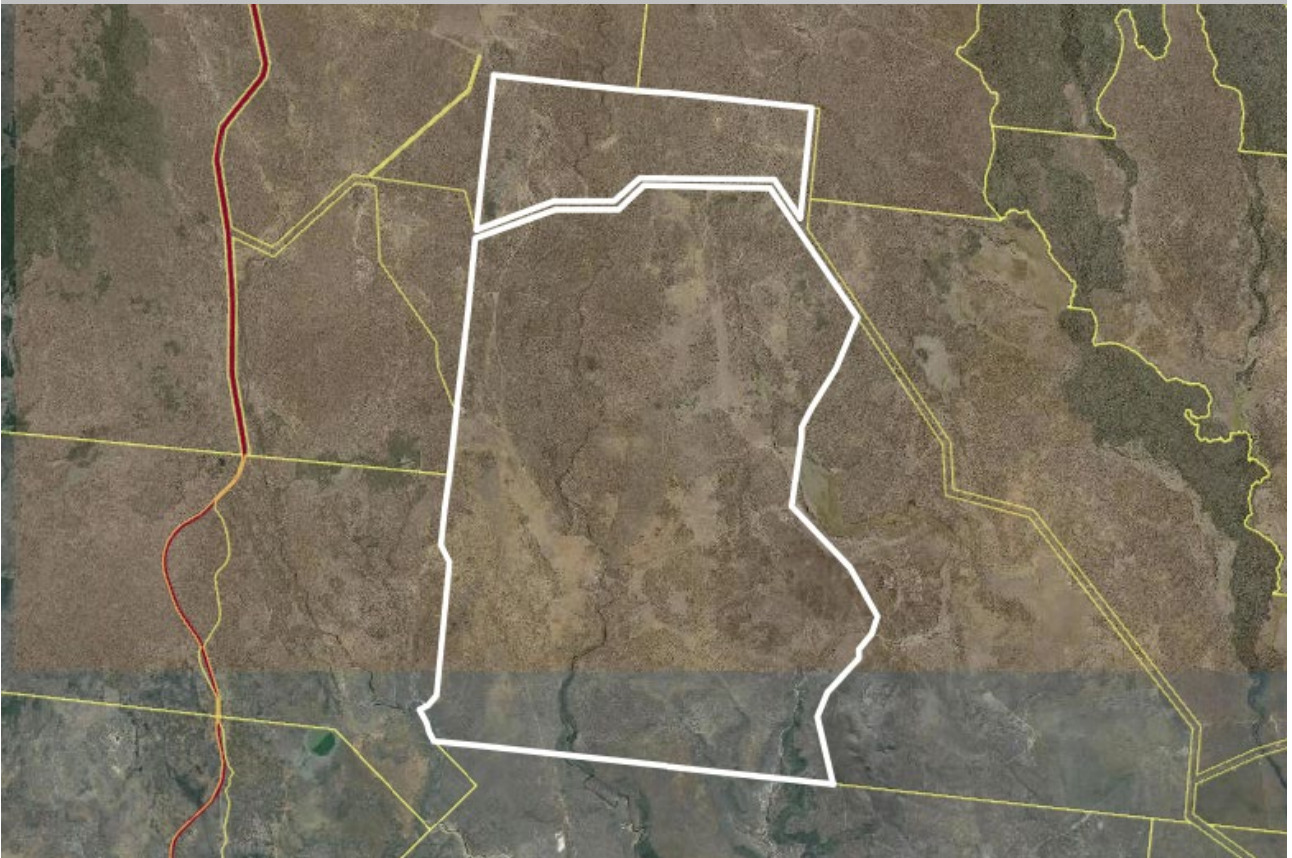


Reconfiguring a Lot – One (1) Lot into Two (2) Lots



Prepared on Behalf of:
Peter Prentice

**627 Gildale Road, Greenvale
Lot 3 on GU25**

Issued: February 2026


VISION SURVEYS QLD DOCUMENT CONTROL

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Website: www.visionsurveysqld.com.au	Client: Peter Prentice
ABN: 84 128 752 947	Synopsis: Reconfiguring a Lot

REVISION / CHECKING HISTORY

Version	Author	Date	Reviewer	Date
Draft	Daniel Ryan	29 January 2026	Lee Glindemann	29 January 2026
Final Draft				

APPROVAL FOR ISSUE

Name	Position	Signature	Date
Lee Glindemann	Principal Planner / Manager		29 January 2026

FINAL DISTRIBUTION

Charters Towers Regional Council	x1 Electronic
Vision Surveys (QLD) Pty Ltd	x1 on File

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APPENDICES

- Appendix 1 – Current Title Search, Owners Consent, Survey Plan
- Appendix 2 – Proposal Plan
- Appendix 3 – Form 1
- Appendix 4 – Planning Scheme Assessment Codes

1.0 EXECUTIVE SUMMARY

Vision Surveys (QLD) Pty Ltd [VSQ] has been engaged by Peter Prentice (the applicant) to lodge a Development Application for Reconfiguring a Lot – One (1) lot into Two (2) lots (the proposal). The land subject to this proposal is located at 627 Gilldale Road, Greenvale, formally described as Lot 3 on GU25 (the premises), with an approximate road frontage to Gilldale Road of 76 metres and to Valley of Lagoons Road of 11.77 kilometres. The premises has a combined area of approximately 155,002,695 square metres (15,500 hectares).

The following town planning report provides a detailed assessment against the *Charters Towers Regional Town Plan 2020 (Version 2)* (the Planning Scheme).

Description of Premises

The premises consists of a centrally located single storey residential farmhouse dwelling, caretakers' residence, sheds and associated agricultural structures beside Forester Creek. Vegetation is scattered across the premises, with dense vegetation identified along the creek corridors. A 5.6 kilometre long gravel driveway connects the residential area of the premises with the dead end of Gilldale Road, located to the west of the property boundary.

The Planning Scheme identifies the premises as being within the Rural zone, and is affected by the following Overlays:

- Agriculture Land;
- Bushfire Hazard;
- Flood Hazard; and
- Natural Environment Overlay.

The relevant interests within the State Planning Policy 2017 (the SPP) have been integrated into the *Charters Towers Regional Town Plan 2020 (Version 2)*.

Proposal

The proposal is for Reconfiguring a Lot - One (1) lot into Two (2) lots, seeking to subdivide the premises as follows:

- Proposed Lot 31 has an area of 7,048.36 hectares with 11.77 Km of frontage to Valley of Lagoons Road; and
- Proposed Lot 32 has an area of 8,447.97 hectares with frontage to the road end of Gilldale Road.

Key Details

The proposal:

- Is Code Assessable under the Planning Scheme
- Does not increase the risk to persons or property for identified hazards on the premises;
- Does not propose any alterations to the premises' topography nor the clearing of any existing vegetation;
- Is able to facilitate all required on-site infrastructure to both proposed lots (if not already existing) with minimal impact to the natural environment;

Assessment

The proposal is considered to comply with the Planning Scheme as the proposed development is consistent with the intent of the Rural zone, as well as the applicable development and overlay codes.

This Town Planning Report provides greater detail on the premises, proposal and assessment against the relevant statutory planning instruments. It is submitted that the proposal should be supported and approved, subject to reasonable and relevant conditions.



Figure 1 - Locality Plan (Source: Queensland Globe, obtained 20 November 2025)



Figure 2 - Aerial of the premises (Source: Queensland Globe, obtained 20 November 2025)

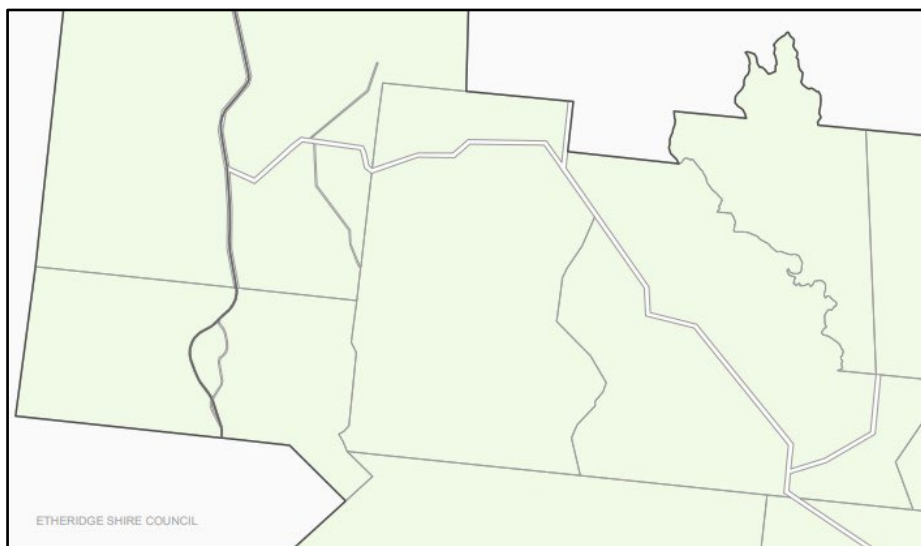


Figure 3 - Zoning of premises (Source: Charters Towers Regional Council Planning Scheme obtained 20 November 2025)

2.0 INFORMATION & FEATURES

Major site details are as follows:

Table 1 - Description of Premises

DETAILS		
Address	627 Gilldale Road, Greenvale	Refer to Figures 1 & 2
Description	Lot 3 on GU25	Refer to Appendix 1
Site Area	154,963,300 sqm (15,496.33 hectares)	Refer to Appendix 1
Land Owner	Peter Prentice	Refer to Appendix 1
Tenure	Freehold	Refer to Appendix 1
Easements / Covenants	None	Refer to Appendix 1
Local Government	Charters Towers Regional Council	
DESCRIPTION		
Existing Development	Rural activities with existing dwelling house, agricultural sheds and other infrastructure, including fences and tracks.	
Topography	Flat plains and creek corridors	
Vegetation	The premises consist of scattered vegetation and creek corridors	
Wetlands	Wetland areas are present over parts of the premises	
INFRASTRUCTURE AND SERVICES		
Road Frontages	Gilldale Road and Valley of Lagoons Road	
Sewerage	Onsite effluent treatment system	
Water Supply	On-site supply from rainwater tanks and bore	
Stormwater	Overland flow to creeks	
Electricity, and Telecommunication	The premises is connected transmission lines that traverse both lots (no registered easement). Telecommunication services are available	
SURROUNDING LAND USES		
North	Rural land	Refer to Figures 1, 2 & 3
East	Rural land	Refer to Figures 1, 2 & 3
South	Rural land	Refer to Figures 1, 2 & 3
West	Rural land	Refer to Figures 1, 2 & 3

3.0 APPLICATION DETAILS

An overview of the application details is provided below:

Table 2 - Application Details

APPLICATION DETAILS	
Approval Sought	Development Permit for Reconfiguring a Lot - One (1) lot into Two (2) lots
Assessment Manager	Charters Towers Regional Council
Level of Assessment	Code
Public Notification	Not required
ASSESSMENT FRAMEWORK	
Planning Scheme	<i>Charters Towers Regional Town Plan 2020 (Version 2)</i>
Zoning	Rural
Overlays	Agriculture Land Overlay; Flood Hazard Overlay; Natural Environment Overlay; and Bushfire Hazard Overlay.
Codes	Rural zone code; Reconfiguring a lot code; Development works code; Flood hazard overlay code; Natural environment overlay code; and Bushfire Hazard overlay code.

