From: "noreply@fs6.formsite.com" <noreply@fs6.formsite.com> on behalf of "developmentassessment at townsville.qld.gov.au" <noreply@fs6.formsite.com>
Sent: Tue, 3 Mar 2026 13:37:47 +1000
To: "Development Assessment" <developmentassessment@townsville.qld.gov.au>
Subject: Development Application Lodgement - Result #22612895
Attachments: f-1634-183-22612895_307cPCUb_Appendix_A_-_DA_Form_1.pdf, f-1634-224-22612895_47sZZHbW_Appendix_B_-_Owners_Consent.pdf, f-1634-226-22612895_oHE7EFOc_Appendix_C_-_Proposal_Plan.pdf, f-1634-233-22612895_EoRSTt1m_Town_Planning_Report_Mill_Road_Yabulu.pdf, f-1634-234-22612895_vfpKsJHa_Cover_Letter_Mill_Road_Yabulu.pdf, f-1634-235-22612895_eNfx889A_Appendix_D_-_Waste_Treatment_System_Report.pdf, f-1634-236-22612895_18qVIa3C_Appendix_E_-_Assessment_Against_Planning_Scheme_Codes.pdf, f-1634-237-22612895_GnzfBnV3_Appendix_J_-_Assessment_Against_State_Codes.pdf

Type of Development Application Requested

What type of Development Application are you Requesting?

X	Material Change of Use
	Reconfiguring a Lot
	Operational Work
	Building Work
	Change Application

Is this a Combined Application?

	Yes
X	No

Applicant Details

Name of Contact Person
Tye Smith

Email Address
tye@edpi.com.au

Supporting Documentation

The documentation criteria listed below is requested to ensure that Council can quickly assess your application. Please ensure that all the required information has been provided with your lodgement to prevent unnecessary delays. DA Form 1, DA Form 2, Change Application and Owner's Consent are

available from the **Queensland Government Planning website**. **Please Note: Maximum File Size Per Document is 10MB.**

DA Form 1
Appendix_A_-_DA_Form_1.pdf (294 KB)

Owner's Consent
Appendix_B_-_Owners_Consent.pdf (36 KB)

Plans
Appendix_C_-_Proposal_Plan.pdf (445 KB)

Report
Town_Planning_Report_Mill_Road_Yabulu.pdf (2.08 MB)

Cover Letter
Cover_Letter_Mill_Road_Yabulu.pdf (130 KB)

Other/Further Documentation
Appendix_D_-_Waste_Treatment_System_Report.pdf (2.17 MB)

Other/Further Documentation
Appendix_E_-_Assessment_Against_Planning_Scheme_Codes.pdf (1002 KB)

Other/Further Documentation
Appendix_J_-_Assessment_Against_State_Codes.pdf (622 KB)

Payment Options

Please Indicate Payment Method you will be Using:
Please Note: Payment must be made prior to any assessment being undertaken.

- [X] Email TCC banking details to me so payment can be made by direct deposit into TCC bank account
- [ ] Please charge to my invoice account with Council
- [ ] Please phone me for my credit card details (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)
- [ ] I will call to pay via credit card (please call (07) 4417 5325 to process payment over the phone) (Visa or Mastercard - subject to a 0.5% payment processing fee. This will be detailed separately on your receipt)

Email address
tye@edpi.com.au

Additional Details

Applicant Declaration

Applicant Declaration: By clicking the submit button, I hereby declare that the information provided on this form and attachments is true, correct and complete in every detail.

Privacy Collection Statement:
Townsville City Council collects and manages personal information in the course of performing its activities, functions and duties. We respect the privacy of the personal information held by us. The way in which Council manages personal information is governed by the *Information Privacy Act 2009* (Qld). We are collecting your personal information in accordance with *Local Government Act 2009.* The information will be used to process this request. Generally, we will not disclose your personal information outside of Council unless we are required to do so by law, or unless you give your consent to this disclosure. For further information about how we manage your personal information please see our Information Privacy Policy.

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 *Planning Act 2016*

2) Owner's consent
2.1) Is written consent of the owner required for this development application?
☒ Yes – the written consent of the owner(s) is attached to this development application ☐ No – proceed to 3)

Queensland Government

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 *Airport Assets (Restructuring and Disposal) Act 2008*	
Name of airport:	
☐ Listed on the Environmental Management Register (EMR) under the *Environmental Protection Act 1994*	
EMR site identification:	
☐ Listed on the Contaminated Land Register (CLR) under the *Environmental Protection Act 1994*	
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 *DA Form 2 – Building work details*

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	

Queensland Government

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

$

PART 4 – ASSESSMENT MANAGER DETAILS

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

Townsville City Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?
***Note**: A development application will require referral if prescribed by the* Planning Regulation 2017.

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

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

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

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

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

Matters requiring referral to the **Chief Executive of the distribution entity or transmission entity:**
☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:
- The **Chief Executive of the holder of the licence**, if not an individual
- The **holder of the licence**, if the holder of the licence is an individual

☐ Infrastructure-related referrals – Oil and gas infrastructure

Matters requiring referral to the **Brisbane City Council:**
☐ Ports – Brisbane core port land

Matters requiring referral to the **Minister responsible for administering the *Transport Infrastructure Act 1994*:**
☐ Ports – Brisbane core port land *(where inconsistent with the Brisbane port LUP for transport reasons)*
☐ Ports – Strategic port land

Matters requiring referral to the **relevant port operator**, if applicant is not port operator**:**
☐ Ports – Land within Port of Brisbane's port limits *(below high-water mark)*

Matters requiring referral to the **Chief Executive of the relevant port authority:**
☐ Ports – Land within limits of another port *(below high-water mark)*

Matters requiring referral to the **Gold Coast Waterways Authority:**
☐ Tidal works or work in a coastal management district *(in Gold Coast waters)*

Matters requiring referral to the **Queensland Fire and Emergency Service:**
☐ Tidal works or work in a coastal management district *(involving a marina (more than six vessel berths))*

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

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

Referral requirement	Referral agency	Date of referral response
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 2under 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 Form1 Template 2*
- *Taking overland flow water: complete DA Form 1 Template 3.*

Waterway barrier works

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

☐ Yes – the relevant template is completed and attached to this development application

☒ No

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

Marine activities

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

☐ Yes – an associated *resource* allocation authority is attached to this development application, if required under the *Fisheries Act 1994*

☒ No

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

Quarry materials from a watercourse or lake

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

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

☒ No

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

Quarry materials from land under tidal waters

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

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

☒ No

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

Referable dams

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

☐ Yes – the 'Notice Accepting a Failure Impact Assessment' from the chief executive administering the Water Supply Act is attached to this development application

☒ No

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

***Note**: See guidance materials at www.desi.qld.gov.au for information requirements regarding development of Queensland heritage places.*

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

Name of the heritage place:		Place ID:	

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

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist	
I have identified the assessment manager in question 15 and all relevant referral requirement(s) in question 17 ***Note**: See the Planning Regulation 2017 for referral requirements*	☒ Yes
If building work is associated with the proposed development, Parts 4 to 6 of *DA Form 2 – Building work details* have been completed and attached to this development application	☐ Yes ☒ Not applicable
Supporting information addressing any applicable assessment benchmarks is with the development application ***Note**: This is a mandatory requirement and includes any relevant templates under question 23, a planning report and any technical reports required by the relevant categorising instruments (e.g. local government planning schemes, State Planning Policy, State Development Assessment Provisions). For further information, see DA Forms Guide: Planning Report Template.*	☒ Yes
Relevant plans of the development are attached to this development application ***Note**: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.*	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued *(see 21)*	☐ Yes ☒ Not applicable

Queensland Government

25) Applicant declaration
☒ By making this development application, I declare that all information in this development application is true and correct ☒ Where an email address is provided in Part 1 of this form, I consent to receive future electronic communications from the assessment manager and any referral agency for the development application where written information is required or permitted pursuant to sections 11 and 12 of the *Electronic Transactions Act 2001* ***Note**: It is unlawful to intentionally provide false or misleading information.*
Privacy – Personal information collected in this form will be used by the assessment manager and/or chosen assessment manager, any relevant referral agency and/or building certifier (including any professional advisers which may be engaged by those entities) while processing, assessing and deciding the development application. All information relating to this development application may be available for inspection and purchase, and/or published on the assessment manager's and/or referral agency's website. Personal information will not be disclosed for a purpose unrelated to the *Planning Act 2016*, Planning Regulation 2017 and the DA Rules except where: • such disclosure is in accordance with the provisions about public access to documents contained in the *Planning Act 2016* and the Planning Regulation 2017, and the access rules made under the *Planning Act 2016* and Planning Regulation 2017; or • required by other legislation (including the *Right to Information Act 2009*); or • otherwise required by law. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002.*

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

Date received: | Reference number(s):

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

QLeave notification and payment *Note: For completion by assessment manager if applicable*			
Description of the work			
QLeave project number			
Amount paid ($)		Date paid (dd/mm/yy)	
Date receipted form sighted by assessment manager			
Name of officer who sighted the form			

EDPI Australia
ABN 78 836 479 162

Mount Louisa,
QLD 4814

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

19 February 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 CHANCE OF USE FOR FUNCTION FACILITY LOCATED AT 235-253 MILL ROAD, YABULU QLD 4818; LOT 3 ON RP743037

