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or 2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO44 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO44.1 Clearing does not occur in essential habitat . OR AO44.2 Clearing in essential habitat does not exceed the widths prescribed in table reference table 1 of this code. OR AO44.3 Clearing in essential habitat does not exceed the areas prescribed in table reference table 1 of this code.	Not applicable.
PO45 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
impact for each protected wildlife species individually.		
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO46 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO46.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3 . OR AO46.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.
Clearing for agriculture		
PO47 Clearing of vegetation only occurs where the land is suitable for agriculture having regard to topography, climate and soil attributes.	No acceptable outcome is prescribed.	Not applicable.
PO48 For applications for irrigated crops, the owner of the land has, or may have, access to enough water for establishing, cultivating and harvesting the crops to which the clearing of vegetation relates.	No acceptable outcome is prescribed.	Not applicable.

Table 16.6: Coordinated project (extractive industry)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO49 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
2. reasonably minimised where it cannot be reasonably avoided.		
Clearing associated with wetlands		
PO50 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO50.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO50.2 Clearing within 100 metres of the defining bank of any natural wetland : 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code.	Not applicable.
PO51 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with watercourses and drainage features		
PO52 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO52.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO52.2 Clearing within any watercourse or drainage feature , or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code:	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	1. does not exceed the widths in reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	
PO53 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Connectivity		
PO54 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO54.1 Clearing occurs in accordance with reference table 3 of this code.	Not applicable.
PO55 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO56 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO56.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Not applicable.
Salinity		
PO57 Clearing within 100 metres of a salinity expression area does not contribute to or	AO57.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 18 of 62

Performance outcomes	Acceptable outcomes	Response
accelerate land degradation through either of the following: waterlogging; - the salinisation of groundwater, surface water or soil.		
Conserving endangered and of concern regional ecosystems		
PO58 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO58.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO58.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in reference table 1 of this code. OR AO58.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.	Not applicable.
PO59 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: - is rehabilitated; or - where the cleared area cannot be rehabilitated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed.	Not applicable.
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO60 Clearing of vegetation in a regional ecosystem that is an area of essential habitat	AO60.1 Clearing does not occur in essential habitat .	Not applicable.

Performance outcomes	Acceptable outcomes	Response
maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	OR AO60.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO60.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	
PO61 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	Not applicable.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO62 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO62.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR AO62.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.
Staged clearing		
PO63 Clearing:	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
- is staged in line with operational needs that restrict clearing to the current operational area; and - only occurs in the area from which material will be extracted, and any reasonably associated built infrastructure, within the term of the development approval; and - does not occur without required permits.		

Table 16.7: Coordinated project (all other purposes)

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO64 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: - reasonably avoided; or - reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands		
PO65 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: - bank stability by protecting against bank erosion; - water quality by filtering sediments, nutrients and other pollutants; - aquatic habitat; - terrestrial habitat.	AO65.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO65.2 Clearing within 100 metres of the defining bank of any natural wetland : - does not occur within 10 metres of the defining bank of any natural wetland; and - does not exceed widths in table reference table 1 in this code.	Not applicable.
PO66 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided	No acceptable outcome is prescribed.	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 21 of 62