4.0 PROPOSED DEVELOPMENT DETAILS

4.1 Overview of Proposed Development

Table 3 - Summary of development aspects

RECONFIGURING A LOT	
Existing Lots	One (1)
Reconfiguring	Subdivision
Proposed number of lots	Two (2)
Easement(s)	None

4.2 Development Details

The applicant seeks to obtain a Development Permit for Reconfiguring a Lot - One (1) lot into Two (2) lots. The development is proposed to be completed and maintained generally in accordance with the following Proposal Plan(s) (refer **Appendix 2**) and Document(s):

Table 4 – Included Documents

Plan/Document Name	Prepared By	Plan Number	Dated
Proposal Plan	Vision Surveys (QLD) Pty Ltd	251061-PP01 Revision A	28/01/2026

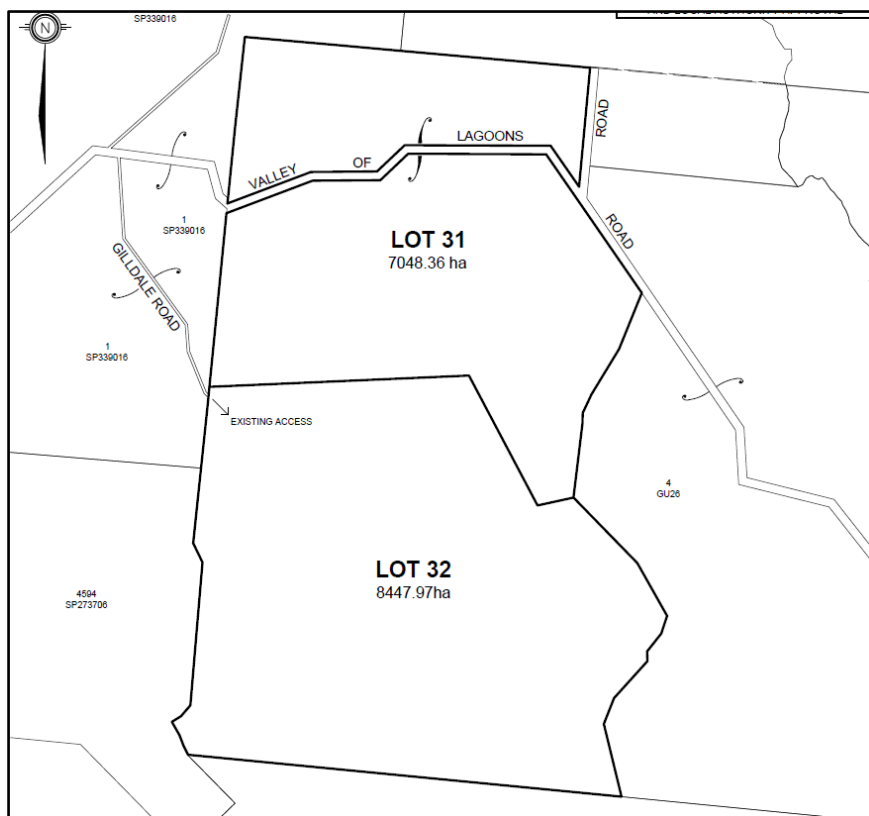


Figure 4 - Extract of Proposal Plan (Source: Vision Surveys (QLD) Pty Ltd, obtained 28 January 2026)

The proposed subdivision, as shown in the above-mentioned Proposal Plan, will create new allotments provided with all required infrastructure in accordance with the table below:

Table 5 – Infrastructure Summary

INFRASTRUCTURE	
Access and Roads	Gilldale Road and Valley of Lagoons Road
Water Supply	On-site supply (Existing dwelling house has rainwater tanks and a bore)
Sewerage	On-site effluent treatment system
Stormwater	Overland flow
Electricity	Electricity supplied Electricity is available to both lots (Single Wire Earth Return (SWER) high-voltage electricity present) refer to the pink line in the aerial below.
Telecommunications	Satellite and mobile coverage Telecommunication services are available

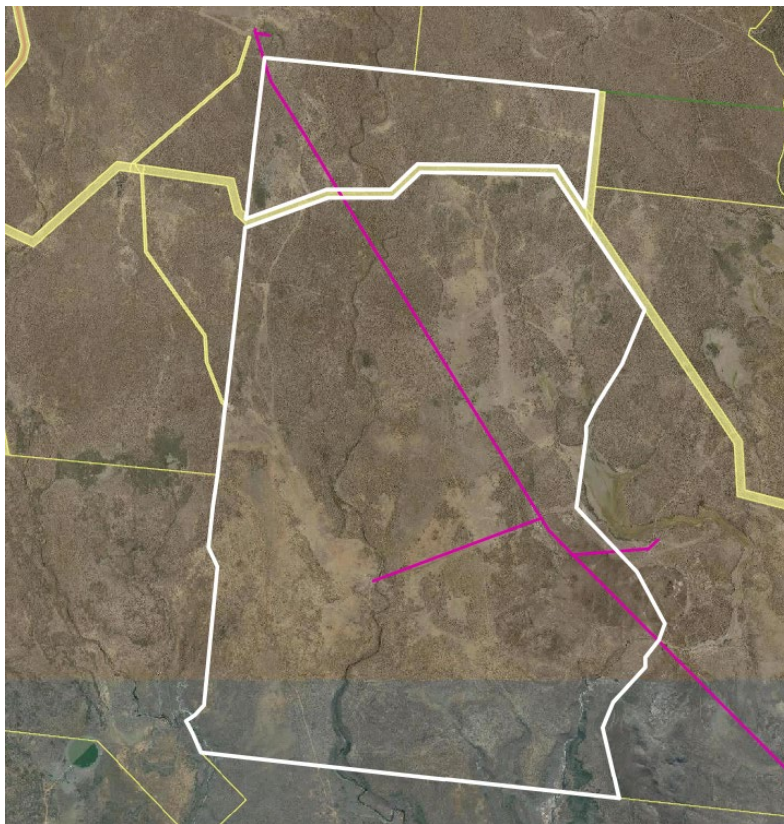


Figure 5 – Aerial of premises with traversing high voltage infrastructure (without easement)
(Source: Queensland Globe, obtained 28 January 2026)

5.0 STATUTORY ASSESSMENT

5.1 Assessment Manager

In accordance with the *Planning Act 2016*, section 48 the assessment manager is determined to be the Local Government. Therefore, for this application the assessment manager is Charters Towers Regional Council.

5.2 Pre-Lodgement Advice

No pre-lodgement was held with regards to the proposed development.

5.3 Referral Agencies

A review of the State Government mapping has identified that the proposal will not trigger referral to the State Assessment and Referral Agency (SARA).

5.4 Pre-Lodgement Advice – State Assessment and Referral Agency

No pre-lodgement was held with regards to the proposed development.

5.5 Public Notification

The application is subject to code assessment and therefore does not require public notification.

5.6 Schedule 12A of the *Planning Regulation 2017* – Assessment benchmarks for particular reconfiguring a lot

Schedule 12A is not applicable to the development application.

5.7 *Charters Towers Regional Town Plan 2020 (Version 2)*

The proposed development maintains the rural intent of the Regional Strategic Vision. A Development Application for Reconfiguring a Lot - One (1) lot into Two (2) lots is code assessable and accordingly the proposal will not require a period of public notification and will only be assessed against the relevant codes of the Planning Scheme

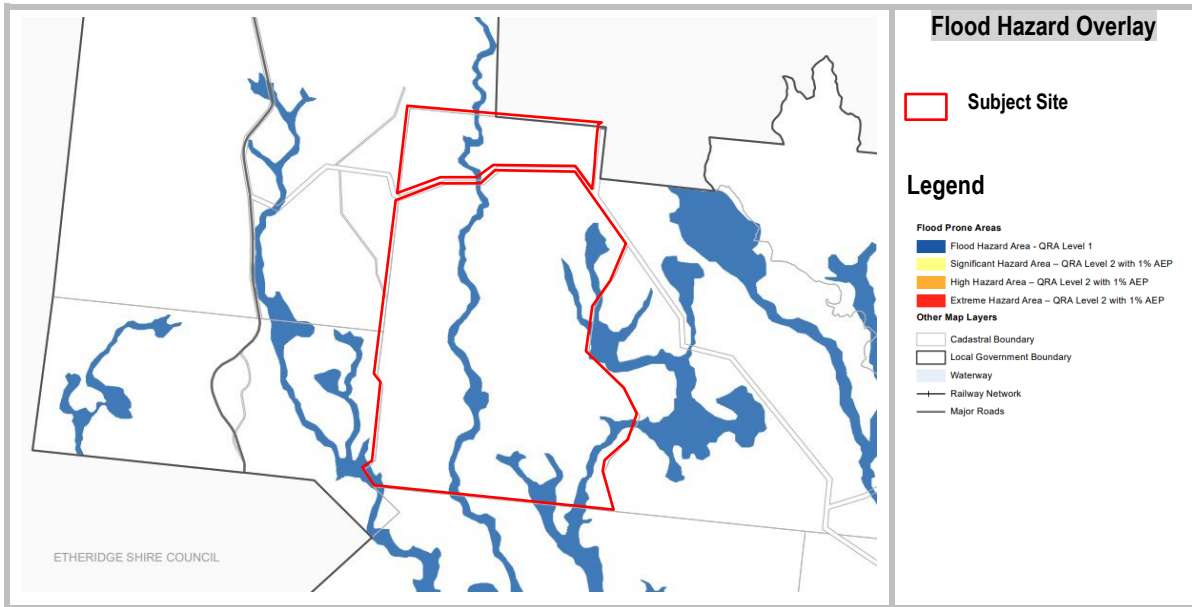
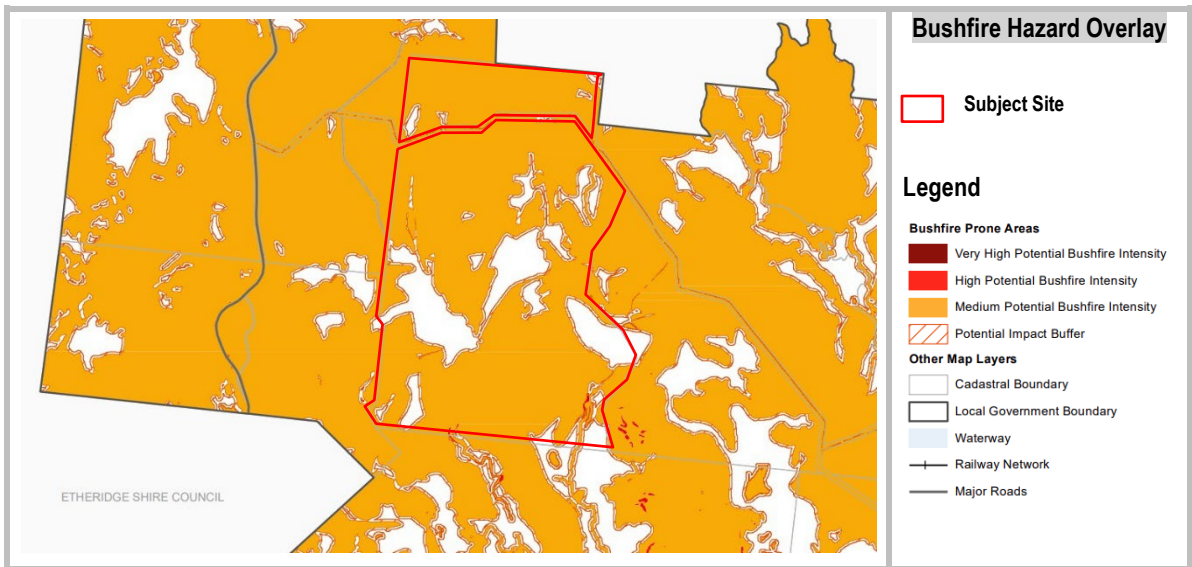
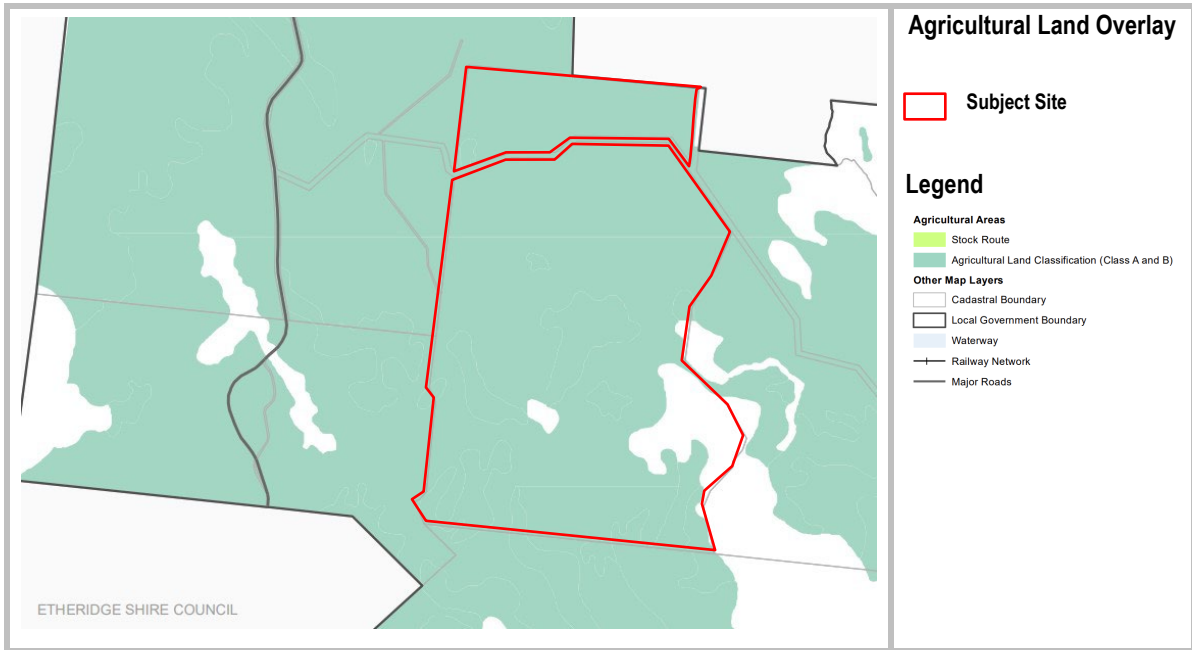
Rural Zone