I, Trevor Holley, 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,

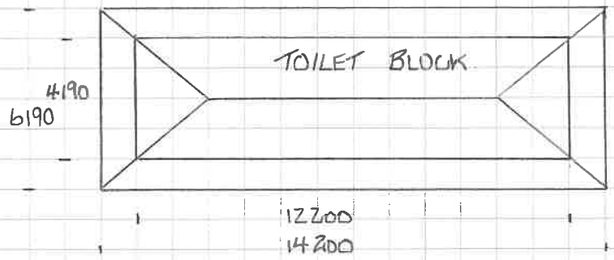
T HOLLEY
Signature

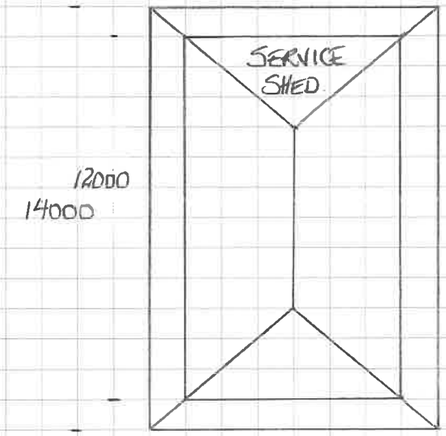
19 FEB 2026.
Date

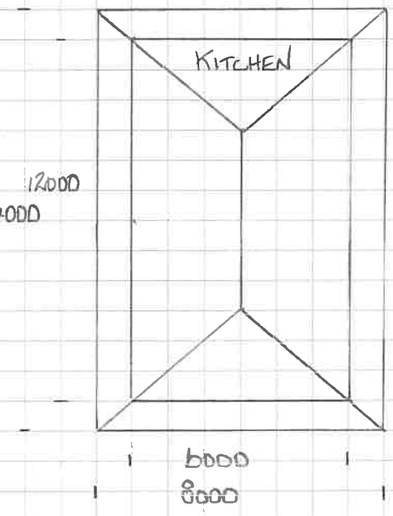
TREVOR HOLLEY
Print Name

VENU LAYOUT

235-353 MILL ROAD
YABULU

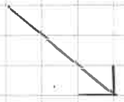


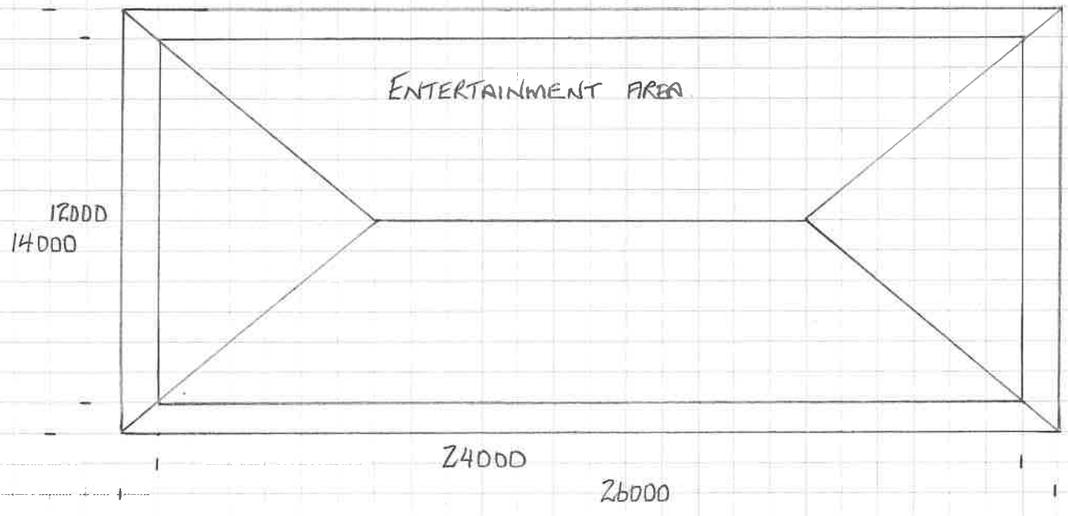




19° 23' 27"
146° 58' 87"

TOWNSVILLE CITY
24.09 km.





HEALY CREEK.

EDPI AUSTRALIA

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 www.edpi.com.au

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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	483m^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: 483m^2

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

This application follows pre-lodgement consultation with Tablelands Regional Council through written advice provided on 10 February 2025 – Council ref. Pre24/0025. Additional advice was sought through written email advising of changes of the use from Medium Impact Industry to Shop as well as advice on the Caretaker's Accommodation. Emphasis it to be put on the justification of the use within the Strategic Framework and non-compliance with the Rural Residential Zone Code. The Pre-lodgement advice outcomes provided by Council have formed the basis of this application.

Pre-lodgement advice was also sought form SARA through written advice on 7 January 2025 – SARA ref. 2412-43913 SPL, regarding the proposed development close proximity to a state-controlled road. The SARA advice however for the proposal in its current form is likely to comply with the relevant provisions of SDAP.

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 4: Aerial Locality (Source: Nearmap)

The proposal includes the following built elements, with a total gross floor area (GFA) of approximately 483m²:

- Toilet amenities block: 51m²
- Food Servery: 72m²
- Storage/service shed: 72m²
- 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 5: Proposed Site Plan prepared by Applicant (Source: Nearmap)

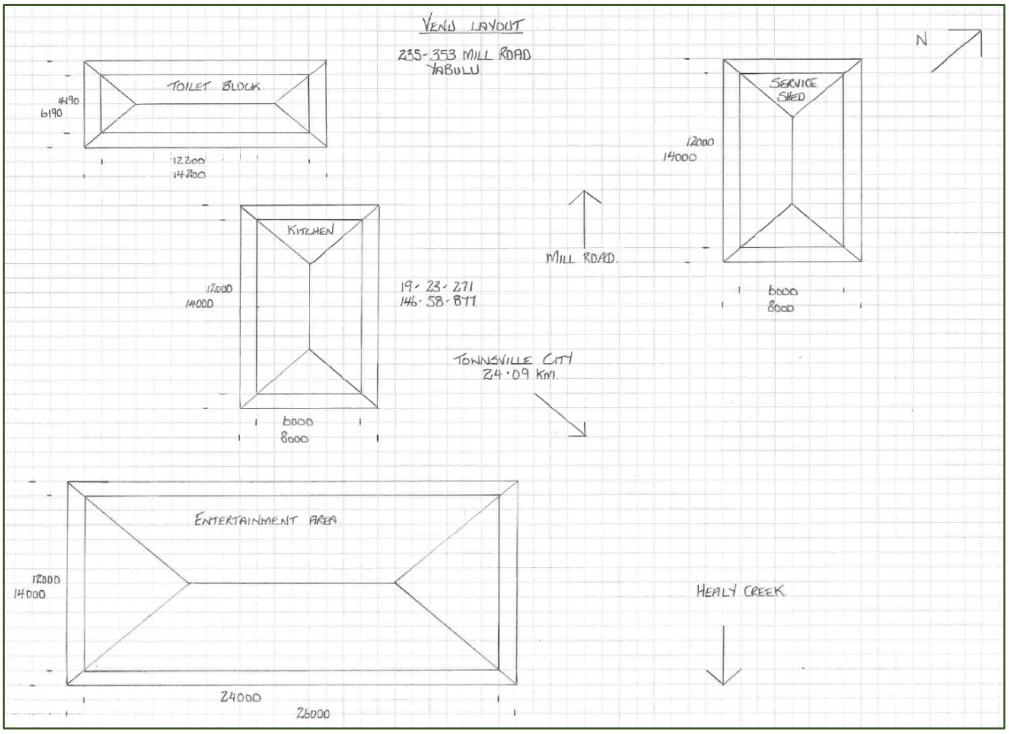


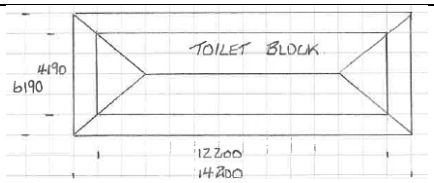
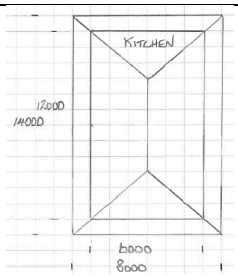
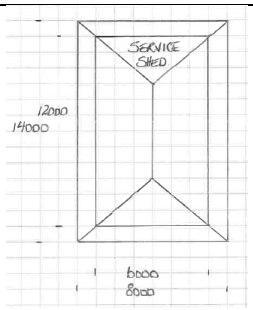
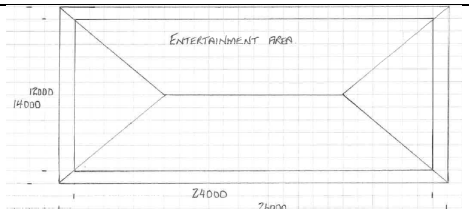
Figure 6: Venue Plan and Dimensions prepared by Applicant

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 • GFA: 51m^2 • 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 • GFA: 72m^2 • Concrete slab • Besser block (lined outside with stacked stone tiling, internal tiled floor, colorbond roof sheeting).	
Storage/ Service Shed • 12m x 6m • GFA: 72 m^2 • Concrete slab • Besser Block (lined outside with stacked stone tiling, colorbond roof sheeting).	
Entertainment Area • 24m x 12m • GFA: 288m^2 • 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.