Performance outcomes	Acceptable outcomes	Response
and has been mitigated, an offset is provided for any acceptable significant residual impact .		
Clearing associated with watercourses and drainage features		
PO67 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO67.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO67.2 Clearing within any watercourse or drainage feature , or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	Not applicable.
PO68 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Connectivity		
PO69 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO69.1 Clearing occurs in accordance with reference table 3 of this code.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO70 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO71 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO71.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Not applicable.
Salinity		
PO72 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging; 2. the salinisation of groundwater, surface water or soil.	AO72.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.
Conserving least concern regional ecosystems - Minimising clearing of areas temporarily required to enable construction of the infrastructure		
PO73 Clearing of vegetation for temporary use areas to construct necessary infrastructure, such as temporary use roads or access tracks, maintains the composition, structure and function of least concern regional ecosystems .	AO73.1 Clearing for temporary use areas to construct necessary infrastructure does not occur in a least concern regional ecosystem . OR AO73.2 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed the widths prescribed in table reference table 1 of this code. OR	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO73.3 Total clearing for temporary use areas to construct necessary infrastructure in any regional ecosystem combined does not exceed areas prescribed in table reference table 1 of this code.	
PO74 Where clearing of vegetation in a regional ecosystem for temporary use areas to construct necessary infrastructure does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	Not applicable.
Conserving endangered and of concern regional ecosystems		
PO75 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO75.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO75.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in table reference table 1 of this code. OR AO75.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.	Not applicable.
PO76 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .		
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO77 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO77.1 Clearing does not occur in essential habitat . OR AO77.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO77.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	Not applicable.
PO78 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	Not applicable.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO79 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides 2. mobilisation of acid or metals.	AO79.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3 . OR AO79.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where:	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO80 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Complies with PO80. Clearing has been reasonably avoided wherever possible, with the development confined to an existing previously cleared area and limited to removal of weed species only. Any unavoidable clearing has been minimised and authorised under the Relevant Purpose Determination, ensuring no adverse impacts to intact native vegetation or ecological values.
Clearing associated with wetlands		
PO81 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO81.1 Clearing does not occur in a natural wetland or within 100 metres of the defining bank of any natural wetland . OR AO81.2 Clearing within 100 metres of the defining bank of any natural wetland : 1. does not occur within 10 metres of the defining bank of any natural wetland; and 2. does not exceed widths in reference table 1 in this code.	Complies with AO81.2. No clearing is proposed within Healy Creek or its immediate surrounds, with the nearest structure located approximately 30 m from the top of the defining bank. Although this is within the 100 m buffer, all works remain well outside the 10 m exclusion area and comply with the allowable widths under Reference Table 1. The creek corridor will be left completely untouched, ensuring no impact to bank stability or aquatic and terrestrial habitat.
PO82 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided	No acceptable outcome is prescribed.	Complies with PO82. No clearing is proposed within the regional ecosystem associated with Healy Creek, and the wetland corridor will remain completely untouched. As no impacts will occur,

Performance outcomes	Acceptable outcomes	Response
and has been mitigated, an offset is provided for any acceptable significant residual impact .		there is no significant residual impact and therefore no offset is required.
Clearing associated with watercourses and drainage features		
PO83 Clearing of vegetation within a watercourse and /or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature , maintains the composition, structure and function of the regional ecosystem associated with the watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO83.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO83.2 Clearing within any watercourse or drainage feature , or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code: 1. does not exceed the widths in table reference table 1 of this code; and 2. does not occur within 10 metres of the defining bank, unless clearing is required into or across the watercourse or drainage feature.	Complies with AO83.1. No clearing is proposed within Healy Creek, any drainage feature, or within the relevant buffer distance identified in Reference Table 2. All works are located well outside the defining bank, ensuring bank stability, water quality, and both aquatic and terrestrial habitats are fully protected and remain unaffected by the development.
PO84 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Complies with PO84. No clearing is proposed within the regional ecosystem associated with Healy Creek or any drainage feature, and the watercourse corridor will remain entirely undisturbed. As there is no impact, no residual effects arise and therefore no offset is required.
Connectivity		
PO85 Regional ecosystems on the subject land and any adjacent land, retain sufficient vegetation to maintain: 1. ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO85.1 Clearing occurs in accordance with reference table 3 in this code.	Complies with AO85.1. The proposal retains all regional ecosystems on and adjacent to the site, with clearing limited to a small previously disturbed area that is predominantly weed-affected. No high-value native vegetation, remnant vegetation, or habitat associated with regional ecosystems will be

Performance outcomes	Acceptable outcomes	Response
		removed. The broader site, including the Healy Creek corridor and mapped high and very high environmental importance areas, remains fully protected, ensuring ecological processes, habitat connectivity, and long-term ecosystem resilience are maintained in accordance with Reference Table 3.
Soil erosion if the local government is not the assessment manager for the development application		
PO86 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO86.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Complies with AO86.1. Clearing is minimal and limited to a previously disturbed, weed-affected area; however, an erosion and sediment control plan will be prepared and implemented prior to works to ensure soil stability is maintained and erosion risks are fully managed.
Salinity		
PO87 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.	AO87.1 Clearing does not occur within 100 metres of a salinity expression area .	Complies with AO87.1. No clearing is proposed within 100 metres of any mapped salinity expression area, and all works are located well outside these constraint areas.
Conserving endangered and of concern regional ecosystems		
PO88 Clearing of vegetation maintains the composition, structure and function of endangered regional ecosystems and/or of concern regional ecosystems .	AO88.1 Clearing does not occur in an endangered regional ecosystem or an of concern regional ecosystem . OR AO88.2 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed the widths prescribed in reference table 1 of this code. OR	Complies with AO88.2. No clearing of endangered or of concern regional ecosystems is proposed, however any vegetation removal remains well below the widths prescribed in Reference Table 1.