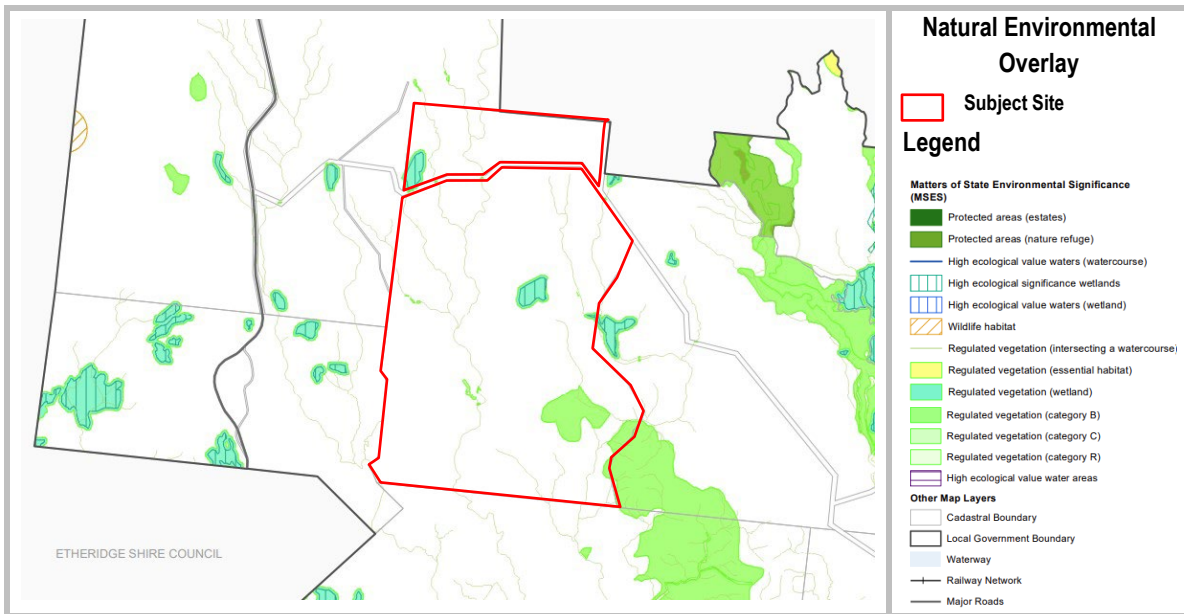
The proposed development is consistent with the Rural Zone purpose, providing for two (2) lots which exceed the minimum lot sizes and supports the required density for zone. A full response to the Rural Zone Code is provided in **Attachment 4**.

Overlays

The premises is mapped as affected by the following overlays:

- Agricultural Land Overlay
- Bushfire Hazard Overlay
- Flood Hazard Overlay; and
- Natural Environment Overlay.





Codes

The proposed development requires assessment against the following Codes of the Planning Scheme:

- Rural zone code
- Reconfiguring a lot code
- Development works code
- Flood hazard overlay code
- Natural environment overlay code; and
- Bushfire Hazard overlay code

Determining compliance with these Codes is addressed in detail in **Appendix 4** of this report. Based on the assessment it is considered that the proposed Reconfiguring a Lot should be approved, subject to reasonable and relevant conditions.

6.0 CONCLUSION

This report forms part of a Development Application seeking approval for a Development Permit for Reconfiguring a Lot – One (1) lot into Two (2) lots.

The required level of code assessment has been undertaken and has demonstrated that the proposal is consistent with the Planning Scheme.

Based on the information presented within this report, it is submitted that the proposed development, as applied for, should be recommended for approval subject to reasonable and relevant conditions.

Appendix 1
Current Title Search
Survey Plan

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

I, PETER DAVID PRENTICE

as owner(s) of premises identified as follows:

LOT 3 PLAN GU25

LOCAL GOVERNMENT: CHARTERS TOWERS

consent to the making of a Development Application under the *Planning Act 2016* by:

Peter Prentice c/- VISION SURVEYS (QLD) PTY LTD

on the premises described above for the purposes of:

Development Permit for Reconfiguring a lot – One (1) lot into Two (2) lots

Name(s):

PETER PRENTICE

Signature(s):



Signed on the

TWENTY EIGHT day of JANUARY

20 26

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference: 51370525	Search Date: 28/01/2026 09:17
Date Title Created: 19/12/2024	Request No: 54838477
Previous Title: 40081869	

ESTATE AND LAND

Estate in Fee Simple

LOT 3 CROWN PLAN GU25

Local Government: CHARTERS TOWERS

REGISTERED OWNER

Dealing No: 723763736 19/12/2024

PETER DAVID PRENTICE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 40081869 (Lot 3 on CP GU25)
2. MORTGAGE No 723423382 29/07/2024 at 10:21
NATIONAL AUSTRALIA BANK LIMITED A.C.N. 004 044 937

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

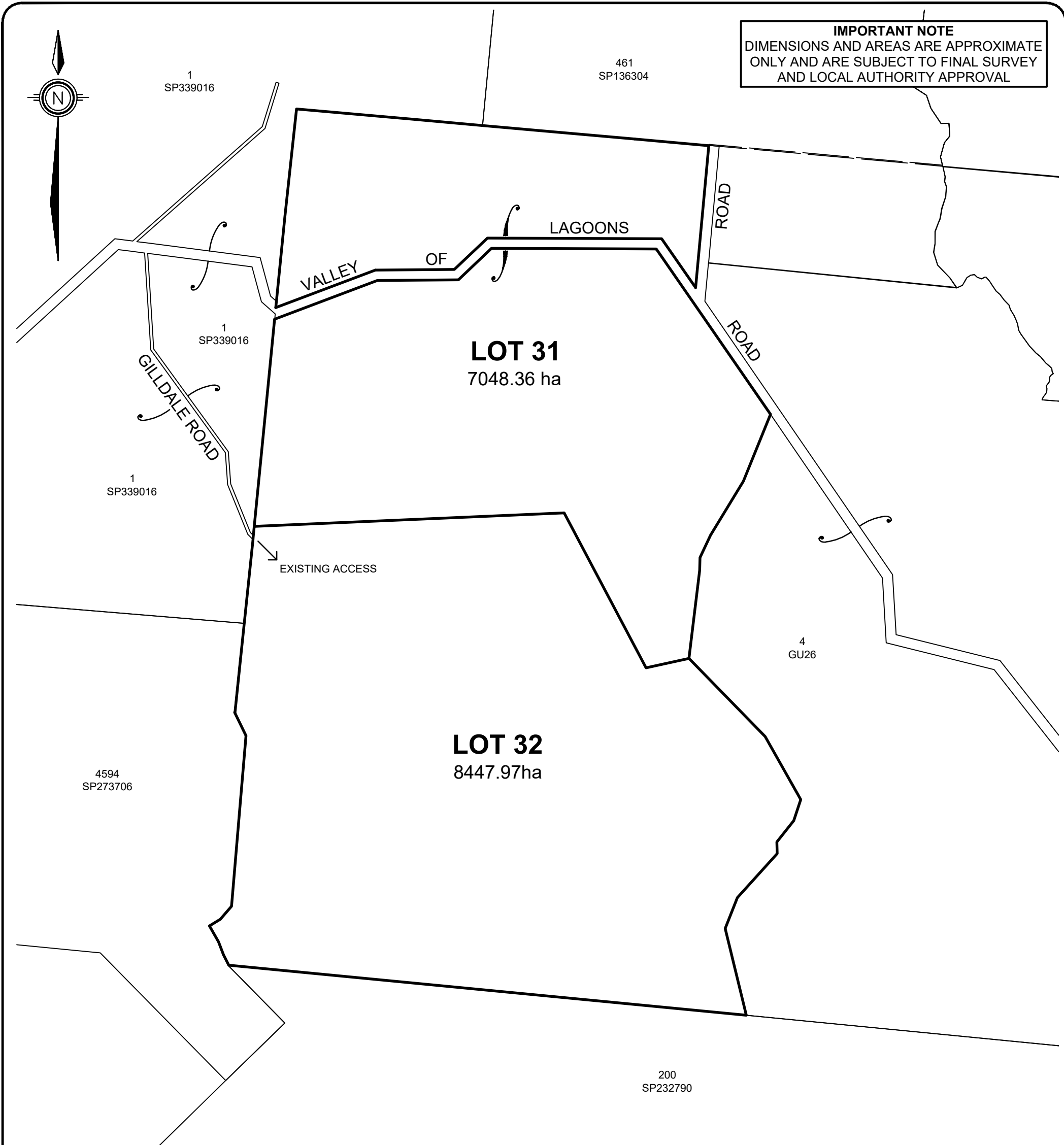
Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Appendix 2

Proposal Plan

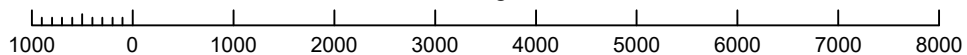
IMPORTANT NOTE
 DIMENSIONS AND AREAS ARE APPROXIMATE
 ONLY AND ARE SUBJECT TO FINAL SURVEY
 AND LOCAL AUTHORITY APPROVAL




NOTES

1. THE TITLE BOUNDARIES SHOWN HEREON ARE OBTAINED FROM EXISTING DIGITAL CADASTRAL DATABASE (DCDB), © STATE OF QUEENSLAND 2025 (DEPARTMENT OF RESOURCES). THESE BOUNDARIES HAVE NOT BEEN VERIFIED AND ARE APPROXIMATE ONLY.
2. REFER TO CURRENT CERTIFICATE OF TITLE FOR COMPLETE LOT DETAILS.

Scale 1:75000 - Lengths are in Metres.



A	ISSUE FOR DA	AH	28/01/2026
Rev	Description	Approved	Date

<p>This plan was prepared as a Proposed Subdivision plan and should not be used for any other purpose. The dimensions, areas and total number of lots shown hereon are subject to field survey and also to the requirements of council and any other authority which may have requirements under any relevant legislation. In particular, no reliance should be placed on the information on this plan for any financial dealing involving the land. This note is an integral part of the plan.</p>	PROPOSAL PLAN		 Airle Beach Mackay Townsville Rockhampton SE QLD E: admin@visionsurveysqld.com.au P: 13000VISION	
	Project: ROL - 1 LOT INTO 2 LOTS, CANCELLING LOT 23 ON GU25			
	Location: 627 GILLDALE ROAD, GREENVALE		Scale: 1:75000	Drawing No: 251061-PP01
	Client: PETER PRENTICE		Sheet Size: A3	Sheet: 1 of 1
	Local Authority: CHARTERS TOWERS REGIONAL		Surveyed: N/A	Revision: A
	Horiz. Datum: MGA2020 ZONE 55	Vert. Datum: AHD		

Appendix 3

Form 1

DA Form 1 – Development application details

Approved form (version 1.6 effective 2 August 2024) made under section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving code assessment or impact assessment**, except when applying for development involving only building work.

For a development application involving **building work only**, use *DA Form 2 – Building work details*.

For a development application involving **building work associated with any other type of assessable development (i.e. material change of use, operational work or reconfiguring a lot)**, use this form (*DA Form 1*) and parts 4 to 6 of *DA Form 2 – Building work details*.

Unless stated otherwise, all parts of this form **must** be completed in full and all required supporting information **must** accompany the development application.