Two ablution blocks, one existing and one new, will service the main event area. All proposed accommodation units will include ensuite bathrooms, ensuring adequate amenities are available for guests.

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.

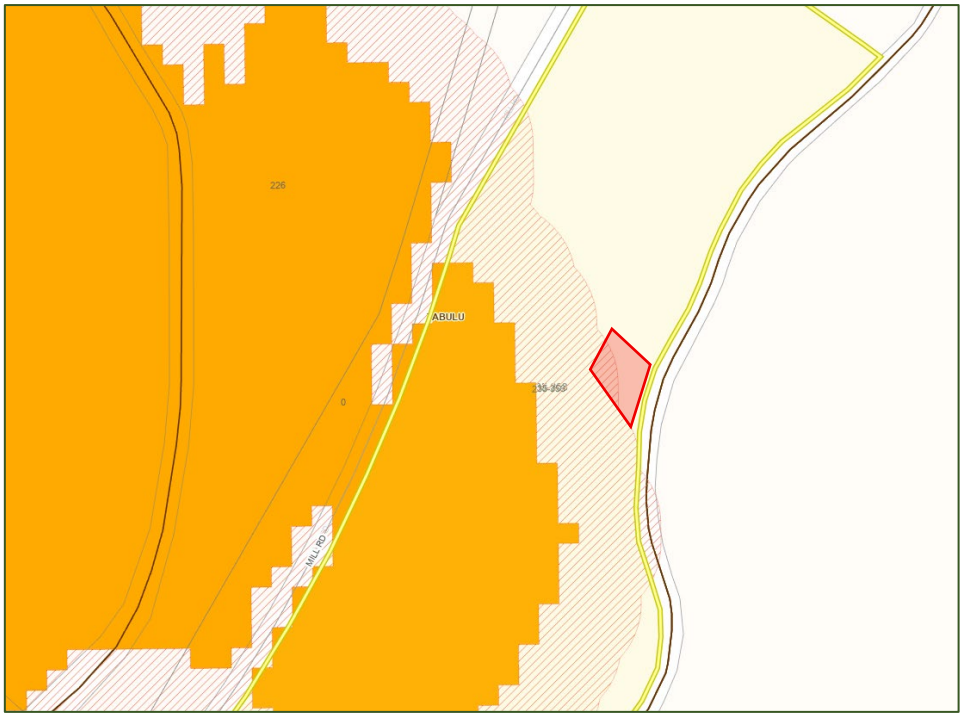


Figure 7: Bushfire Overlay Mapping (Source: TCC Mapping)

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.

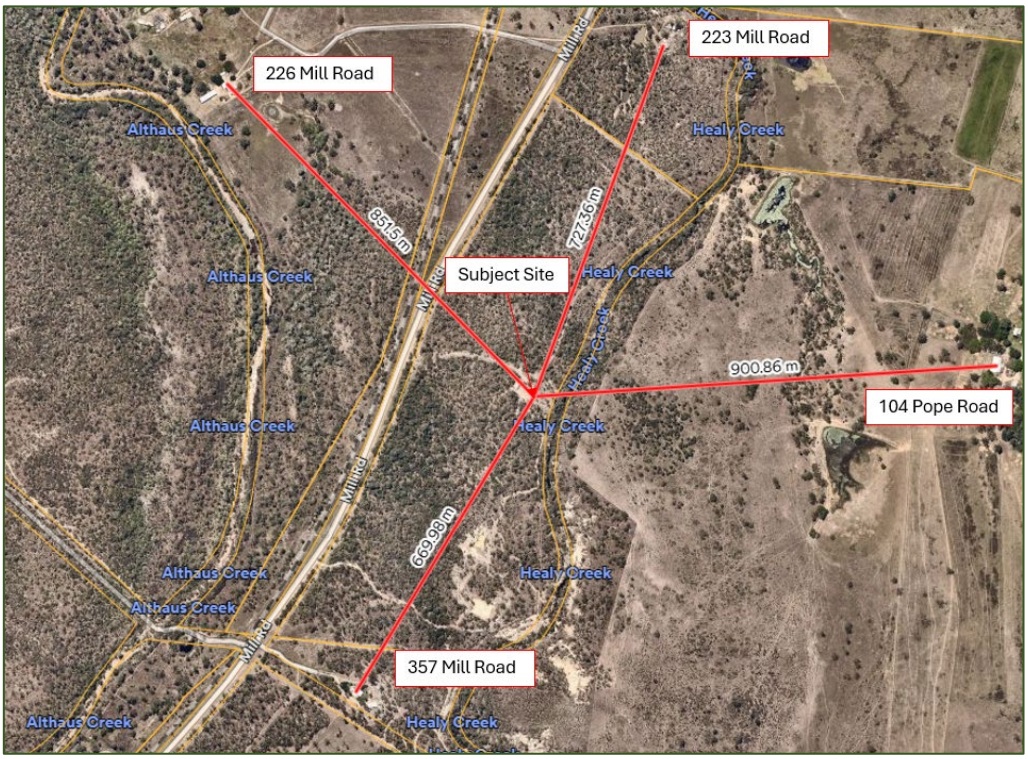


Figure 8: Distance to Closest Residential Dwelling (Source: Nearmap)

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 Bushire 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
M (+61) 0406509299
tye@edpi.com.au | www.edpi.com.au

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

3 March 2026

Assessment Manager
Townsville City Council
PO Box 1268
TOWNSVILLE QLD 4810

Attention: Planning and Development

Dear Assessment Manager,

Development Application for Material Change of Use – Function Facility
235-353 Mill Road, Yabulu QLD 4818, properly described as Lot 3 RP43037

We act on behalf of the property owner *Trevor Holley* and hereby submit the attached development application to Townsville City Council under Section 51 of the *Planning Act 2016*.

This application seeks a Development Permit for Material Change of Use - Function Facility on the land located at 235-353 Mill Road, Yabulu QLD 4818, properly described as Lot 3 RP43037

In accordance with the Council's Schedule of Fees and Charges, the applicable assessment fee for this application is estimated at $5,548.

To facilitate payment, we kindly request that Council provide an email outlining payment options, enabling direct payment of the assessment fee by the applicant.

Should you require any further information or clarification, please do not hesitate to contact the undersigned.

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

Yours sincerely,

Tye Smith
Director & Development Manager
M (+61) 0406509299
tye@edpi.com.au | www.edpi.com.au

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 prescibed 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 faecel strepococci, 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)

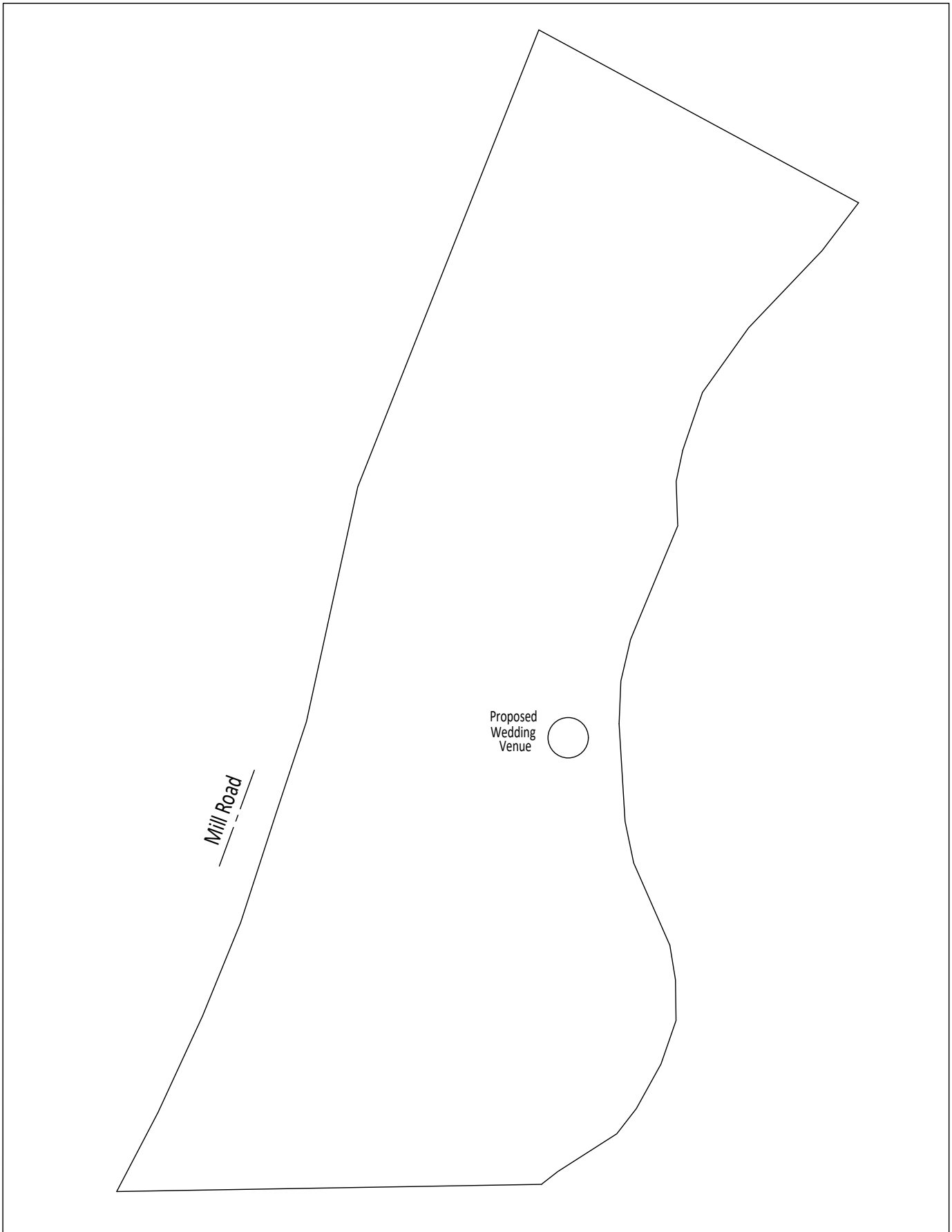
» any additional requirements of council; and