Performance outcomes	Acceptable outcomes	Response
	AO88.3 Total clearing of endangered regional ecosystems and of concern regional ecosystems combined does not exceed areas prescribed in reference table 1 of this code.	
PO89 Where clearing of vegetation in an endangered regional ecosystem or an of concern regional ecosystems does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated ; or 2. where the cleared area cannot be rehabilitated , an offset is provided for any acceptable significant residual impact .	No acceptable outcome is prescribed.	Complies with PO89. No clearing is proposed within any endangered or of concern regional ecosystems, and the development avoids all intact native vegetation. As there is no impact, neither rehabilitation nor an environmental offset is required. The proposed clearing is fully consistent with the Relevant Purpose Determination issued under section 22A of the Vegetation Management Act 1999 on 17 March 2025.
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO90 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO90.1 Clearing does not occur in essential habitat . OR AO90.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO90.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	Complies with AO90.2. No clearing is proposed within mapped essential habitat, and all vegetation removal is limited to previously disturbed areas, remaining well below the allowable widths in Reference Table 1. The proposed clearing is fully consistent with the Relevant Purpose Determination issued under section 22A of the Vegetation Management Act 1999 on 17 March 2025.
PO91 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual	No acceptable outcome is prescribed.	Complies with PO91. No clearing is proposed within mapped essential habitat, and the development avoids all areas supporting protected wildlife species; therefore, no residual impacts occur and no offsets are required.

Performance outcomes	Acceptable outcomes	Response
impact for each protected wildlife species individually.		
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO92 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO92.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3 . OR AO92.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the Queensland Acid Sulfate Soil Technical Manual.	Complies with AO92.1. No clearing is proposed within land zone 1, land zone 2, or land zone 3, and all works are confined to an already cleared and previously disturbed portion of the site.

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

Performance outcomes	Acceptable outcomes	Response
PO93 Clearing as a result of a material change of use or clearing as a result of reconfiguring a lot does not occur.	No acceptable outcome is prescribed.	Not applicable.

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

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO94 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been:	No acceptable outcome is prescribed.	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 30 of 62

Performance outcomes	Acceptable outcomes	Response
- reasonably avoided; or - reasonably minimised where it cannot be reasonably avoided.		
Clearing that could already be done under an exemption		
PO95 Clearing of vegetation does not occur unless it is clearing that could be done as exempt clearing work for the purpose of the development prior to the material change of use or reconfiguring a lot application being approved.	No acceptable outcome is prescribed.	Not applicable.

Table 16.11: Necessary environmental clearing

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO96 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: - reasonably avoided; or - reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands (Land Restoration and Natural Disaster Preparation)		
PO97 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following: - bank stability by protecting against bank erosion; - water quality by filtering sediments, nutrients and other pollutants; - aquatic habitat; - terrestrial habitat.	AO97.1 Clearing does not occur in any of the following areas: - inside the defining bank of any natural wetland; and - within 100 metres of the defining bank of any natural wetland. OR AO97.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where: clearing does not exceed 0.5 hectares; and	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: a. clearing is undertaken by felling only; and; b. clearing does not exceed 100 square metres; and c. clearing does not occur outside the defining banks of a natural wetland.. OR AO97.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing: 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland.	
PO98 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands (natural channel diversion and contaminants removal)		
PO99 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with any natural wetland to protect all of the following:	AO99.1 Clearing does not occur in any of the following areas: 1. inside the defining bank of any natural wetland; and 2. within 100 metres of the defining bank of any natural wetland.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	OR AO99.2 Clearing within 100 metres of the defining bank of any natural wetland only occurs where: 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. OR AO99.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing: 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland.	
PO100 Where clearing of vegetation in a regional ecosystem associated with a natural wetland does not maintain the composition, structure and function of the regional ecosystem, and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with watercourses and drainage features (Land Restoration and Natural Disaster Preparation)		
PO101 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a	AO101.1 Clearing does not occur in any of the following areas:	Not applicable.

Performance outcomes	Acceptable outcomes	Response
watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO101.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code only occurs where: 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees; and 3. clearing that is for flood preparation complies with all of the following: a. clearing is undertaken by felling only; and b. clearing does not exceed 100 square metres; and c. clearing does not occur outside of the defining bank of any watercourse or drainage feature. OR AO101.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where clearing: 1. does not exceed 10 metres in width; and 2. retains all mature trees and habitat trees; and 3. the access track: a. runs parallel to a watercourse or drainage feature and clearing is not	