One or more additional pages may be attached as a schedule to this development application if there is insufficient space on the form to include all the necessary information.

This form and any other form relevant to the development application must be used to make a development application relating to strategic port land and Brisbane core port land under the *Transport Infrastructure Act 1994*, and airport land under the *Airport Assets (Restructuring and Disposal) Act 2008*. For the purpose of assessing a development application relating to strategic port land and Brisbane core port land, any reference to a planning scheme is taken to mean a land use plan for the strategic port land, Brisbane port land use plan for Brisbane core port land, or a land use plan for airport land.

Note: All terms used in this form have the meaning given under the *Planning Act 2016*, the *Planning Regulation 2017*, or the *Development Assessment Rules (DA Rules)*.

PART 1 – APPLICANT DETAILS

1) Applicant details

Applicant name(s) <i>(individual or company full name)</i>	Peter Prentice
Contact name <i>(only applicable for companies)</i>	C/- Vision Surveys (QLD)
Postal address <i>(P.O. Box or street address)</i>	PO Box 2103
Suburb	Cannonvale
State	QLD
Postcode	4802
Country	Australia
Contact number	4948 3781
Email address <i>(non-mandatory)</i>	Daniel.ryan@vsqld.com.au
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	
Applicant's reference number(s) <i>(if applicable)</i>	251061

1.1) Home-based business

Personal details to remain private in accordance with section 264(6) of *Planning Act 2016*

2) Owner's consent

2.1) Is written consent of the owner required for this development application?

- Yes – the written consent of the owner(s) is attached to this development application
 No – proceed to 3)

PART 2 – LOCATION DETAILS

3) Location of the premises (complete 3.1) or 3.2, and 3.3) as applicable)

Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans.

3.1) Street address and lot on plan

- Street address **AND** lot on plan (all lots must be listed), **or**
 Street address **AND** lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).

a)	Unit No.	Street No.	Street Name and Type	Suburb
		627	Gilldale Road	Greenvale
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
		3	GU25	Charters Towers Regional Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- Coordinates of premises by longitude and latitude

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

- Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer: Unnamed water corridor and wetlands

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- In a tidal area

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

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

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Development Permit for Reconfiguring a Lot – One (1) lot into Two (2) 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

6.2) 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 <i>(include each definition in a new row)</i>	Number of dwelling units <i>(if applicable)</i>	Gross floor area (m ²) <i>(if applicable)</i>

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?

1

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)*

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

Whitsunday Regional 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



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

Matters requiring referral to the local government:

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

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

- Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

Matters requiring referral to the Brisbane City Council:

- Ports – Brisbane core port land

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

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

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

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

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

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

Matters requiring referral to the Gold Coast Waterways Authority:

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

Matters requiring referral to the Queensland Fire and Emergency Service:

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

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

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

Referral requirement	Referral agency	Date of referral response

Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application (*if applicable*).

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

- I agree to receive an information request if determined necessary for this development application
 I do not agree to accept an information request for this development application

Note: By not agreeing to accept an information request I, the applicant, acknowledge:

- that this development application will be assessed and decided based on the information provided when making this development application and the assessment manager and any referral agencies relevant to the development application are not obligated under the DA Rules to accept any additional information provided by the applicant for the development application unless agreed to by the relevant parties
- Part 3 under Chapter 1 of the DA Rules will still apply if the application is an application listed under section 11.3 of the DA Rules or
- Part 2 under Chapter 2 of the DA Rules will still apply if the application is for state facilitated development

Further advice about information requests is contained in the [DA Forms Guide](#).

PART 7 – FURTHER DETAILS

20) Are there any associated development applications or current approvals? (e.g. a preliminary approval)

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

List of approval/development application references	Reference number	Date	Assessment manager
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			
<input type="checkbox"/> Approval <input type="checkbox"/> Development application			

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

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

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

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

- Yes – show cause or enforcement notice is attached
 No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

Yes – the relevant template is completed and attached to this development application and I acknowledge that a relevant authorisation or licence under the *Water Act 2000* may be required prior to commencing development

No

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

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

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

Waterway barrier works

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

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

No

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

Marine activities

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

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

No

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

Quarry materials from a watercourse or lake

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

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

No

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

Quarry materials from land under tidal waters

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

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

No

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

Referable dams

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

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

No

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

Tidal work or development within a coastal management district

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

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

No

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

Queensland and local heritage places

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

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

No

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

Name of the heritage place:

Place ID:

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

No

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

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

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

No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

Yes

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

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

Yes

Not applicable

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

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

Yes

Relevant plans of the development are attached to this development application

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

Yes

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

Yes

Not applicable



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25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

Appendix 4

Planning Scheme Codes

8.3.3 Reconfiguring a lot code

Charters Towers Regional Town Plan Version Two

RECONFIGURING A LOT CODE	
Purpose and Overall Outcomes	Comment
(1)	The purpose of the Reconfiguring a lot code is to:
(a)	Ensure that new lots are configured in a manner that facilitates the achievement of the sustainable urban and rural outcomes expressed in the relevant zone codes;
(b)	ensure that new lots are provided with infrastructure and access appropriate for their intended use and zone;
(c)	minimise adverse environmental impacts and protect the productive capacity and landscape character of the region's natural resources.
(d)	ensure that stock routes are maintained and protected from inappropriate development.
(2)	The purpose of the code will be achieved through the following overall outcomes:
(a)	new lots are of a size and shape appropriate for their intended use and the character of the applicable zone;
(b)	new lot reconfiguration is responsive to topography, natural drainage systems, vegetation and habitat corridors and protects the landscape character of the locality;
(c)	each new lot is provided with a suitable level of infrastructure, services and access;
(d)	greenfield development is characterised by walkability, housing choice and conveniently located centres providing enhanced opportunities for social interaction;
(e)	neighbourhoods are designed to allow development to incorporate climate responsive, energy efficient design principles;
(f)	streets are legible, safe, highly interconnected and designed to achieve enhanced streetscapes;
(g)	rural areas are not fragmented to the detriment of productive grazing, agricultural, horticultural or other rural uses;
(h)	open space meets the active and passive recreational needs of the community and protects the biodiversity of natural areas and systems.
(i)	development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock.
	Editor's note – In order to demonstrate compliance with this code, Council may request the preparation of a structure plan which may form the basis of a preliminary approval for development in an area within the Industry investigation zone or Emerging community. Refer also to section 3.3.1.2(16) and 3.4.1.2(6) of the Strategic Framework.

RECONFIGURING A LOT CODE

Table 8.3.3.3(a) – Assessable development

Performance Outcomes		Acceptable Outcomes		Comment
Lot design				
PO1	<p>Reconfiguration creates lots that are of a sufficient size, shape and dimension:</p> <ul style="list-style-type: none"> (a) that are consistent with the character of the zone; (b) to accommodate development commensurate with the required building footprint, setbacks, private open space, vehicle access and parking and servicing areas for the zone; (c) that does not compromise the future development potential of land in the emerging community zone and Industry investigation zone for urban purposes; and (d) are sufficient to protect areas with significant ecological values. 	AO1.1	Lots comply with the minimum lot size and dimensions specified for its zone in Table 8.3.3.3(b) – Minimum lot size and dimensions.	<p>Complies</p> <p>Both lots are more than 5,000 hectares in area.</p>
PO2	<p>Rear lots are only created where:</p> <ul style="list-style-type: none"> (a) they are for the purpose of a single Dwelling house; (b) the topography of the land or other physical features ensure that the amenity of adjoining lots would not be detrimentally affected; (c) the circumstances of the particular case are such that it would not be desirable or practical to provide full frontage lots; and (d) the function and safety of the road frontage road is not adversely affected and allows for waste collection. 	AO2.1	Only one rear lot is provided behind each full frontage lot.	Not applicable
		AO2.2	<p>The minimum size of a rear lot, excluding its access handle is:</p> <ul style="list-style-type: none"> (a) the same as the minimum lot size for the relevant zone in accordance with Table 8.3.3.3(b) – Minimum lot size and dimensions; and (b) is capable of containing a building envelope having minimum dimensions of 15m x 20m. 	Not applicable
		AO2.3	The access handle of the rear allotment has a minimum width of 4m.	Not applicable
PO3	<p>Any boundary realignment must:</p> <ul style="list-style-type: none"> (a) improve the shape or utility of the existing lot; (b) be consistent with the character of the zone; and (c) not create additional lots. 	AO3.1	No additional lots are created.	Not applicable
		AO3.2	The boundary realignment meets the minimum lot size and dimensions in accordance with Table 8.3.3.3(b) – Minimum lot size and dimensions.	The proposed reconfiguration of a lot is not for a boundary realignment.
PO4	<p>Any boundary realignment must:</p> <ul style="list-style-type: none"> (a) be an improvement on the existing situation; (b) avoid encumbering existing physical features such as dams and waterways; and (c) not create a situation where, as a result of the reconfiguration any buildings or structures become unlawful. 	AO4.1	No acceptable outcome is nominated.	

RECONFIGURING A LOT CODE

General design

PO5	<p>The layout of lots, streets and infrastructure avoids or minimises impacts on environmental features by:</p> <ul style="list-style-type: none"> (a) following the natural topography and minimising earthworks; (b) avoiding crossing or otherwise fragmenting waterways, wetlands, habitat areas, ecological corridors or steep land; and (c) maintaining natural drainage features and hydrological regimes. 	AO5.1	No acceptable outcome is nominated.	<p>Complies</p> <p>No change in use is proposed, with the rural activities maintained on site with minimal environmental impact on vegetation, creek corridors or ecological importance areas caused by the new boundary.</p>
PO6	<p>Lot design does not increase risks to people and property through:</p> <ul style="list-style-type: none"> (a) natural hazards; and (b) unreasonable impacts from noise dust, odour or other nuisance from existing lawful uses. 	AO6.1	No acceptable outcome is nominated.	<p>Complies</p> <p>No change in use is proposed, with the rural activities maintained, and no increase in risk to life or property will occur as a result.</p>
PO7	<p>Reconfiguration is designed to ensure integration with the surrounding locality, having regard to:</p> <ul style="list-style-type: none"> (a) connections to surrounding streets, pedestrian and cycle networks and other infrastructure networks; (b) open space networks, habitat areas or corridors; (c) connections to centres, employment areas and recreation areas; (d) surrounding landscaping and streetscape treatments; and (e) the interface between adjoining land uses. 	AO7.1	No acceptable outcome is nominated.	<p>Complies</p> <p>The new lots will be accessible by surrounding road frontages, with water corridors, and wetlands not affected by the new boundary location.</p>

Neighbourhood design in the General residential zone

PO8	<p>Reconfigurations are designed to ensure:</p> <ul style="list-style-type: none"> (a) the creation of seamless interlinked neighbourhoods with residential character and identity; (b) pedestrian movement is encouraged; and (c) neighbourhoods are concentrated around community focus points such as centres and parks. 	AO8.1	No acceptable outcome is nominated.	Not applicable
PO9	<p>A variety of lot sizes are provided in close proximity to centres and parks to promote a wider housing choice and mix that are consistent with zone outcomes.</p>	AO9.1	No acceptable outcome is nominated.	

RECONFIGURING A LOT CODE

PO10	Neighbourhood design provides for safer communities by maximising opportunities for casual surveillance and minimising opportunities for crime and vandalism. Editor's note – Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.	AO10.1	No acceptable outcome is nominated.	
PO11	Movement and open space networks are: (a) safe, clearly legible and have a high degree of connectivity; and (b) interconnected through a grid or modified grid pattern.	AO11.1	No acceptable outcome is nominated.	
PO12	Movement networks prioritise walking and cycling within neighbourhoods.	AO12.1	No acceptable outcome is nominated.	
PO13	The permeability and connectivity of streets is not compromised by the use of cul-de-sacs unless no alternative arrangement is possible.	AO13.1	No acceptable outcome is nominated.	
Climate responsive design				
PO14	Neighbourhood layouts are designed to respond to local climate conditions and enable energy efficient dwellings.	AO14.1	No acceptable outcome is nominated.	Not applicable
Lot reconfiguration in the Industry zone				
PO15	Reconfiguration facilitates all types of industrial activities through: (a) the creation of functional activity areas and building footprints; (b) a range of lot sizes; (c) accommodating appropriate waste water management capabilities; and (d) maximising access to significant roads, highways and railways.	AO15.1	No acceptable outcome is nominated.	Not applicable
PO16	Where reconfiguration adjoins land in another zone, lots are of a sufficient size to mitigate any noise, air quality and visual impacts on that adjoining land.	AO16.1	No acceptable outcome is nominated.	
Lot reconfiguration in the Rural zone				
PO17	Reconfiguration: (a) maintains rural, open space and landscape character; (b) protects the productive capacity of rural land resources; (c) allows for the efficient operation of rural activities and viable farming and grazing practices; and (d) development does not adversely impact extractive and mining operations.	AO17.1	Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b) – Minimum lot size and dimensions.	Complies Both lots are more than 5,000 hectares in area.