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

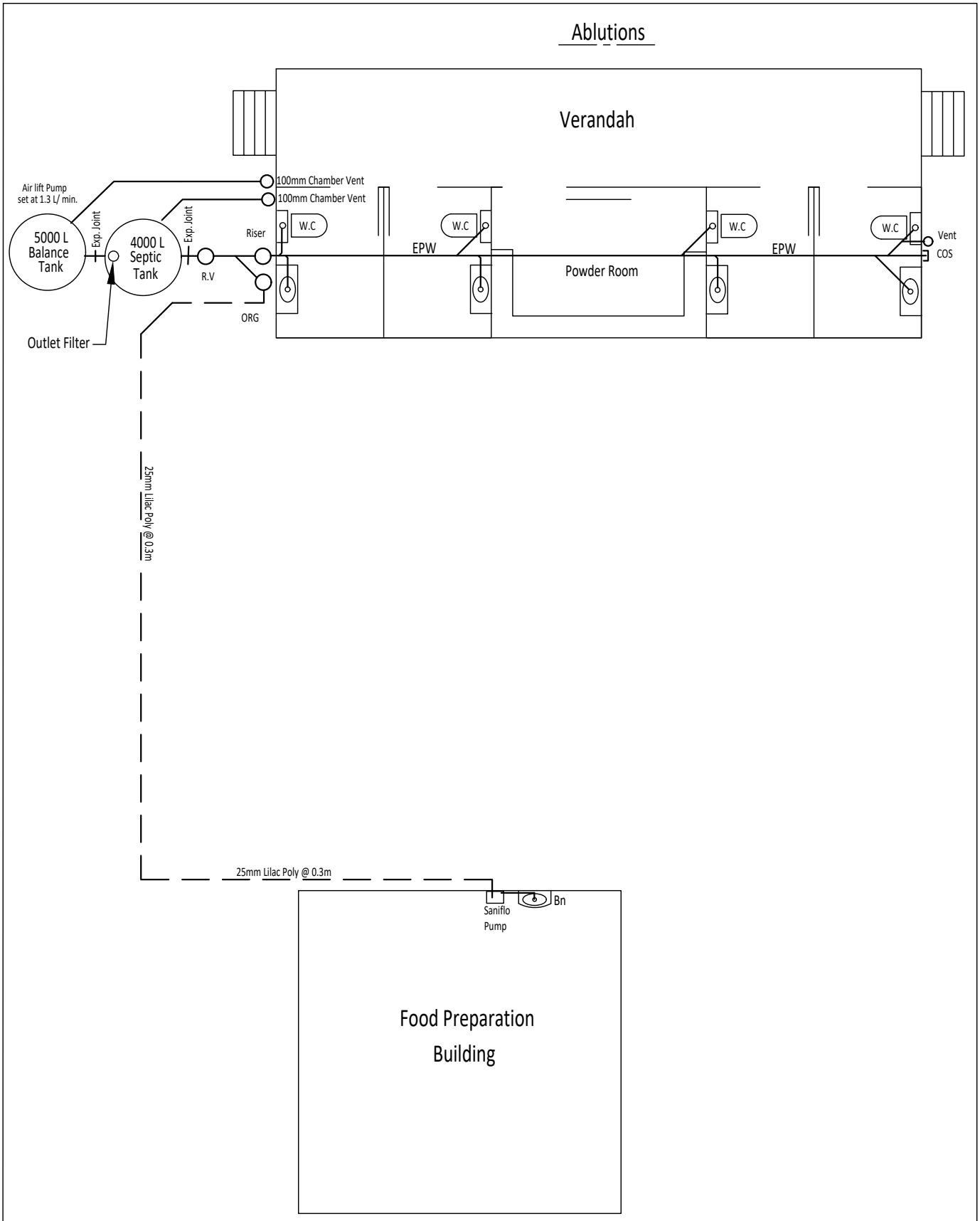
d) The on-site sewerage facility/land application area (as designed) is appropriate for the allotment.

Signature Ted Clark Date: 08. 01. 26

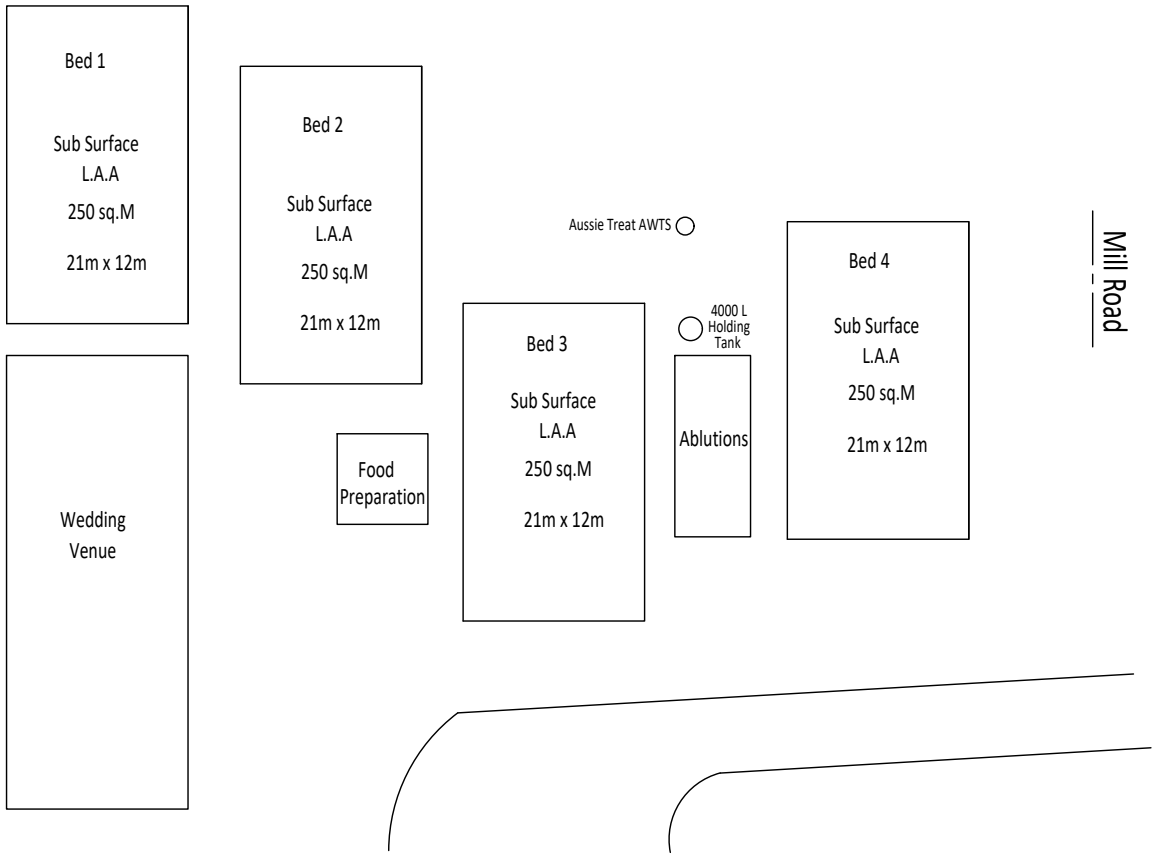


Ted Clark
E.G.Clark Holdings Pty.Ltd.
P.O. Box 790, Deeragun. Qld. 4818
Phone - 0412 778891
Email - northsidemulch@gmail.com