Performance outcomes	Acceptable outcomes	Response
	within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature.	
PO102 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area is rehabilitated .	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with watercourses and drainage features (natural channel diversion and contaminants removal)		
PO103 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO103.1 Clearing does not occur within any of the following areas: 1. inside the defining bank of a watercourse or drainage feature; and 2. within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code. OR AO103.2 Clearing in any watercourse or drainage feature, or within the relevant distance of the defining bank of any watercourse or drainage feature in reference table 2 of this code only occurs where: 1. clearing does not exceed 0.5 hectares; and 2. clearing retains all mature trees and habitat trees. OR AO103.3 Clearing to provide necessary access to undertake necessary environmental clearing only occurs where: 1. clearing does not exceed 10 metres in width; and	

Performance outcomes	Acceptable outcomes	Response
	2. clearing retains all mature trees and habitat trees ; and 3. the access track: a. runs parallel to a watercourse or drainage feature and clearing is not within 10 metres of the defining bank of a watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature.	
PO104 Where clearing of vegetation in a regional ecosystem associated with a watercourse and/or drainage feature does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed.	Not applicable.
Connectivity (land restoration and natural disaster preparation)		
PO105 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO105.1 Clearing occurs in accordance with reference table 3 of this code.	Not applicable.
PO106 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem does not remain in the landscape despite threatening processes; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated; the cleared area is rehabilitated .	No acceptable outcome is prescribed.	Not applicable.
Connectivity (natural channel diversion and contaminants removal)		

Performance outcomes	Acceptable outcomes	Response
PO107 Regional ecosystems on the subject land and any adjacent land retain sufficient vegetation to: 1. maintain ecological processes; and 2. ensure the regional ecosystem remains in the landscape despite threatening processes.	AO107.1 Clearing occurs in accordance with reference table 3 of this code.	Not applicable.
PO108 Where: 1. clearing of vegetation in a regional ecosystem does not maintain ecological processes; and 2. the regional ecosystem does not remain in the landscape despite threatening processes; and 3. the clearing cannot be avoided; and 4. the clearing has been mitigated; the cleared area: a. is rehabilitated; or b. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact.	No acceptable outcome is prescribed.	Not applicable.
Soil erosion if the local government is not the assessment manager for the development application		
PO109 Clearing does not result in accelerated soil erosion within or outside the land the subject of the development application.	AO109.1 Clearing only occurs if an erosion and sediment control plan is developed and implemented to prevent soil erosion and instability resulting from the clearing .	Not applicable.
Salinity		
PO110 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following: 1. waterlogging; 2. the salinisation of groundwater, surface water or soil.	AO110.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.
Essential habitat (land restoration and natural disaster preparation) excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO111 Clearing of vegetation in a regional ecosystem that is an area of essential habitat	AO111.1 Clearing does not occur in essential habitat .	Not applicable.

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

Performance outcomes	Acceptable outcomes	Response
does not maintain the composition, structure and function of the regional ecosystem for each protected wildlife species individually, and cannot be avoided and has been mitigated, the cleared area: 1. is rehabilitated; or 2. where the cleared area cannot reasonably be rehabilitated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.		
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO115 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO115.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR AO115.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.
Maintaining the composition, structure and function of the regional ecosystem (land restoration and natural disaster preparation)		
PO116 Clearing of vegetation maintains the composition, structure and function of the regional ecosystem.	AO116.1 Clearing retains all of the following: 1. habitat trees; 2. mature trees; and 3. the natural floristic composition and range of sizes across the application area. OR AO116.2 Clearing is for the purpose of natural disaster preparation and does not exceed the widths prescribed in reference table 1 of this code.	Not applicable.

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

Table 16.12: Control non-native plants or declared pests

Performance outcomes	Acceptable outcomes	Response
Clearing avoids and minimises impacts		
PO121 Clearing of vegetation and adverse impacts of clearing vegetation do not occur unless the application has demonstrated that the clearing and the adverse impacts of clearing have been: 1. reasonably avoided; or 2. reasonably minimised where it cannot be reasonably avoided.	No acceptable outcome is prescribed.	Not applicable.
Clearing associated with wetlands		
PO122 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO122.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests: 1. inside the defining bank of any natural wetland; and 2. within 20 metres of the defining bank of any natural wetland. AND AO122.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where: 1. clearing does not exceed five metres in width; and 2. clearing retains all mature trees and habitat trees; and 3. the access track: a. runs parallel to a natural wetland and clearing is not within 10 metres of the defining bank of a natural wetland; or b. is required to provide access across the wetland. AND	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO122.3 Chemical clearing retains: 1. all mature trees; and 2. all habitat trees; and 3. at least 50 per cent of immature trees in each 50 metre by 50 metre area. AND AO122.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a natural wetland: 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND AO122.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a natural wetland; 1. 50 metres; or 2. the distance specified for wetlands on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Clearing associated with watercourses or drainage features		
PO123 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the	AO123.1 Mechanical clearing does not occur in any of the following areas, unless it is required to provide necessary access to control non-native plants or declared pests :	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 42 of 62