RECONFIGURING A LOT CODE

PO18	<p>Reconfiguration of land identified as Class A and B Agricultural land does not:</p> <ul style="list-style-type: none"> (a) adversely impact on the viability of land for productive agricultural purposes; and (b) constrain existing farming activities. <p><small>Editor's note – Class A and B agricultural land is identified in the Agriculture overlay map OM1.</small></p>	AO18.1	<p>Lots comply with the minimum lot size and dimensions for the rural zone specified in Table 8.3.3.3(b) – Minimum lot size and dimensions.</p>	<p>Complies</p> <p>Both lots are more than 5,000 hectares in area.</p>
Infrastructure and services				
<small>Editor's note – Refer also to the Development works code.</small>				
PO19	<p>Each reconfigured lot is provided with infrastructure and services appropriate to its intended use and location in a manner that:</p> <ul style="list-style-type: none"> (a) is efficient; (b) is adaptable to allow for future infrastructure upgrades; (c) minimises risk of adverse environmental or amenity-related impacts; (d) promotes the efficient use of water resources; and (e) minimises whole of life cycle costs for that infrastructure. 	AO19.1	<p>Lots created within the Priority Infrastructure Area are designed and configured to connect to a reticulated water supply and a reticulated sewerage in accordance with the <i>Development works Town plan policy</i>.</p>	Not applicable
		AO19.2	<p>Lots created outside the Priority Infrastructure Area are designed and configured to:</p> <ul style="list-style-type: none"> (a) connect to a potable on site water supply in accordance with the <i>Development works Town plan policy</i>; and (b) treat waste water on site in accordance with the <i>Development works Town plan policy</i>. 	<p>Complies</p> <p>No change in use is proposed.</p> <p>The existing dwelling house on proposed Lot 32 remains connected to an on-site water supply, effluent treatment system and connected to electricity.</p>
		AO19.3	<p>Lots are designed and configured to provide for stormwater infrastructure in accordance with the design requirements of the <i>Development works Town plan policy</i>.</p>	<p>A dwelling house on proposed Lot 31 can connect to on-site water supply, effluent treatment system and electricity.</p>
		AO19.4	<p>Lots are connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.</p>	
PO20	<p>Where reconfiguration proposes individual on site waste water disposal, it must be demonstrated that:</p> <ul style="list-style-type: none"> (a) the soil type and permeability, slope, and hydrology of the land is capable of accommodating the proposed loads within the lot; (b) there is sufficient area within the lot for an alternative disposal area should it be required; and (c) individually and collectively, the impacts of the existing and proposed systems do not adversely impact on the groundwater quality of the locality. 	AO20.1	<p>No acceptable outcome is nominated.</p>	<p>A dwelling house on proposed Lot 31 can connect to an on-site effluent treatment system.</p>

RECONFIGURING A LOT CODE

Access and road design

Editor's note – refer also to the Development works code.

PO21	<p>Lots have safe access for vehicles and pedestrians through:</p> <ul style="list-style-type: none"> (a) direct frontage to a properly constructed public road or to common property having a direct frontage to a properly constructed public road created under a community management statement; and (b) providing access appropriate for the type of vehicle associated with development. 	AO21.1	<p>Lots are designed to achieve safe vehicle and pedestrian access in accordance with the <i>Development works Town plan policy</i>.</p>	<p>Complies</p> <p>The new lots have direct access to the local road network.</p>
PO22	<p>Reconfiguration involving the creation of new roads must:</p> <ul style="list-style-type: none"> (a) provide for the safe, efficient and convenient movement for all modes of transport; (b) are designed and constructed to support their intended function for all relevant design vehicle types; (c) provide safe and easy access to the frontage of lots; (d) are designed and constructed to give priority to pedestrian and bicycle pathways at intersections; (e) where practicable, align with open space corridors and waterways; and (f) where appropriate provide connections to adjoining land. 	AO22.1	<p>No acceptable outcome is nominated.</p>	<p>Not applicable</p>
PO23	<p>New roads ensure streetscape and landscape treatments are provided that:</p> <ul style="list-style-type: none"> (a) create an attractive and legible environment which establishes character and identity; (b) maintain important views and vistas where possible; (c) enhance safety and comfort, and meet user needs; (d) complement the function of the street in which they are located by reinforcing desired traffic speed and behaviour; (e) support safe pedestrian and cycling movement; (f) maximise infiltration of stormwater runoff wherever practicable; (g) provide shade through street trees along road frontages; and (h) minimise maintenance and 	AO23.1	<p>No acceptable outcome is nominated.</p>	<p>Not applicable</p>

RECONFIGURING A LOT CODE

	whole of lifecycle costs.			
PO24	<p>Reconfiguration includes appropriate pedestrian and cycle infrastructure that:</p> <ul style="list-style-type: none"> (a) provides a high level of connectivity and permeability that links residential areas with schools; centres, community activity uses; parks and employment areas; (b) provides for safe street crossings and for safety between pedestrians and cyclists; (c) is designed taking into account topography and convenience for users; and (d) meets disability access standards. 	AO24.1	No acceptable outcome is nominated.	Not applicable
Stormwater management				
Editor's note – Refer also to the Development works code.				
PO25	<p>Reconfiguring a lot development:</p> <ul style="list-style-type: none"> (a) manages the stormwater quality, quantity and velocity flow characteristics from the lot to maintain or improve the pre-development levels; and (b) where practicable incorporates stormwater re-use. 	AO25.1	No acceptable outcome is nominated.	Not applicable.
Parks and open space				
Editor's note – Where acceptable outcomes are set out in this section, it is acknowledged that they may primarily be practicable in greenfield developments in the emerging community zone or large lots within the General residential zone. Alternative outcomes are likely to be appropriate in existing developed areas. This may include works and embellishments to existing parks or recreational corridors to meet the development's demand, infrastructure charges or as part of an infrastructure agreement.				
PO26	<p>Reconfiguring a lot provides parkland or open space which:</p> <ul style="list-style-type: none"> (a) meets the needs of the community for a range of active and passive uses; and (b) is of a sufficient size and shape to accommodate recreation activities with associated equipment and facilities. 	AO26.1	Parkland is provided in accordance with the Local Government Infrastructure Plan.	Not applicable
PO27	<p>The design of parkland or open space:</p> <ul style="list-style-type: none"> (a) contributes to the character of the neighbourhood or area; (b) is safe and functions as a focal point for the neighbourhood or community; (c) minimise the interface between residential lots and open space through appropriate treatments including alignment, fencing and landscaping; (d) maximises road frontage to facilitate casual surveillance; 	AO27.1	No acceptable outcome is nominated.	

RECONFIGURING A LOT CODE

	(e) incorporates natural areas including important local vegetation, waterways, ridgelines and wetlands; (f) preserves landscape features important to the scenic amenity of a locality; (g) is linked to existing parkland or open space networks wherever possible; (h) offers a broad range of informal and formal experiences to the community; (i) is cost effective to maintain; and (j) provided in the early stages of staged developments.			
PO28	The location of parkland or open space is conveniently located to residential neighbourhoods.	AO28.1	No acceptable outcome is nominated.	
PO29	Open space for conservation purposes protects riparian corridors, significant vegetation and wildlife habitat and movement corridors.	AO29.1	No acceptable outcome is nominated.	
Volumetric reconfiguration				
PO30	Volumetric reconfiguration (subdivision of space above or below the surface of land): (a) facilitates efficient development that is consistent with the intent for the zone; or (b) is consistent with a development approval.	AO30.1	No acceptable outcome is nominated.	Not applicable
Access easement				
PO31	The access easement must: (a) be of adequate width; (b) be constructed to a standard appropriate to the situation; and (c) not result in unreasonable detriment or nuisance to neighbours.	AO31.1	The access easement is designed in accordance with the design requirements of the <i>Development works Town plan policy</i> .	Not applicable
Stock routes				
PO32	The stock route network identified in the State planning policy mapping – agriculture, development and construction, mining and extractive resources is protected from encroachment by sensitive and incompatible land uses and access works are robust, fit-for-purpose and provide for the safe passage of stock traversing the stock route.	AO32.1	No new allotments are created adjacent to the stock route network.	Not applicable.

Table 8.3.3(b) – Minimum lot size and dimension

Zone	Minimum lot size	Minimum frontage
General Residential	700m ²	15m
Centre	400m ²	10m

Industry Township	1,000m ²	20m
Rural residential	0.5ha	50m
• Hervey Range precinct	2ha	80m
• Environs precinct	8ha	80m
Emerging community Industry investigation	50ha	Not specified
Rural	5,000ha	Not specified
Community facilities Environmental management and conservation Minor tourism Recreation and open space Special purpose	Not specified	Not specified

6.2.7.3 Rural zone code

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Purpose and Overall Outcomes	Comment	
(1)	The purpose of the rural zone is to:	
(a)	provide for rural uses and activities; and	Complies
(b)	provide for other uses and activities that are compatible with: (ii) existing and future rural uses and activities; and (iii) the character and environmental features of the zone; and	The proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two large rural lots, both comprising over 500 hectares each and capable of supporting ongoing rural and agricultural uses. The realignment avoids unnecessary clearing by aligning a portion of the new boundary with the existing access track, scattered vegetation and maintains vehicle access to an existing creek corridor.
(c)	maintain the capacity of land for rural uses and activities by protecting and managing significant natural resources and processes.	Productive agricultural capacity is preserved through retention of the large balance lots for broadacre use and creation of functional large lots capable of agricultural activity. Water resources from existing creeks and dams are maintained, while ecological and biodiversity values are protected through careful boundary placement.
(2)	The purpose of the zone will be achieved through the following overall outcomes:	
(a)	areas for primary production are conserved and fragmentation is avoided through maintaining very large lots to support rural agricultural activities;	Complies No new land uses are proposed and the proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two extremely large rural lots, both comprising over 500 hectares each, meeting the minimum lot size for the rural zone.
(b)	the viability of both existing and future rural uses and resource related activities are protected from the intrusion of incompatible uses;	Complies No new land uses are proposed
(c)	sensitive land uses are protected from impacts associated with resource extraction activities associated with mining and quarrying having regard to vibration, odour, dust or other emissions;	Not applicable
(d)	the establishment of a wide range of rural pursuits is facilitated, including cropping, intensive horticulture, grazing, intensive animal industries, animal husbandry and animal keeping and other compatible primary production uses;	Not applicable No new land uses are proposed
(e)	cropping and horticultural activities are encouraged on productive ALC Class A and B agricultural land;	Noted.
(f)	renewable energy facilities and extractive industries: (i) mitigate impacts on the environment and adjoining land uses; (ii) do not degrade ALC Class A and B agricultural land; (iii) are located to allow connections into supporting energy networks; and (iv) rehabilitate sites upon completion of activities. Editor's note – For extractive industry, refer also to the Extractive Industry code in Part 8.	Not applicable
(g)	the establishment of outdoor recreation and small-scale tourism and entertainment facilities (such as restaurants and function facilities) in suitable locations is facilitated	Not applicable

RURAL ZONE CODE	
Purpose and Overall Outcomes	Comment
	only where they do not compromise the use of the land for rural activities and minimise any land-use conflicts;
(h)	natural features such as creeks, gullies, waterways, wetlands and bushland are retained, managed and separated from adjacent development where possible. Any unavoidable impacts are minimised through location, design, operation and management requirements;
(i)	rural land uses incorporate sustainable practices to: <ul style="list-style-type: none"> (i) prevent soil erosion and landslide; (ii) protect the quality of land resources and water catchments; and (iii) maintain habitat values of waterways and native timber and forest areas.
(j)	adverse impacts of land use, both on site and from adjoining areas, are avoided and any unavoidable impacts are minimised through location, design, operation and management;
(k)	urban and rural residential expansion does not occur on land in the rural zone;
(l)	development responds to land constraints, including but not limited to, former mining activities and land contamination.
(m)	Development does not conflict with the ongoing efficient and safe use of the stock route network by travelling stock. Editor's note – Sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.