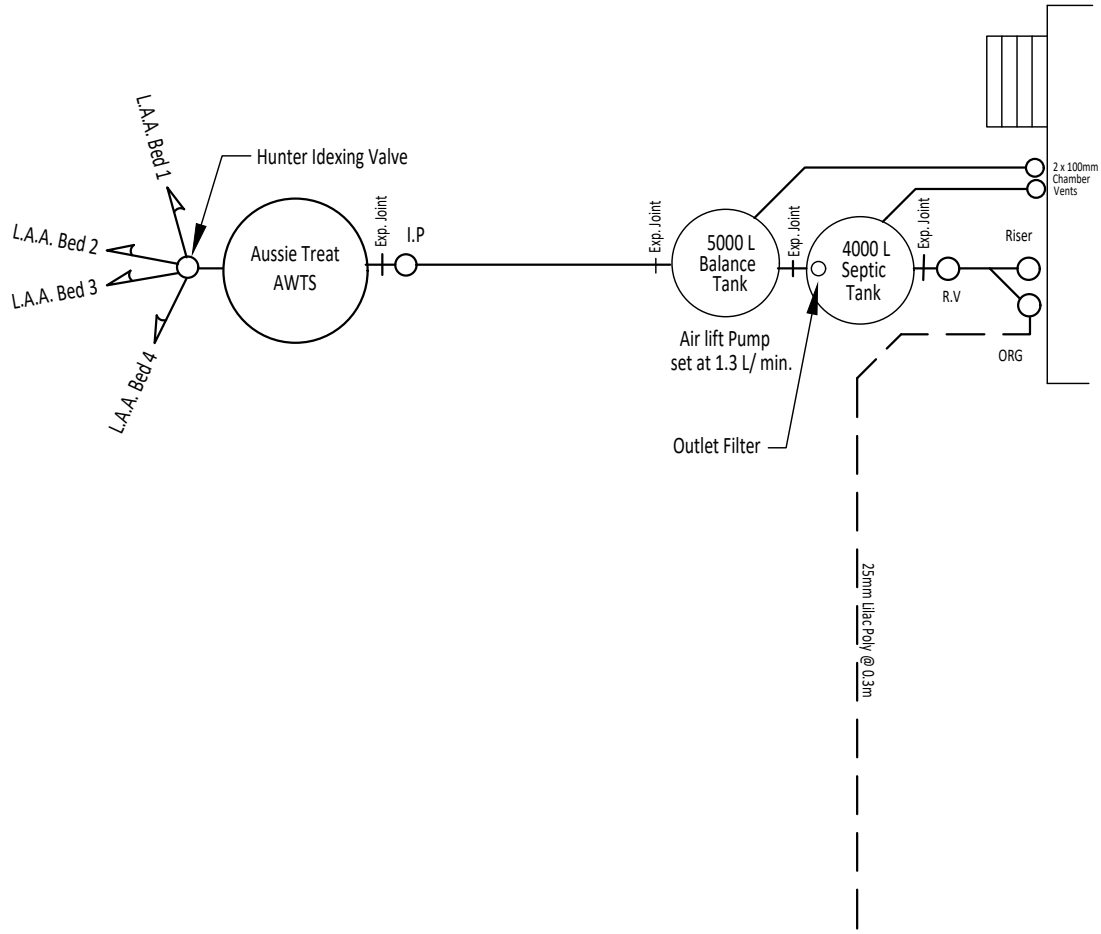
Project: Site Plan 235 Mill Road, Yabulu		Project No.: 08 / 26	1
		Date drawn: 08. 01. 26	Lot 3 on RP 743037
Client: Trevor Holly		QBBC No.: 62111	Scale: 1:5000 on A4



Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project: Floor & Drainage Plan 235 Mill Road, Yabulu Client: Trevor Holly	DWG. No. 08 / 26 Date drawn 08. 01. 26 QBBC No. 62111	PlanNo. 4 Lot 3 on RP 743037 Scale 1:100 on A4

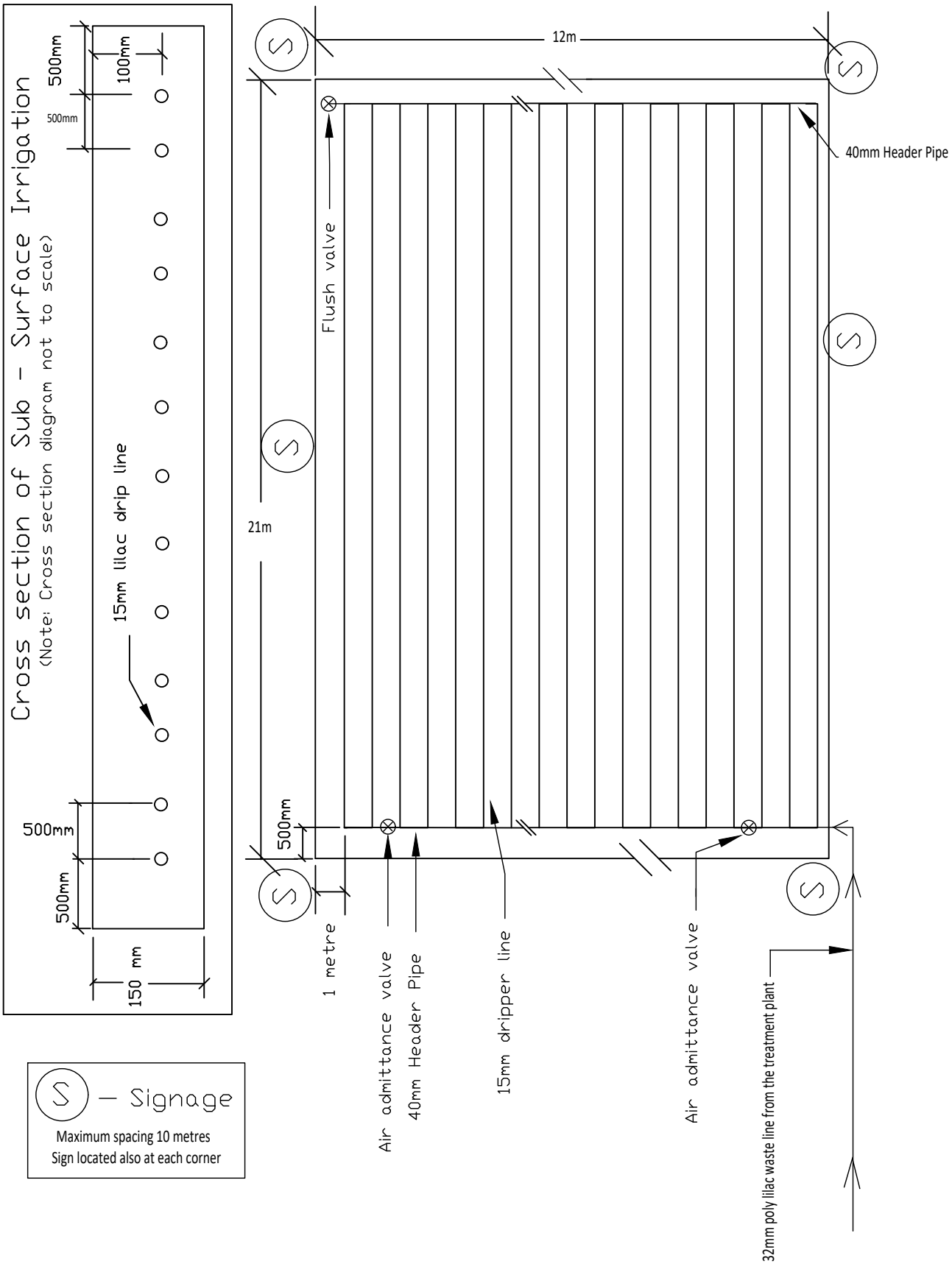


Ted Clark E.G.Clark Holdings Pty.Ltd. P.O. Box 790, Deeragun. Qld. 4818 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project: Partial Site Plan 235 Mill Road, Yabulu	Project No. 08 / 26	2
		Date drawn 08. 01. 26	Lot 3 on RP 743037
	Client: Trevor Holly	QBBC No. 62111	Scale 1:500 on A4



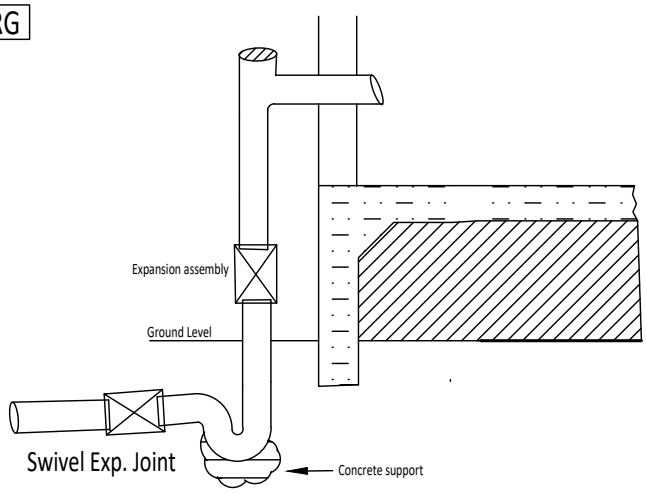
Ted Clark
E.G.Clark Holdings Pty.Ltd.
P.O. Box 790, Deeragun. Qld. 4818
Phone - 0412 778891
Email - northsidemulch@gmail.com

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

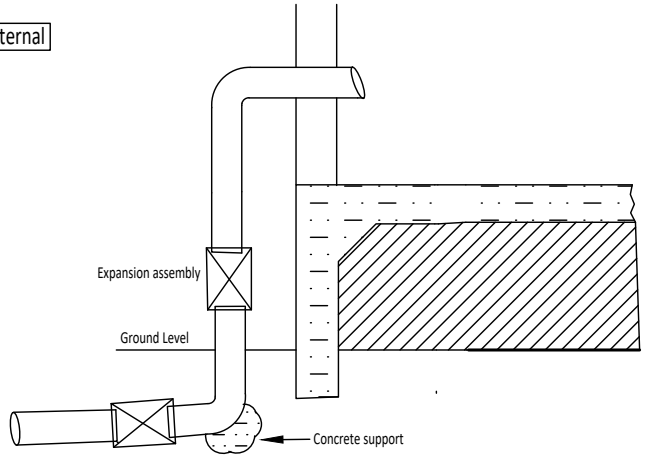


Ted Clark E.G.Clark Holdings Pty. Ltd P.O. Box 790, Deeragun. Qld 4819 Phone - 0412 778891 Email - northsidemulch@gmail.com	Project: Land Application Area - Subsurface Layout 235 Mill Road, Yabulu	Project No.: 08 / 26	Plan No.:
	Client: Trevor Holly	Date: 08. 01. 26	Lot 3 on RP 743037
		QBCC No.: 62111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