Performance outcomes	Acceptable outcomes	Response
composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	1. inside the defining bank of any watercourse or drainage feature; and 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; and 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature. AND AO123.2 Clearing to provide necessary access to control non-native plants or declared pests only occurs where: 1. clearing does not exceed five metres in width; and 2. clearing retains all habitat trees and mature trees; and 3. the access track: a. runs parallel to the watercourse or drainage feature and is not within 10 metres of the defining bank of the watercourse or drainage feature; or b. is required to provide access across the watercourse or drainage feature. AND AO123.3 Chemical clearing retains all of the following: 1. mature trees; and	

Performance outcomes	Acceptable outcomes	Response
	2. habitat trees; and 3. at least 50 per cent of immature trees in any 50 metre by 50 metre area. AND AO123.4 Root absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature: 1. 100 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority. AND AO123.5 Aerial application of a foliar herbicide does not occur within whichever is the greater distance from the defining bank of a watercourse or drainage feature: 1. 50 metres; or 2. any distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Soil erosion		
PO124 Clearing of vegetation does not result in accelerated soil erosion within or outside the land subject of the development application.	AO124.1 Clearing only occurs where recognised best practice methods are employed to: 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. AND AO124.2 Mechanical clearing: 1. does not occur on a slope greater than 15 percent; and 2. in each 50 by 50 metre area (0.25 hectares), retains 50 per cent of the ground cover and does not disturb more than 50 per cent of the ground cover. AND AO124.3 New access tracks required to provide necessary access to control a non-native plant or declared pests do not exceed five metres in width or de-stabilise the banks of any watercourse or drainage feature as a result of crossing, construction or use.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO125 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO125.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR AO125.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
Conserving remnant vegetation that is a regional ecosystem		
PO126 Clearing activities: - maintain the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and - retain all habitat trees and mature trees.	AO126.1 Mechanical clearing: - only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the clearing is required to provide necessary access to control a non-native plant or declared pest; and - does not occur using two machines linked by chain or cable; and - retains all habitat trees and mature trees. AND AO126.2 Clearing to provide necessary access to control non-native plants or declared pests does not exceed five metres in width. AND AO126.3 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem , as outlined in the Regional Ecosystem Description Database (REDD). AND AO126.4 Chemical clearing retains all of the following: mature trees; and habitat trees; and - at least 50 per cent of immature trees in each 50 metre by 50 metre area. AND	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO126.5 Aerial application of a root-absorbed broad spectrum herbicides does not occur. AND AO126.6 Root-absorbed broad spectrum herbicides are not applied within whichever distance is the greater from a mature tree or a habitat tree; 30 metres; or - the distance specified on the approved product label; or - the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO127 Clearing occurs only during a period that: - will not contribute to land degradation; and - ensures the ongoing maintenance of ecological processes and biodiversity; and - maintains the regional ecosystem.	No acceptable outcome is prescribed.	Not applicable.

Table 16.13: Encroachment

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO128 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following: - bank stability by protecting against bank erosion; - water quality by filtering sediments, nutrients and other pollutants; - aquatic habitat; - terrestrial habitat.	AO128.1 Mechanical clearing does not occur in any of the following areas: - inside the defining bank of any natural wetland; and - within 20 metres of the defining bank of any natural wetland. AND AO128.2 Root absorbed broad spectrum herbicides are not applied within whichever is the	Not applicable.

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page 47 of 62

Performance outcomes	Acceptable outcomes	Response
	greater distance from the defining bank of a natural wetland : 1. 100 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Clearing associated with watercourses or drainage features		
PO129 Clearing of encroachment maintains: 1. bank stability by protecting against bank erosion; and 2. water quality by filtering sediments, nutrients and other pollutants; and 3. aquatic habitat; and 4. terrestrial habitat.	AO129.1 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of any watercourse or drainage feature ; and 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature ; and 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature ; and 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature . AND AO129.2 Root-absorbed broad spectrum herbicides are not applied within whichever is the greater distance from the defining bank of a watercourse or drainage feature : 1. 100 metres; or 2. any distance specified on the approved product label; or	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Soil erosion		
PO130 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.	AO130.1 Clearing only occurs where recognised best practice methods are employed to: 1. prevent soil erosion and instability resulting from the clearing; and 2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. AND AO130.2 Mechanical clearing does not occur in any of the following areas: 1. within 50 metres of an area of soil erosion and instability; and 2. slopes greater than five per cent.	Not applicable.
Salinity		
PO131 Clearing within 100 metres of a salinity expression area does not contribute to or accelerate land degradation through either of the following:	AO131.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO132 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following:	AO132.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR	Not applicable.
1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.		