Complies

The proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two large rural lots, both comprising over 500 hectares each and capable of supporting ongoing rural and agricultural uses.

No new land uses, buildings or structures are proposed. Natural creeks, wetlands and dams are maintained, while ecological and biodiversity values are protected through careful boundary placement.

Not applicable

No new land uses are proposed

RURAL ZONE CODE

Table 6.2.7.3.3 – Accepted development subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes		Comment				
Built form								
PO1	Buildings are designed and located so as not to adversely impact on the rural character and amenity of the locality.	AO1.1	Building height does not exceed 12m.	Not applicable				
		AO1.2	Buildings, other than a Roadside stall, are setback a minimum of: (a) 10m from the front boundary and side boundaries for allotments greater than 2ha; or (b) 5m front boundary and side boundaries for allotments less than 2ha.					
Residential density								
PO2	Residential density reflects the low intensity rural character of the locality.	AO2.1	Residential density is limited to: (a) one Dwelling house (including a Secondary dwelling) per allotment; and (b) Rural workers accommodation up to 400m ² GFA.	Not applicable				
		AO2.2	Any Secondary dwelling is a maximum of 150m ² GFA.					
Amenity								
PO3	<p>Sensitive land uses do not encroach on existing or approved rural, mining and extractive industry activities or other uses that may result in an adverse impact on amenity, health or safety.</p> <p>Editor's note – Where not achieving AO3, a site-based assessment is required to demonstrate compliance with PO3.</p>	AO3.1	<p>Sensitive land uses are separated:</p> <p>(a) from intensive animal industry uses where: (i) feedlots by a minimum of 1km; (ii) poultry farms by a minimum of 800m;</p> <p>(b) from animal keeping where: (i) catteries and kennels by a minimum of 800m; (ii) otherwise 500m;</p> <p>(c) aquaculture by a minimum of 300m;</p> <p>(d) from waste disposal areas connected to an animal husbandry operation by a minimum of 1km;</p> <p>(e) from cropping on areas of agricultural land by a minimum of 300m;</p> <p>(f) from other agricultural activities (excluding cropping activities) by a minimum of 50m;</p> <p>(g) from other rural activities, not elsewhere mentioned, by a minimum of 100m;</p> <p>(h) from railway activities by a minimum of 100m;</p> <p>(i) from existing industrial activities by 1km; and</p> <p>(j) from extractive industry operations as follows:</p> <table border="1" data-bbox="710 1877 1129 2004"> <thead> <tr> <th>Operation</th> <th>Separation distance</th> </tr> </thead> <tbody> <tr> <td>Extraction or processing</td> <td>1,000m</td> </tr> </tbody> </table>	Operation	Separation distance	Extraction or processing	1,000m	Not applicable
Operation	Separation distance							
Extraction or processing	1,000m							

RURAL ZONE CODE

			involving blasting or crushing		
			Extraction or processing not involving blasting or crushing	200m	
			Haul route	100m	
PO4	Outdoor lighting does not adversely affect the amenity of adjoining properties or create a traffic hazard on adjacent roads.	AO4.1	Light emanating from any source complies with <i>Australian Standard AS4282 Control of the Obtrusive Effects of Outdoor lighting</i> or current version.		Not applicable
		AO4.2	Outdoor lighting is provided in accordance with <i>Australian Standard AS 1158.1.1 Road Lighting – Vehicular Traffic (Category V) Lighting – Performance and Installation Design Requirements</i> or current version.		Not applicable
PO5	Development does not adversely impact on the amenity of the surrounding rural or rural residential land uses and/or rural landscape character.	AO5.1	Plant and air-conditioning equipment, storage areas and processing activities are screened from view of the road or adjoining residential uses.		Not applicable
PO6	<p>Development ensures:</p> <p>(a) vulnerability to landslip, erosion and land degradation is minimised; and</p> <p>(b) the safety of people and property.</p> <p>Editor's note – Where not achieving AO6, a site-based assessment and Landslide risk management plan is required to demonstrate compliance with PO6. Refer to the Natural hazards TPP.</p>	AO6.1	Development is not located on slopes greater than 15%.		Not applicable
Stock routes Editor's note – stock routes are identified on the Agriculture overlay map OM1.					
PO7	Development does not result in encroachment by sensitive land uses and other incompatible uses along the stock route network and uses are setback and buffered from the stock route network to mitigate impacts.	AO7.1	Sensitive land uses are separated a minimum of: (a) 200m from a surveyed stock route; or (b) 800m from an unsurveyed stock route.		Not applicable
PO8	<p>Development on or adjoining the stock route network does not compromise the connectivity and integrity of the network and protects the ongoing, efficient and safe use of travelling stock by:</p> <p>(a) Maintaining the extent of the stock route network including where pasturage rights exists;</p> <p>(b) Maintaining access to water facilities and other stock route infrastructure;</p> <p>(c) Using access works that are robust and fit-for-purpose, and provide for the safe passage of stock traversing the stock route;</p>	AO8.1	No acceptable outcome is nominated.		Not applicable

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	and (d) Where transport or other linear infrastructure crosses a stock route, providing a practical solution to allow stock to move across the infrastructure safely and in a timely example (for example grade separation).			
PO9	Development does not result in a loss of secondary values associated with the stock route network including recreational, environmental and heritage values.	AO9.1	No acceptable outcome is nominated.	Not applicable
Use – Caretakers accommodation				
PO10	Development is ancillary to the primary use.	AO10.1	No more than 1 Caretaker's accommodation unit is established on the site.	Not applicable
Use – Roadside stall				
PO11	Roadside stalls are of a scale in keeping with the rural character of the locality.	AO11.1	Structures associated with the use are limited to 30m ² GFA.	Not applicable
		AO11.2	A roadside stall is setback a minimum of 10m from the front and side boundaries.	Not applicable
		AO11.3	The roadside stall only sells produce grown on site.	Not applicable
For all assessable development				
Land use				
PO12	Development: (a) is consistent with the rural character of the locality; (b) supports the primary rural function of the zone; and (c) protects rural, natural and scenic values of the locality.	AO12.1	No acceptable outcome is nominated.	Complies No land uses are proposed, and the proposed The proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two large rural lots, both capable of supporting ongoing rural and agricultural uses.
PO13	Tourism (including associated accommodation), recreation and entertainment related activities: (a) are small scale; (b) do not impact on the viability of nearby urban and township areas; (c) have a direct nexus with the natural environment or rural activities; (d) avoid locating on productive rural land; (e) are not located where they would prejudice the ongoing operation of existing or approved rural activities such as intensive animal industries and intensive horticulture; and (f) are compatible with rural production and agricultural land,	AO13.1	No acceptable outcome is nominated.	Not applicable

RURAL ZONE CODE

	natural resources and landscape amenity.			
Design and amenity				
PO14	<p>Development is designed to achieve safety for all users having regard to:</p> <ul style="list-style-type: none"> (a) maximising casual surveillance and sight lines; (b) avoiding personal concealment and entrapment locations; (c) exterior building design that promotes safety; (d) adequate lighting; (e) appropriate signage and wayfinding; and (f) building entrances, parking areas, loading and storage areas that are well lit and have clearly defined access points. <p>Editor's note – Applicants may find useful guidance in the Queensland Government's Crime Prevention through Environmental Design Guidelines for Queensland.</p>	AO14.1	No acceptable outcome is nominated.	Not applicable
PO15	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO15.1	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008</i> , as amended.	Not applicable
		AO15.2	Development that involves the storage of materials on site that are capable of generating air contaminants either by wind or when disturbed are managed by: <ul style="list-style-type: none"> (a) being wholly enclosed in storage bins; or (b) a watering program so material cannot become airborne. 	Not applicable
PO16	Development prevents or minimises the generation of any noise so that nuisance is not caused to adjoining premises or other nearby sensitive land uses.	AO16.1	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008</i> , as amended.	Not applicable
PO17	<p>Development does not unduly impact on the existing amenity and character of the locality having regard to:</p> <ul style="list-style-type: none"> (a) the scale, siting and design of buildings and structure; (b) visibility from roads and other public view points, screening vegetation and landscaping; (c) the natural landform and avoidance of visual scarring; and (d) vibration, odour, dust, spray drift and other emissions. 	AO17.1	No acceptable outcome is nominated.	Not applicable
PO18	<p>All uses are located, designed, orientated and constructed to:</p> <ul style="list-style-type: none"> (a) minimise noise dust, odour or other nuisance from existing 	AO18.1	No acceptable outcome is nominated.	Not applicable

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	<p>lawful uses including rural and industrial uses;</p> <p>(b) minimise nuisance caused by noise, vibration and dust emissions generated to the State-controlled road and rail network in the vicinity of the land;</p> <p>(c) not adversely encroach on airport service uses and other activities associated with the Charters Towers airport; and</p> <p>(d) avoid areas that may place unreasonable risk to people and property from former mining activities and contaminated land.</p> <p>Editor's note – sites of former mining activity may be identified through the Historic Mining Permits, Resources (Mineral Occurrence and Geological Observation Data) and Abandoned Mines layers of MyMinesOnline Maps. However, proponents should be aware that the online mapping does not spatially represent all abandoned mines and their extent. Geotechnical investigation of past mining areas may reveal additional unmapped historic mine sites.</p>			
PO19	<p>Development ensures ecological values, habitat corridors, soil and water quality are protected, having regard to:</p> <p>(a) maximising the retention of vegetation and the protection of vegetation from the impacts of development;</p> <p>(b) minimising the potential for erosion and minimisation of earthworks;</p> <p>(c) maximising the retention and protection of natural drainage lines and hydrological regimes;</p> <p>(d) avoidance of release of biohazards into the environment;</p> <p>(e) mitigating the risk of introducing and spreading weeds and pest animals; and</p> <p>(f) avoidance of leeching by nutrients, pesticides or other contaminants, or potential for salinity.</p>	AO19.1	No acceptable outcome is nominated.	<p>Complies</p> <p>The proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two large rural lots, both capable of supporting ongoing rural and agricultural uses.</p> <p>Productive agricultural capacity is preserved through creation of large hectare lots capable of agricultural activity. Water resources from existing creeks and dams are maintained, while ecological and biodiversity values are protected through careful boundary placement.</p>
Use – Animal keeping (kennels or catteries)				
PO20	<p>Development is sited, constructed and managed such that:</p> <p>(a) animals are securely housed;</p>	AO20.1	The premises has a minimum site area of 5ha.	Not applicable
		AO20.2	Buildings used for animal keeping are constructed with impervious reinforced	

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	and (b) the use does not create an unreasonable nuisance beyond the site boundaries.		concrete floors, gravity drained to the effluent collection/treatment point.	
		AO20.3	Animal proof fencing or other appropriate barrier features are provided to a minimum height of 1.8m within the site to prevent the escape of animals.	
		AO20.4	Animals are kept in fenced enclosures, inside buildings at all times between the hours of 18:00 and 07:00.	
		AO20.5	A person who is responsible for the operation of the use is accommodated on the premises at all times.	
		AO20.6	Animal enclosures are set back to roads, streets and water resources as follows:	
		Road frontages	50m	
		Top bank of creek, river, stream, wetland, edge of well, bore, dam, weir, intake or the like which provides potable water supply to the site or surrounds	100m	
		Top bank of dry or perennial gully	30m	

Use – Agricultural supplies store, Bulk landscaping supplies, Rural industry, Wholesale nursery and Garden centre

PO21	Development is located and designed on sites of sufficient size, to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; (b) the amenity of neighbours; and (c) operating within the safe and effective design capacity of the region's road system.	AO21.1	The premises has a minimum site area of 5ha.	Not applicable
		AO21.2	A minimum 15m setback is required from any adjoining property boundary.	Not applicable
		AO21.3	Sales, storage, handling, packaging and production areas are setback a minimum of: (a) 100m from any sensitive land use (50m for Garden centre); (b) 50m from State-controlled roads and 20m from all other roads; (c) 20m from any residential dwelling on the same or neighbouring site (10m for Garden centre); and (d) 30m from top bank of creek, river, stream or wetland edge of well, bore, dam, weir, or intake that provides potable water.	Not applicable
		AO21.4	Infrastructure and material storage areas are confined to free draining areas and sites on slopes not exceeding 10%.	Not applicable
		AO21.5	There is direct access from the property boundary to a sealed road.	Not applicable
		AO21.6	Hours of operation are limited between 07:00 to 17:00.	Not applicable