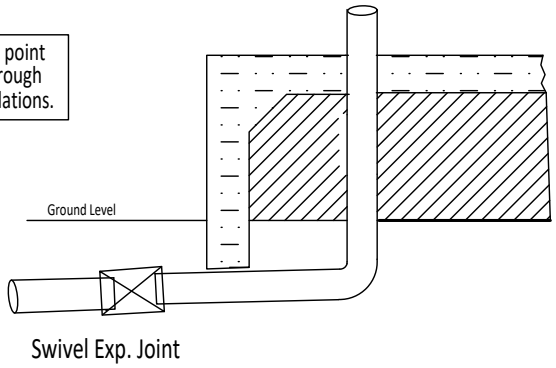
ORG



Riser - External

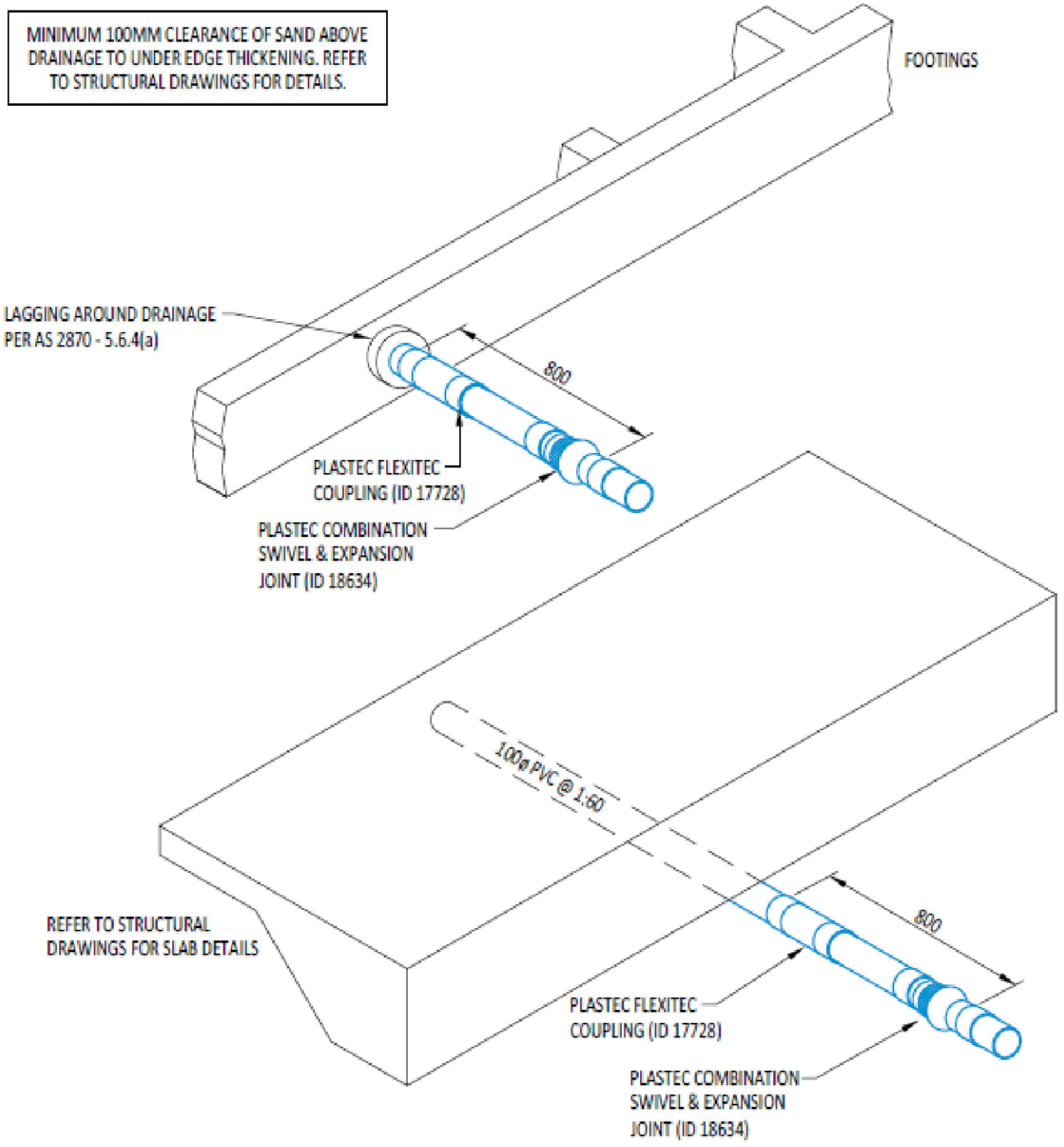


Exist. Drainage point penetrating through or under foundations.



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		DWG. No. 08 / 26	PlanNo. 5
		Date drawn 08. 01. 26	Lot 3 on RP 743037
Client: Trevor Holly		QBBC No. 62111	Scale



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
		Date drawn 08. 01. 26	Lot 3 on RP 743037
Client: Trevor Holly		QBBC No. 62111	Scale

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				
PO5	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.**
PO6	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				
PO7	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				

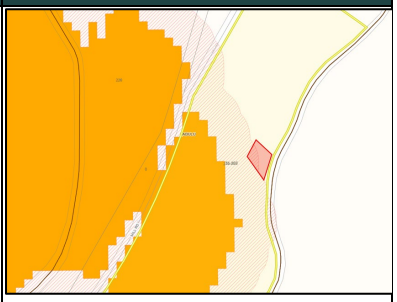
PO8	Development does not impact negatively upon the amenity, character or safety of surrounding areas.	**AO8.1**	Non-residential buildings, animal enclosures storage facilities and waste disposal areas are set back: (a) 100m from the boundary of any land included in residential zone or the rural residential 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				
PO9	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.**
PO10	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.**
PO11	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.	
PO12	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				
PO13	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.
PO14	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.
PO15	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
PO16	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.
PO17	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.			
PO18	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.
PO19	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.**
PO20	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)

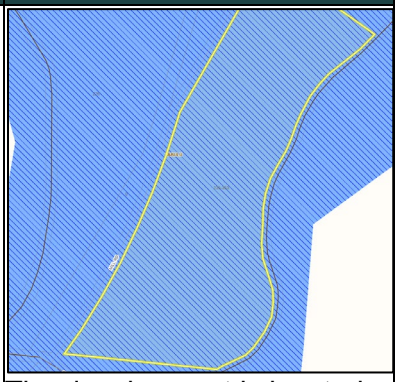
Performance Outcomes			Acceptable Outcomes	Comment
General – all development				
PO1	Development maintains the safety of people and property.	**AO1.1**	No acceptable outcome is nominated.	 **Complies.** The development maintains the safety of people and property through a combination of site planning, 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.
PO2	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.	**AO2**	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.**
PO3	Development mitigates the risk of bushfire hazard through the siting and design of the development.	**AO3**	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.
PO4	Development provides for an adequate and accessible water supply for firefighting purposes.	**AO4.1.1 or**	The development is connected to a reticulated water supply where within a water supply area.	**Not applicable.**
		AO4.1.2	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.
PO5	Public safety and the environment are not adversely affected by the detrimental impacts of bushfire on hazardous materials manufactured or stored in bulk.	**AO5**	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.	
PO6	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after bushfire events.	**AO6**	No acceptable outcome is nominated.	**Not applicable.**
PO7	Additional lots are not created in bushfire hazard areas.	**AO7**	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.**
PO8	Development is designed to allow for efficient emergency access to buildings for firefighting appliances, including by avoiding long, narrow access arrangements.	**AO8**	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.
PO9	Development provides a fire break which also facilitates adequate access for firefighting and emergency vehicles, and safe evacuation.	**AO9.1**	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.
		AO9.2	The separation area mentioned in AO9.1 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.
		AO9.3	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
PO1	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.

		AO1.2	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.**
PO2	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.	**AO2**	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				
PO3	Development does not intensify use in high hazard areas, in order to avoid risks to people and property.	**AO3.1**	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
		AO3.2	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
		AO3.3	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.**
PO4	Siting and layout of development maintains the safety of people and property in medium hazard areas.	**AO4.1**	On existing lots Floor levels for residential buildings are 300mm above the defined flood level.	**Not applicable.**
		AO4.2	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.