Performance outcomes	Acceptable outcomes	Response
	AO132.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and - acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Clearing limited to specific regional ecosystems		
PO133 Clearing of encroachment does not occur, other than in the regional ecosystems listed in reference table 5 of this code.	No acceptable outcome is prescribed.	
Conserving vegetation		
PO134 Clearing activities: - result in the restoration of the regional ecosystem; and - retain all habitat trees; and - retain all groves; and - retain species which make up the natural floristic composition of the regional ecosystem, distributed in a natural pattern.	AO134.1 Clearing retains all of the following: - all mature trees; and - all habitat trees; and - all woody vegetation within a grove, unless it is undertaken by a regional ecosystem burn. AND AO134.2 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD). AND AO134.3 Clearing does not result in debris being stacked or pushed against a mature tree or a habitat tree. AND	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	AO134.4 Mechanical clearing does not occur within 10 metres of a mature tree or a habitat tree. AND AO134.5 Aerial application of a herbicide does not occur. AND AO134.6 Chemical clearing does not occur within five metres of a mature tree or a habitat tree. AND AO134.7 Root-absorbed broad spectrum herbicides are not applied in any of the following areas: 1. regional ecosystems 11.4.11 and 11.8.11; and 2. within whichever is the greater distance from a mature tree or a habitat tree: a. 10 metres; or b. the distance specified by the approved product label; or c. the distance specified in the safety and use conditions prescribed by the Australian Pesticides and Veterinary Medicines Authority; and 3. within whichever is the greater distance from a grove: a. 30 metres; or b. the distance specified by the approved product label; or	

Performance outcomes	Acceptable outcomes	Response
	c. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO135 Clearing occurs only during a period that: 1. will not contribute to land degradation ; and 2. ensures the ongoing maintenance of ecological processes and biodiversity ; and 3. maintains the regional ecosystem .	No acceptable outcome is prescribed.	Not applicable.

Table 16.14: Fodder harvesting

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO136 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO136.1 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of any natural wetland ; and 2. within 20 metres of the defining bank of any natural wetland . AND AO136.2 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas: 1. inside the defining bank of any natural wetland ; and 2. within 100 metres of the defining bank of any natural wetland .	Not applicable.
Clearing associated with watercourses or drainage features		
PO137 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the	AO137.1 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of any watercourse or drainage feature ; and	Not applicable.

Performance outcomes	Acceptable outcomes	Response
composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	2. within 20 metres of the defining bank of any watercourse or drainage feature . AND AO137.2 Mechanical clearing that is strip harvesting or block harvesting does not occur in any of the following areas: 1. inside the defining bank of any watercourse or drainage feature ; and 2. within 100 metres of the defining bank of any watercourse or drainage feature .	
Soil erosion		
PO138 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.	AO138.1 Clearing only occurs where recognised best practice methods are employed to: 1. prevent soil erosion and instability resulting from the clearing ; and 2. stabilise soil erosion and instability which would result from clearing ; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing . AND AO138.2 Mechanical clearing does not occur on a slope greater than five percent. OR AO138.3 Mechanical clearing does not occur within 50 metres of an area of soil erosion and instability .	Not applicable.
Salinity		
PO139 Clearing within 100 metres of a salinity expression area does not contribute to or	AO139.1 Clearing does not occur within 100 metres of a salinity expression area .	Not applicable.