Use – Club or community use

PO22	Development is located and designed on sites of sufficient size, to minimise adverse impacts on: (a) the amenity of the setting, in particular noise, odour and dust emissions; and	AO22.1	A minimum site area of 5ha.	Not applicable
		AO22.2	Siting and layout includes: (a) the total area of covered buildings and roof structures is no greater than 10% of site area; and (b) no building or structure is closer than 15m to any site boundary.	Not applicable

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	(b) the amenity of neighbours.	AO22.3	Buildings and structures associated with the use is limited to: (a) shelters; (b) toilets; (c) kiosks; and (d) hall/function area.	Not applicable
		AO22.4	Hours of operation are limited between 07:00 and 22:00.	Not applicable
Use – Renewable energy facility (where a solar farm)				
PO23	Development is: (a) located to allow for connections into relevant energy supply networks; (b) located to avoid fragmenting highly productive agricultural land; and (c) accessible to an appropriate level of road infrastructure to support the facility.	AO23.1	No acceptable outcome is nominated.	Not applicable
PO24	Development ensures the site is returned to its pre-development condition and land use upon cessation of the renewable energy facility.	AO24.1	No acceptable outcome is nominated.	Not applicable

8.3.1 Development works code

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DEVELOPMENT WORKS CODE		
Purpose and Overall Outcomes	Comment	
(1)	The purpose of the Development works code is to:	
(a)	ensure all development is provided with appropriate infrastructure, parking spaces and services;	Noted.
(b)	ensure development manages stormwater and wastewater as part of the integrated total water cycle and in ways that help protect the environmental water values specified in the <i>Environmental Protection (Water) Policy 2009</i> and the Stormwater Management Design Objectives in the State Planning Policy;	No new land uses are proposed. The proposed Reconfiguring a Lot – One (1) lot into Two (2) lots results in two large rural lots, both comprising over 5,000 hectares each and capable of supporting ongoing rural and agricultural uses. The proposal avoids unnecessary clearing by aligning the new boundary with an existing access track and maintains access to an existing creek corridor.
(c)	protect surface water and ground water; and	Water resources from existing creeks and dams are maintained, while ecological and biodiversity values are protected through careful boundary placement.
(d)	ensure development is designed, constructed, operated and maintained to eliminate any adverse impacts on the environment and the amenity of the locality.	
(2)	The purpose of the code will be achieved through the following overall outcomes:	
(a)	development is adequately serviced by utility and access infrastructure including roads, water, waste water, power, telecommunications, stormwater management and waste management;	Noted. No new land uses are proposed.
(b)	the integrity and efficiency of utility and access infrastructure systems is maintained;	All existing infrastructure connected or services provided on-site are maintained.
(c)	environmental values of receiving waters are protected from adverse development impacts arising from stormwater quality and flow;	Not applicable
(d)	environmental values of receiving waters are protected from waste water impacts;	Not applicable
(e)	public health and safety are protected and damage or nuisance caused by stormwater is avoided;	Not applicable
(f)	stormwater management works is designed to maintain or recreate natural hydrological processes and minimise run-off;	Not applicable
(g)	the function, safety and efficiency of the transport network is optimised;	Not applicable
(h)	development within close proximity to existing or future public passenger transport facilities supports an integrated approach to land use and transport integration;	Not applicable
(i)	development provides adequate on site vehicular access and adequate parking and servicing facilities for vehicles and parking facilities for bicycles;	Complies All new lots have direct vehicle access to the local road network and sufficient land to manoeuvre on site.
(j)	access, parking, servicing and associated manoeuvring areas are designed to be safe, functional and meet the reasonable demands generated by the development;	
(k)	provision of safe and non-discriminatory public and pedestrian access is provided;	Not applicable
(l)	works in public streets and spaces enhance the pedestrian amenity and improve streetscape appearance;	Not applicable
(m)	earthwork does not impact adversely on the amenity of the site or the surrounding area and does not result in	Not applicable

DEVELOPMENT WORKS CODE

Purpose and Overall Outcomes		Comment
	increased flooding, drainage and soil erosions problems on upstream and downstream property; and	
(n)	development provides for the storage of generated waste in an environmentally acceptable manner and waste storage facilities are functionally appropriate for users of the facilities.	Not applicable

Development works code				
Table 8.3.1.3(a) – Accepted development subject to requirements and assessable development				
Performance Outcomes		Acceptable Outcomes		Comment
Utility infrastructure and services				
PO1	Development is serviced by an adequate, safe and reliable supply of potable and general use water, connected to reticulated water supply where possible.	AO1.1	Development is: (a) connected to Council's reticulated water supply network, including the installation of easily accessed water meters, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated water supply network is not possible, a potable on site water supply is provided in accordance with the <i>Development works Town plan policy</i> .	Not applicable.
PO2	Development is serviced by appropriate waste water disposal infrastructure which ensures: (a) no adverse ecological impacts on the receiving environment; (b) cumulative impacts of onsite waste water treatment are considered in assessing the likely environmental impacts; (c) public health is maintained; (d) the location, site area, soil type and topography is suitable for on site waste water treatment; and (e) the reuse of waste water does not contaminate any surface water or ground water.	AO2.1	Development is: (a) connected to Council's reticulated sewerage treatment system, in accordance with the <i>Development works Town plan policy</i> ; or (b) if connection to Council's reticulated sewerage treatment system is not possible, waste water is treated in accordance with <i>Development works Town Plan Policy</i> .	Complies No new land uses are proposed as part of the development. All existing infrastructure connections and on-site services will be retained.
PO3	Electricity supply network and telecommunication service connections are provided to the site and are connected.	AO3.1	The development is connected to electricity and telecommunications infrastructure in accordance with the standards of the relevant regulatory authority prior to the commencement of any use of the site.	Complies No new land uses are proposed as part of the development. All existing infrastructure connections and on-site services will be retained.
		AO3.2	Where not included in the development, provision is made for future telecommunications services (such as fibre optic cable) in accordance with the standards of the relevant regulatory authority.	Not applicable
Stormwater management				
Editor's note – Refer also to the Stormwater management design objectives in the State planning policy.				
PO4	Stormwater management is designed and operated to ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows:	AO4.1	Development does not result in an increase in flood level or flood duration on upstream, downstream or adjacent properties.	Complies No new land uses are proposed as part of the development.
		AO4.2	Stormwater (including roof and surface water) is conveyed to the kerb and channel or other lawful point of discharge	All existing infrastructure

Development works code

<p>(a) ensure that adjoining land and upstream and downstream areas are not adversely affected through any ponding or changes in flows; and</p> <p>(b) direct stormwater to a lawful point of discharge through competently designed and constructed outlet works in a manner that reflects the predevelopment status.</p> <p>Editor's note – Stormwater quality must meet the design objectives within the <i>Development works Town plan policy</i>.</p>		in accordance with the requirements of the <i>Development works Town plan policy</i> .	connections and on-site services will be retained.
	AO4.3	Stormwater runoff from all impervious areas (roof, pavements, etc) are not permitted to flow or discharge over adjoining properties.	

Earthworks

PO5	<p>Earthworks are undertaken in a manner that:</p> <p>(a) prevents any worsening of soil erosion or water quality on the site, any adjoining land, or land upstream or downstream of the site;</p> <p>(b) produces stable landforms and structures;</p> <p>(c) maintain natural landforms where possible;</p> <p>(d) minimise the height of any batter faces;</p> <p>(e) does not unduly impact on the amenity or privacy for occupants of the site or on adjoining land or on the amenity of the streetscape;</p> <p>(f) does not result in the contamination of land or water; and</p> <p>(g) avoids risk to people and property.</p>	AO5.1	Earthworks comply with the <i>Development works Town plan policy</i> .	Not applicable
		AO5.2	The extent of filling or excavation does not exceed 40% of the site area or 500m ² , whichever is the lesser.	Not applicable
		AO5.3	Excavating or filling is no greater than 1m in height or depth.	Not applicable
		AO5.4	Batters have a maximum slope of 25%, are terraced at every rise of 1.5m and each terrace has a depth of 0.75m.	Not applicable
		AO5.5	No contaminated material is used as fill.	Not applicable
PO6	<p>Retaining walls are designed to minimise visual impact through:</p> <p>(a) setbacks from any boundary; and</p> <p>(b) being stepped or terraced to accommodate landscaping.</p>	AO6.1	The combined height of any retaining walls and fences does not exceed 2m.	Not applicable
		AO6.2	A retaining wall is set back at least half the height of the wall from any boundary of the site.	Not applicable
		AO6.3	Retaining walls over 1.5m are stepped 0.75m for every 1.5m in height, terraced and landscaped.	Not applicable
		AO6.4	Design and construction of retaining walls over 1m in height are certified by a Registered Professional Engineer of Queensland.	Not applicable
PO7	<p>The excavation, filling or laying of pipes within the vicinity of electricity supply infrastructure must not create damage or hazard.</p>	AO7.1	<p>Excavation or filling does not occur within:</p> <p>(a) 10m of any tower, pole, foundation, ground anchorage or stay supporting electric lines or associated equipment;</p>	Not applicable

Development works code

<p>Editor's note – Development involving filling, excavation or laying of metal pipes on land contiguous to electricity supply infrastructure should be referred to the relevant electricity entity for safety advice on the proposed development.</p>		<ul style="list-style-type: none"> (b) 5m of a substation site boundary; (c) 2m of a padmount substation; or (d) 1m of a padmount transformer or an underground cable. 	
	<p>AO7.2</p>	<p>The laying of metal pipes does not occur within:</p> <ul style="list-style-type: none"> (a) 5m of any pole, tower, foundation, ground anchorage or stay supporting electric lines or associated equipment; (b) 15m of any substation site boundary; or (c) 5m or, and parallel to, an electric line shadow. 	<p>Not applicable</p>
Parking and access			
<p>PO8 Development includes the provision of adequate and convenient car parking on site to satisfy the anticipated requirements of the land use or activity.</p>	<p>AO8.1</p>	<p>Car parking is provided in accordance with Table 8.3.1.3(b)-Car parking requirements.</p>	<p>Complies</p> <p>Each new lot has sufficient space for car parking.</p>
<p>PO9 Development provides end of trip facilities for people engaging in active transport (bicycle and pedestrian):</p> <ul style="list-style-type: none"> (a) to meet the needs of users and promote active modes of travel; (b) at convenient, easily identifiable, safe locations; and (c) in locations that do not obstruct vehicular, bicycle or pedestrian movement paths. 	<p>AO9.1</p>	<p>Development provides cycling and pedestrian end of trip facilities, in accordance with the requirements of the <i>Development works Town plan policy</i>.</p>	<p>Not applicable</p>
<p>PO10 Access driveways are designed and constructed to:</p> <ul style="list-style-type: none"> (a) provide convenient access to the site and maintain the safety and efficiency of the road; (b) minimise conflicts with traffic and pedestrians; and (c) are constructed to a standard that is appropriate to the location and to meet the anticipated volume and type of traffic. 	<p>AO10.1</p>	<p>Access driveways are designed and constructed in accordance with the relevant <i>Development works Town plan policy</i>.</p>	<p>Complies</p> <p>All new lots have direct vehicle access to the local road network and sufficient land to manoeuvre on site.</p>
	<p>AO10.2</p>	<p>Access driveways allow vehicles (with the exception of Dwelling house and Dual occupancy) to enter and exit the site in a forward gear.</p>	<p>Not applicable</p>
<p>PO11 Vehicle movement areas (including internal driveways, access aisles, manoeuvring areas, car parks and service bays) are designed to ensure:</p> <ul style="list-style-type: none"> (a) a gradient appropriate for the type of vehicles; (b) effective stormwater drainage; (c) clearly marked and signed spaces; (d) convenience and safety for drivers and pedestrians; and (e) adequate dimensions to meet user requirements, including access and egress for 	<p>AO11.1</p>	<p>Manoeuvring, queuing, loading and unloading areas, and parking areas are:</p> <ul style="list-style-type: none"> (a) designed and constructed in accordance with the Development works Town plan policy; and (b) certified by a Registered Professional Engineer of Queensland. 	<p>Not applicable</p>