		AO4.3	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.**
		AO4.4	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.**
		AO4.5	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.**
		AO4.6	In new subdivision, arterial, sub-arterial or major collector roads are located above the 2% AEP flood level.	**Not applicable.**
		AO4.7	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.**
PO5	Signage is provided within high and medium hazard areas to alert residents and visitors to the flood hazard.	**AO5**	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.
PO6	Development within high and medium hazard areas ensures any changes to the depth, duration, velocity of flood waters are contained within the site.	**AO6**	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.
PO7	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	**AO7**	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.			
PO8	Facilities with a role in emergency management and vulnerable community services are able to function effectively during and immediately after flood events.	**AO8**	The development is provided with the level of flood immunity set out in Table 8.2.6.3(b).	**Not applicable.**
PO9	Public safety and the environment are not adversely affected by the detrimental impacts of flooding on hazardous materials manufactured or stored in bulk.	**AO9.1**	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.**
		AO9.2	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.
PO3	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.	**AO3**	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				
PO4	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.	**AO4**	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.
PO5	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.	**AO5**	No acceptable outcome is nominated.	**Not applicable.**
Buffering and edge impacts				
PO6	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	**AO6**	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.
PO7	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.	**AO7**	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.
PO8	Pest species are prevented from encroaching into ecologically significant areas.	**AO8**	No acceptable outcome is nominated.	**Complies.** No changes are proposed that would otherwise introduce more pest species.
PO9	During construction and operation of development, measures are implemented to prevent light, noise, visual and other disturbances.	**AO9**	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				
PO10	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;	**AO10**	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): **AO10** Major ecological corridors identified on Figure SC6.9.3 in the Natural assets planning scheme policy no. SC6.9 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, tunnel 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 *Land Title Act 1994.*	**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.**

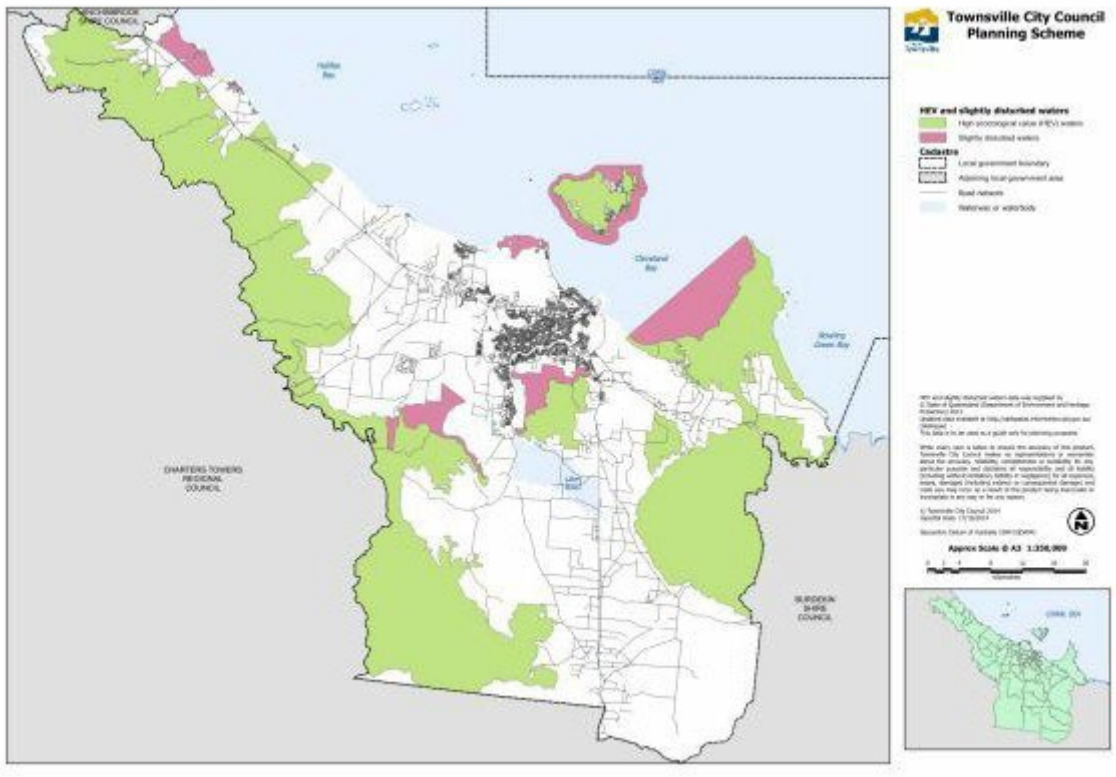


Figure 9.1 – High environmental value waters and slightly disturbed waters

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 100m^3 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 500m^3 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.**

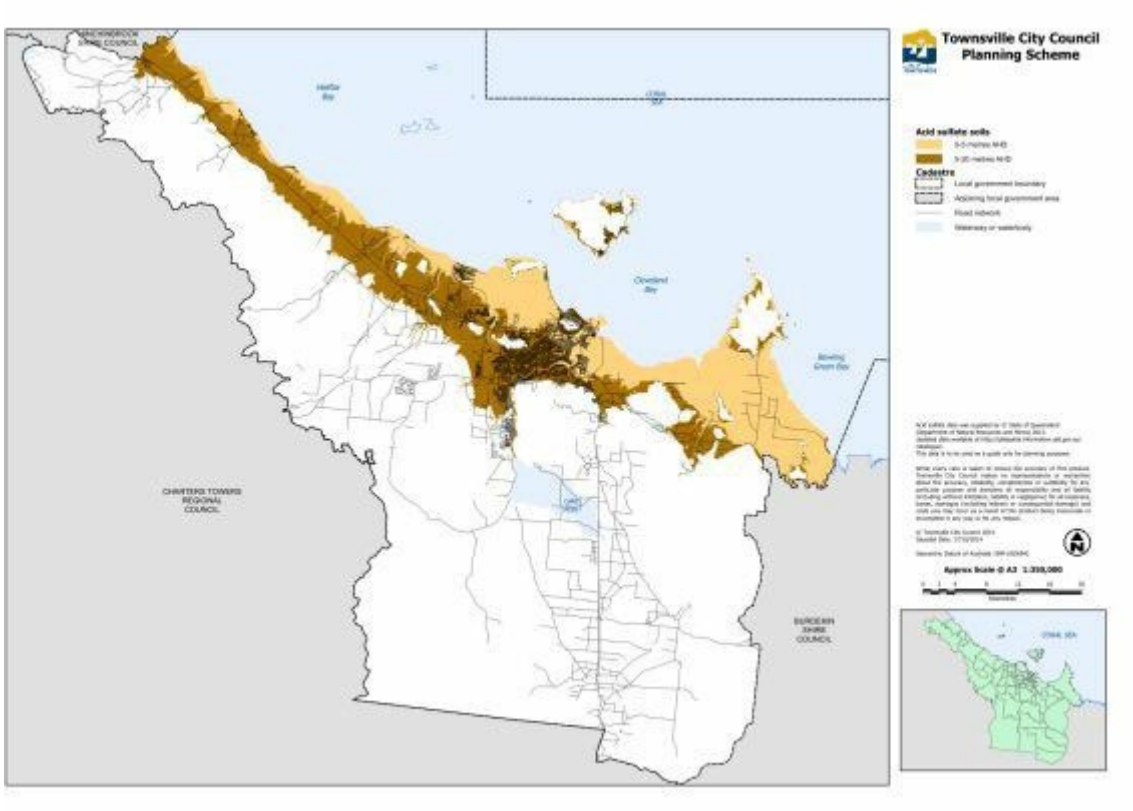


Figure 9.2 – Acid sulfate soils

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 weeks, 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.**
PO5	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.
PO6	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.**
PO7	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				
PO8	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.**
PO9	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 be 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 aborist.	**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 aborist.	**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 week 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.