Performance outcomes	Acceptable outcomes	Response
accelerate land degradation through either of the following: 1. waterlogging ; 2. the salinisation of groundwater , surface water or soil.		
Essential habitat excluding essential habitat for <i>Phascolarctos cinereus</i> (koalas) if development is assessable under Schedule 10, Part 10 of the Planning Regulation 2017		
PO140 Clearing of vegetation in a regional ecosystem that is an area of essential habitat maintains the composition, structure and function of the regional ecosystem for each protected wildlife species individually.	AO140.1 Clearing does not occur in essential habitat . OR AO140.2 Clearing in essential habitat does not exceed the widths prescribed in reference table 1 of this code. OR AO140.3 Clearing in essential habitat does not exceed the areas prescribed in reference table 1 of this code.	Not applicable.
PO141 Where clearing of vegetation in a regional ecosystem that is an area of essential habitat does not maintain the composition, structure and function of the regional ecosystem , and cannot be avoided and has been mitigated, an offset is provided for any acceptable significant residual impact for each protected wildlife species individually.	No acceptable outcome is prescribed.	Not applicable.
Limits to clearing for fodder harvesting		
PO142 Clearing is limited to: 1. the extent necessary to provide fodder for stock; and 2. areas where the stock is located, and the stock have sufficient water.	No acceptable outcome is prescribed.	Not applicable.
PO143 Clearing must only occur:	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
1. in regional ecosystems listed in reference table 6 or reference table 7 of this code; and 2. in accordance with the harvesting method limitations for the regional ecosystem listed in reference table 6 or reference table 7 of this code.		
PO144 Clearing consists predominantly of fodder species .	No acceptable outcome is prescribed.	Not applicable.
Conserving vegetation		
PO145 Clearing is carried out in a way that conserves: 1. remnant vegetation in perpetuity; and 2. the regional ecosystem in which the vegetation is situated.	AO145.1 Clearing does not result in the removal of non-fodder species with a height of four metres or more. AND AO145.2 Selective harvesting: 1. retains all non-fodder species except where the damage is an unavoidable consequence of clearing the selected fodder tree; and 2. when using a chainsaw in regional ecosystems listed in reference table 6 of this code, retains at least one fodder tree for every fodder tree cleared; and 3. in least concern regional ecosystems listed in reference table 7 of this code, retains at least one fodder tree for each fodder tree cleared; and 4. in of concern regional ecosystems listed in reference table 7 of this code, retains at least two fodder trees for each fodder tree cleared. AND AO145.3 Strip harvesting and block harvesting: 1. where fodder harvesting has previously occurred in an area of a lot, only occurs if all of the following apply:	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	- the vegetation has not been cleared in the last 10 years; and - the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of fodder species in the regional ecosystem; and - the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and - aligns clearing along the contour where practical; and - does not occur in patches of regional ecosystems that are less than 10 hectares in area or less than 500 metres wide. AND AO145.4 Strip harvesting: - does not result in any strip harvesting area exceeding 50 metres in width; and - results in all strip retention areas: - being preserved along the length of strip harvest areas to a width of at least 1.5 times that of the adjacent strip harvest area; and - containing fodder species with an average height of at least four metres; and - does not result in clearing for machinery access between strip harvest areas exceeding 15 metres in width. AND AO145.5 Block harvesting: - does not result in any block harvest area exceeding one hectare; and	

Performance outcomes	Acceptable outcomes	Response
	2. results in block retention areas: a. being preserved between block harvest areas in accordance with the widths specified in reference table 8 of this code; and b. containing fodder species with an average height of at least four metres; and 3. does not result in clearing for machinery access between block harvest areas exceeding 10 metres in width.	
Cleared vegetation		
PO146 Fodder harvesting is carried out in a way that results in the woody biomass of the cleared vegetation remaining where it is cleared .	No acceptable outcome is prescribed.	Not applicable.
Conserving the fodder resource		
PO147 Fodder harvesting is carried out in a way that will conserve the fodder resource.	AO147.1 Clearing does not occur: 1. in an area that has been cleared in the previous 10-year period; and 2. more than once in the same area of a lot; and 3. in more than 50 per cent of the area of the regional ecosystem listed in reference table 6 and reference table 7 of this code on the lot; and 4. in areas required to be retained under this code, a development approval or any accepted development vegetation clearing code.	Not applicable.
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO148 Clearing occurs only during a period that: 1. will not contribute to land degradation; and 2. ensures the ongoing maintenance of ecological processes and biodiversity; and 3. maintains the regional ecosystem.	No acceptable outcome is prescribed.	Not applicable.