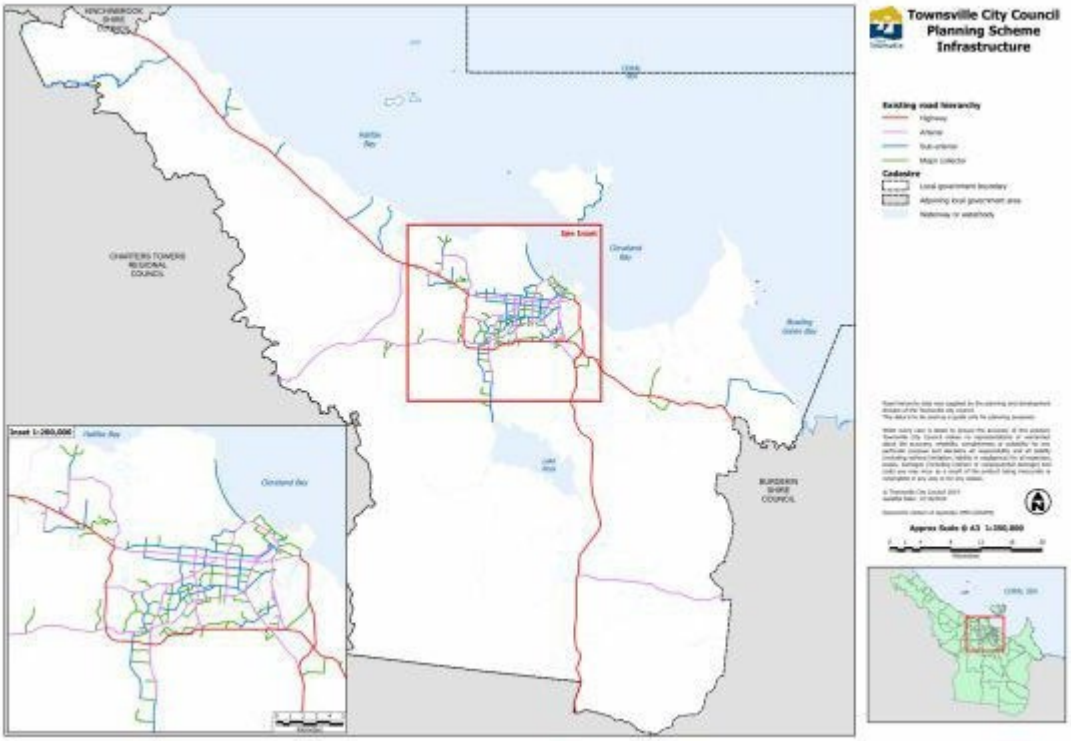


Figure 9.5 – Road hierarchy existing

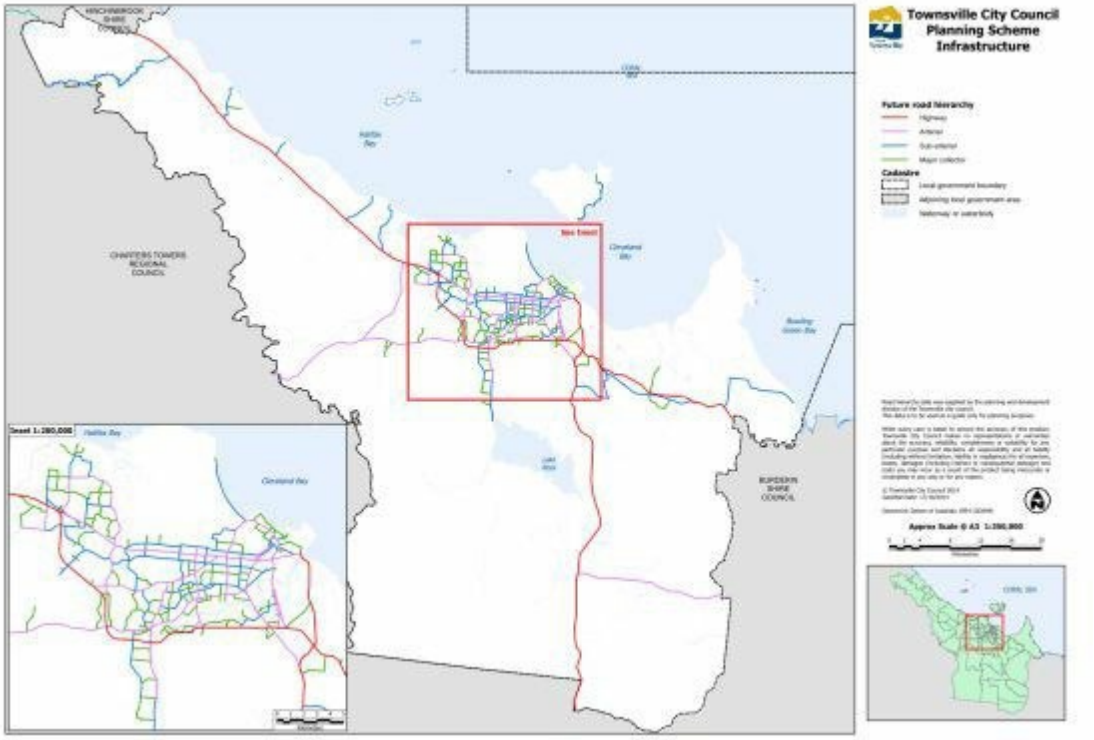


Figure 9.6 - Road hierarchy future

PO2	Development does not compromise the orderly provision or upgrading of the transport network.	**AO2**	No acceptable outcome is nominated.	**Complies.** The development generates low, infrequent traffic volumes and relies on existing rural roads and an established internal access track, ensuring no upgrades are required and the orderly provision of the transport network is not affected.
PO3	On-site transport network infrastructure (including roads, parking, access and public transport, pedestrian and cyclist facilities) appropriately integrates and connects with surrounding networks.	**AO3**	No acceptable outcome is nominated.	**Not applicable.**
PO4	As far as practicable, development is designed to encourage travel by public transport, walking and cycling.	**AO4**	No acceptable outcome is nominated.	**Complies.** Due to the rural location and nature of the use, public transport, walking and cycling are not practical; however, the development encourages shared transport through organised bus services to minimise private vehicle trips and support safe, efficient access.
Site access				

PO5	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.	**AO5**	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.
PO6	Where practical, access for cyclists and pedestrians is clearly distinguished from vehicle access.	**AO6**	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.
PO7	Access is located and designed to provide safe and easy access to the site, having regard to its position, width and gradient.	**AO7**	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.
PO8	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.	**AO8**	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.
PO9	A driveway does not cause change in the level of a footpath that is unsafe or inaccessible for people with mobility difficulties.	**AO9**	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.**
PO10	Driveways are designed to withstand loadings from all vehicles reasonably expected to use the site.	**AO10**	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 *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.
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) ae 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 *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.
		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 (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.
PO7	Wastewater treatment and disposal is provided that is appropriate for the level of demand generated, protects public health and avoids environmental harm.	**AO7.1**	The development is connected to council's reticulated sewerage system via an existing sewer connection to the site.	**Not applicable.**
		AO7.2	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 m² 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.
PO8	Provision is made for waste management that is appropriate to the use, protects the health and safety of people and the environment.	**AO8.1**	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 are 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 provide 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 andSC6.4.3 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 tofacilitate 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.**

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.**

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 *Phascolarctos cinereus* (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

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 *Phascolarctos cinereus* (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.**

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.**

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 *Phascolarctos cinereus* (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.**

Performance outcomes	Acceptable outcomes	Response
accelerate **land degradation** through either of the following: 1. **waterlogging**; 2. 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: 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 *Phascolarctos cinereus* (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
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 16.7: 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: 1. reasonably avoided; or 2. 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: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. 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**: 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.**
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.**

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 *Phascolarctos cinereus* (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 *Phascolarctos cinereus* (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.**

Performance outcomes	Acceptable outcomes	Response
1. reasonably avoided; or 2. 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: 1. reasonably avoided; or 2. 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: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO97.1 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**. OR **AO97.2 Clearing** within 100 metres of the **defining bank** of any natural **wetland** only occurs where: 1. **clearing** does not exceed 0.5 hectares; and	**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 *Phascolarctos cinereus* (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 *Phascolarctos cinereus* (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.**

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** Chemica**l 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: 1. maintain the natural floristic composition and **range of sizes** of each species of the **regional ecosystem** evenly spaced across the **application area**; and 2. retain all **habitat trees** and **mature trees**.	**AO126.1 Mechanical clearing**: 1. only occurs within 1.5 metres from the edge of the canopy of individual non-native plants, unless the **clearing** is required to provide necessary access to control a non-native plant or **declared pest**; and 2. does not occur using two machines linked by chain or cable; and 3. retains all **habitat trees** and **mature trees**. 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: 1. **mature trees**; and 2. **habitat trees**; and 3. at least 50 per cent of **immature trees** in each 50 metre by 50 metre area. 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**; 1. 30 metres; or 2. the distance specified on the approved product label; or 3. the distance specified in the safety and use conditions issued by the Australian Pesticides and Veterinary Medicines Authority.	
Duration of clearing, preventing land degradation, and maintaining biodiversity, ecological processes and regional ecosystems		
PO127 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 16.13: 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: 1. bank stability by protecting against bank erosion; 2. water quality by filtering sediments, nutrients and other pollutants; 3. aquatic habitat; 4. terrestrial habitat.	**AO128.1 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 **AO128.2 Root absorbed broad spectrum herbicides** are not applied within whichever is the	**Not applicable.**

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: 1. **waterlogging**; 2. the **salinisation** of **groundwater**, surface water or soil.	**AO131.1 Clearing** does not occur within 100 metres of a **salinity expression area**.	**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: 1. aeration of horizons containing iron sulphides; or 2. mobilisation of acid or metals.	**AO132.1 Clearing** does not occur in **land zone 1**, **land zone 2** or **land zone 3**. OR	**Not applicable.**

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: 1. **mechanical clearing** does not disturb the soil to a depth greater than 30 centimetres; and 2. acid sulfate soils are managed consistent with the soil management guidelines in the Queensland Acid Sulfate Soil Technical Manual.	
Clearing limited to specific regional ecosystems		
PO133 Clearing of **encroachment** does not occur, other than in the **regional ecosystems** listed in reference table 5 of this code.	No acceptable outcome is prescribed.	
Conserving vegetation		
PO134 Clearing activities: 1. result in the restoration of the **regional ecosystem**; and 2. retain all **habitat trees**; and 3. retain all **groves**; and 4. retain species which make up the natural floristic composition of the **regional ecosystem**, distributed in a natural pattern.	**AO134.1 Clearing** retains all of the following: 1. all **mature trees**; and 2. all **habitat trees**; and 3. all woody **vegetation** within a **grove,** unless it is undertaken by a **regional ecosystem burn**. AND **AO134.2** Any **regional ecosystem burn** is undertaken in accordance with the fire guideline for the **regional ecosystem**, as outlined in the 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 *Phascolarctos cinereus* (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
	a. the **vegetation** has not been cleared in the last 10 years; and b. the average height of the fodder trees is at least 70 per cent of the height of the tallest stands of **fodder species** in the **regional ecosystem**; and c. the fodder trees that were previously harvested have now attained an average height of at least 4 metres; and 2. aligns **clearing** along the contour where practical; and 3. 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**: 1. does not result in any **strip harvesting area** exceeding 50 metres in width; and 2. results in all **strip retention areas**: a. being preserved along the length of **strip harvest areas** to a width of at least 1.5 times that of the adjacent **strip harvest area**; and b. containing **fodder species** with an average height of at least four metres; and 3. does not result in **clearing** for machinery access between **strip harvest areas** exceeding 15 metres in width. AND **AO145.5 Block harvesting**: 1. 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

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: 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.**