Table 16.15: Managing thickened vegetation

State Development Assessment Provisions v3.5

State code 16: Native vegetation clearing

Page **57** of **62**

Performance outcomes	Acceptable outcomes	Response
Clearing associated with wetlands		
PO149 Clearing of vegetation within a natural wetland and/or within 100 metres of the defining bank of a natural wetland maintains the composition, structure and function of any regional ecosystem associated with a natural wetland to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO149.1 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of a natural wetland; and 2. within 20 metres of the defining bank of a natural wetland.	Not applicable.
Clearing associated with watercourses or drainage features		
PO150 Clearing of vegetation within a watercourse and/or drainage feature and/or within the relevant distance (listed in reference table 2) of a watercourse and/or drainage feature maintains the composition, structure and function of any regional ecosystem associated with any watercourse and/or drainage feature to protect all of the following: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	AO150.1 Mechanical clearing does not occur in any of the following areas: 1. inside the defining bank of any watercourse drainage feature; 2. within 10 metres of the defining bank of a watercourse or drainage feature that is a stream order 1 or 2 watercourse or drainage feature; 3. within 15 metres of the defining bank of a watercourse or drainage feature that is a stream order 3 or 4 watercourse or drainage feature; 4. within 20 metres of the defining bank of a watercourse or drainage feature that is a stream order 5 or more watercourse or drainage feature.	Not applicable.
Soil erosion		
PO151 Clearing does not result in accelerated soil erosion within or outside the land subject of the development application.	AO151.1 Clearing only occurs where recognised best practice methods are employed to: 1. prevent soil erosion and instability resulting from the clearing; and	Not applicable.

Performance outcomes	Acceptable outcomes	Response
	2. stabilise soil erosion and instability which would result from clearing; and 3. prevent increased sediment run-off entering a wetland, watercourse or drainage feature as a result of the clearing. AND AO151.2 Mechanical clearing does not: 1. occur in a regional ecosystem in reference table 4 of this code that states 'mechanical clearing not permitted'; 2. disturb more than 50 per cent of the ground surface or result in any hectare having less than 50 per cent ground cover; 3. occur on a slope greater than five per cent; and 4. occur within 50 metres of an area of soil erosion and instability.	
Acid sulfate soils if the local government is not the assessment manager for the development application		
PO152 Clearing does not result in, or accelerate, disturbance of acid sulfate soils or changes to the hydrology of the location that will result in either of the following: 1. aeration of horizons containing iron sulphides; 2. mobilisation of acid or metals.	AO152.1 Clearing does not occur in land zone 1, land zone 2 or land zone 3. OR AO152.2 Clearing in land zone 1, land zone 2 or land zone 3 in areas below the five metre Australian Height Datum only occurs where: 1. mechanical clearing does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	Not applicable.
Restoring the regional ecosystem		
PO153 Clearing activities:	AO153.1 Clearing does not occur in thickets .	Not applicable.

Performance outcomes	Acceptable outcomes	Response
1. restore the natural floristic composition and range of sizes of each species of the regional ecosystem evenly spaced across the application area; and 2. retain mature trees, habitat trees and tall immature trees and thickets.	AND AO153.2 Clearing retains: 1. all mature trees and habitat trees; 2. a full range of sizes and species typical of the regional ecosystem in the area; and 3. where the number of mature trees plus habitat trees is less than 20 per hectare, tall immature trees to total 20 mature trees, habitat trees and tall immature trees per hectare. AND AO153.3 Clearing does not result in debris stacked or pushed against a mature tree, habitat tree or tall immature tree. AND AO153.4 If clearing immature trees, retain immature trees in each 50 metre by 50 metre area to at least the density specified reference table 4 of this code. AND AO153.5 If clearing low shrubs: 1. in regional ecosystems where clearing is restricted to low shrubs as specified in reference table 4 of this code – clearing retains all immature trees; 2. in regional ecosystems where clearing is not restricted to low shrubs as specified in reference table 4 of this code – clearing retains at least the number of immature trees specified in reference table 4 of this code; and	

Performance outcomes	Acceptable outcomes	Response
	3. clearing retains at least 10 per cent of the predominate species that have thickened. AND AO153.6 Mechanical clearing does not occur within 5 metres of the trunk of a mature tree, habitat tree or tall immature tree. AND AO153.7 Clearing is not undertaken by: 1. aerial application of any herbicide; and/or 2. application of a root-absorbed broad spectrum herbicide. AND AO153.8 Chemical clearing does not occur within five metres of the trunk of a mature tree, habitat tree or tall immature tree. AND AO153.9 Any regional ecosystem burn is undertaken in accordance with the fire guideline for the regional ecosystem, as outlined in the Regional Ecosystem Description Database (REDD).	
Clearing limited to specific regional ecosystems and specific clearing methods		
PO154 Clearing must be for the purpose of restoring the remnant regional ecosystem and only occur if all of the following apply: 1. clearing is in regional ecosystems prescribed in reference table 4 of this code; and 2. clearing is in accordance with the clearing restrictions for the regional ecosystem prescribed in reference table 4 of this code.	No acceptable outcome is prescribed.	Not applicable.

Performance outcomes	Acceptable outcomes	Response
PO155 Clearing occurs only during a period that: - will not contribute to land degradation; and - ensures the ongoing maintenance of ecological processes and biodiversity; and - maintains the regional ecosystem.	No acceptable outcome is prescribed.	Not applicable.

Appendix K: Site Photos