Development works code				
	emergency vehicles.			
PO12	Footpaths in the road reserve are provided along all road frontages and are paved in durable and stable materials matching any adjacent development footpaths.	AO12.1	Footpaths are: (a) provided for the full width and length of all road frontages; (b) designed and constructed in accordance with the requirements of the Development works Town plan policy; and (c) certified by a Registered Professional Engineer of Queensland.	Not applicable
PO13	Pedestrian access to buildings: (a) do not obstruct pedestrian movement (or form physical clutter) on public footpaths; (b) are not visually overbearing (or form visual clutter) in the streetscape; and (c) provide safe, efficient and convenient access including wheelchair access.	AO13.1	Steps, escalators, ramps and lifts are: (a) located wholly within the site; and (b) setback a minimum of 1.5m from the front boundary.	Not applicable
Acoustic and air quality				
PO14	Development minimises potential conflicts with, or impacts on, other uses having regard to vibration, odour, dust or other emissions.	AO14.1	Development achieves the air quality design objectives set out in the <i>Environmental Protection (Air) Policy 2008, as amended</i> . Editor's note – To achieve compliance, development is planned, designed and managed to ensure emissions from activities achieve the appropriate acoustic objectives (measured at the receptor dB(A)).	Not applicable
PO15	Development prevents or minimises the generation of any noise so that: (a) nuisance is not caused to adjoining premises or other nearby sensitive land uses; and (b) desired ambient noise levels in residential areas are not exceeded.	AO15.1	Development achieves the noise generation levels set out in the <i>Environmental Protection (Noise) Policy 2008, as amended</i> .	Not applicable
PO16	Development adjacent to State controlled roads or Council controlled arterial road minimise nuisance caused by noise, vibration and dust emissions.	AO16.1	Development complies with the requirements of the Department Main Roads – Road Traffic Noise Management Code of Practice and the <i>Environmental Protection (Noise) Policy 2008</i> .	Not applicable
Lighting				
PO17	External lighting is provided in urban areas to ensure a safe environment.	AO17.1	Technical parameters, design, installation, operation and maintenance of outdoor lighting complies with the requirements of AS4282 – <i>Control of the Obtrusive Effects of Outdoor Lighting</i> .	Not applicable
Waste management				
PO18	Development: (a) minimises waste generation (including construction, demolition and operational waste); and (b) provides adequate facilities on	AO18.1	Waste storage and management arrangements are sited, screened and designed in accordance with the <i>Development works Town plan policy</i> .	Not applicable.

Development works code				
	site for the storage of waste and recyclables.			
PO19	Development is designed to allow for safe and efficient servicing of waste and recycling containers through: <ul style="list-style-type: none"> (a) a development layout that facilitates direct and unobstructed servicing of waste and recycling containers; and (b) minimising the potential for nuisances to be caused by way of noise and odour. 	AO19.1	Waste and recycling collection services are provided in accordance with the <i>Development works Town plan policy</i> .	
For all assessable development				
General				
PO20	Where buildings and structures are located on multiple lots, these are amalgamated to form one lot.	AO20.1	No acceptable outcome specified.	Not applicable
Wastewater management				
PO20	(Duplicate numbering) Wastewater is managed to: <ul style="list-style-type: none"> (a) avoid wastewater discharge to any waterway; or (b) if wastewater discharge to waterways cannot be practically avoided, discharge is minimised to an acceptable level by re-use, recycling, recovery and treatment for disposal to sewer, surface water and groundwater. <p>Editor's note – Wastewater is defined in accordance with <i>Environmental Protection (Water) Policy 2009</i>, schedule 2). A wastewater management plan (WWMP) is prepared by a suitably qualified person and addresses:</p> <ul style="list-style-type: none"> (i) wastewater type; and (ii) climatic conditions; and (iii) water quality objectives (WQOs); and (iv) best-practice environmental management. 	AO20.1	No acceptable outcome specified.	Not applicable.
PO21	Wastewater discharge maintains ecological processes, riparian vegetation, waterway integrity, and downstream ecosystem health including: <ul style="list-style-type: none"> (a) protecting applicable water quality objectives for the receiving waters; (b) managing soil disturbance or altering natural hydrology in coastal areas; and (c) avoiding or minimising the release of nutrients of concern. 	AO21.1	No acceptable outcome specified.	Complies No new land uses are proposed.
Stormwater management				
PO22	Stormwater management systems: <ul style="list-style-type: none"> (a) implement Water Sensitive Urban Design (WSUD) principles that: <ul style="list-style-type: none"> (i) protect natural systems and 	AO22.1	Stormwater management systems are designed and constructed in accordance with the <i>Development works Town plan policy</i> .	Not applicable.

Development works code

	<p>waterways;</p> <p>(ii) allow for the detention of stormwater instead of rapid conveyance;</p> <p>(iii) minimise impervious areas;</p> <p>(iv) utilise stormwater to conserve potable water;</p> <p>(v) integrate stormwater treatment into the landscape;</p> <p>(vi) ensure water quality values are protected;</p> <p>(b) must be economically maintained for the life of the system;</p> <p>(c) provide for safe access and maintenance; and</p> <p>(d) maintain natural drainage lines and adequate filtering and settlement of sediment for the protection of watercourses, wetlands from point sources and non-point source stormwater discharges.</p>		<p>Editor's note – A site Stormwater Quality Management Plan (SQMP) is prepared in accordance with <i>Development works Town plan policy</i>.</p>	
PO23	Development allows for sufficient site area to accommodate an effective stormwater management system.	AO23.1	No acceptable outcome specified.	Not applicable.
PO24	Development provides for the orderly development of stormwater infrastructure with a catchment, having regard to: <p>(a) existing capacity of stormwater infrastructure and ultimate catchment conditions;</p> <p>(b) discharge for existing and future upstream development; and</p> <p>(c) protecting the integrity of adjacent and downstream development.</p>	AO24.1	No acceptable outcome specified.	
PO25	Major stormwater drainage network elements are designed and constructed with the capacity to control stormwater flows under normal and minor system blockage conditions for the applicable defined flood event ensuring there is no damage to property or hazards for motorists.	AO25.1	Stormwater infrastructure is designed in accordance with the requirements of the <i>Development works Town plan policy</i> .	Not applicable
PO26	Reconfiguration of lots includes stormwater management measures in the design of any road reserve, streetscape or drainage networks to: <p>(a) minimise impacts on the water cycle;</p> <p>(b) protect waterway health by improving stormwater quality</p>	AO26.1	No acceptable outcome specified.	<p>Complies</p> <p>No new land uses are proposed.</p> <p>All existing infrastructure connections and on-site services will be retained.</p>

Development works code

	and reducing site run-off; and (c) avoid large impervious surfaces.			
PO27	<p>Construction activities for the development avoids or minimise adverse impacts on stormwater quality by:</p> <p>(a) achieving the post construction stormwater management design objectives for pollution load reductions for Western Queensland (TSS 85% TP 60% TN 45% and 90% Gross pollutants) and or In lieu of modelling, the default bio-retention treatment area of 1.5 per cent of the contributing catchment area; and</p> <p>(b) the waterway stability management design objective: limit the peak 1-year ARI event discharge within the receiving waterway to the pre-development peak 1-year ARI discharge.</p> <p>An Erosion and Sediment Control Plan (ESCP) is prepared by a suitably qualified person that demonstrates:</p> <p>(a) erosion and sediment control practices (including any proprietary erosion and sediment control products) are designed, installed, constructed, operated, monitored and maintained, and any other erosion and sediment control practices are carried out in accordance with local conditions; or</p> <p>(b) how stormwater quality will be managed in accordance with an acceptable regional or local guideline so that target contaminants are treated to a design objective at least equivalent of this Performance outcome.</p>	AO27.1	Stormwater quality achieves the stormwater design objectives of the <i>Development works Town plan policy</i> .	Not applicable.
Earthworks				
PO28	<p>Earthworks associated with roads:</p> <p>(a) Maintain the efficiency of the road network;</p> <p>(b) do not adversely impact upon residents or road infrastructure; and</p> <p>(c) do not obstruct access to the site.</p>	AO28.1	No acceptable outcome specified.	Not applicable

Development works code

PO29	<p>Development in the Rural zone and Rural residential zone manages soil erosion and sedimentation by:</p> <ul style="list-style-type: none"> (a) avoiding land clearing or earthworks in the riparian corridor to a designated stream; (b) minimising the extent of disturbance on, or the stabilization of slopes steeper than 10%; and (c) managing and controlling surface drainage by using natural flow paths. 	AO29.1	No acceptable outcome specified.	
PO30	<p>Any disturbed areas within the site are to be progressively rehabilitated through appropriate earthworks and involve the:</p> <ul style="list-style-type: none"> (a) grading and reshaping of the disturbed areas to provide controlled and stable drainage flow paths; (b) construction of drainage paths which divert high velocity flows away from disturbed areas; (c) re-spreading of stored topsoil stripped from the site prior to commencement of construction works; and (d) planting of the disturbed area with native species of grasses, ground covers and trees and placing mulch in between on the surface. <p><small>Editor's note – Applicants may be required to engage specialists to prepare a rehabilitation plan.</small></p>	AO30.1	No acceptable outcome specified.	Not applicable
Land use and transport integration				
PO31	<p>Development:</p> <ul style="list-style-type: none"> (a) supports a road hierarchy which facilitates efficient movement of all transport modes; and (b) appropriately integrates and connects with surrounding movement networks. <p><small>Editor's note – Refer to the road hierarchy identified on map AM1.</small></p>	AO31.1	No acceptable outcome specified.	Not applicable
PO32	Development provides direct and safe access to public passenger transport facilities.	AO32.1	Any through-site pathway connections to public passenger transport facilities are provided in accordance with Austroads guide to road design – Part 6A: Pedestrian and cyclist paths.	Not applicable
Road design				
PO33	Roads providing access to the site are provided, constructed and maintained to a standard which is adequate for the traffic type and	AO33.1	Roadworks are provided in accordance with the requirements of the <i>Development works Town plan policy</i> .	Not applicable

Development works code				
	volume likely to be generated by the activities on site.			
PO34	Street lighting and signs are provided to ensure the safety of both vehicles and pedestrians, and to facilitate access and movement.	AO34.1	Street lighting and signage comply with the requirements of the <i>Development works Town plan policy</i> .	Not applicable
Acoustic and air quality				
PO35	Utility services and service structures attached to buildings, do not adversely impact on the acoustic or visual amenity of the surrounding area and are: (a) located as far from sensitive land uses, road frontage boundaries and public open spaces as practical; (b) acoustically shielded and visually screened so as not to be audible or visible from adjoining and nearby sites, public open spaces and roads.	AO35.1	No acceptable outcome specified.	Not applicable

Table 8.3.1.3(b) – Car parking requirements

Use	Car parking rate requirement
Multiple dwelling	1.5 spaces per dwelling
Short-term accommodation	1 space per rooming units plus 1 space per 2 employees
Rooming accommodation	1 space per rooming units plus 1 space per 3 rooming units for visitor
Retirement facility	1 space dwelling plus 1 space per 2 employees
Tourist park	1 space per van site or tent site, plus 1 space per 2 employees
Relocatable home park	1 space per relocatable home
Child care centre	1 space per employee plus passenger set down area for 4 vehicles
Adult store Bar Food and drink outlet Nightclub entertainment facility Service industry Shop Shopping centre Theatre	1 space per 15m ² of total use area
Office	1 space per 30m ² GFA
Agricultural supplies store Bulk landscape supplies Garden centre Hardware and trade supplies Outdoor sales Showroom Wholesale nursery	1 space per employee and 1 space per 100m ² GFA
Car wash	2 spaces per bay, AND queuing space within the site for 4 vehicles using or awaiting use of each washing bay
Hotel	1 space per 15m ² GFA area plus 1 space per 2 employees
Veterinary service	1 space per 25m ² GFA
Health care services	1 space per 20m ² of GFA and 1 space for ambulance vehicle pick-up and set down
Cemetery Crematorium	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chape situated on the premises
Funeral parlour	1 space per 2 employees, plus 1 space per 2 seats in an auditorium or chapel

Community care centre	1 space per 20m ² of GFA
Community use	1 space per 2 employees, including volunteers, plus 1 space per 50m ² GFA
Place of worship	1 space per 10 seats
High impact industry Low impact industry Medium impact industry Research and technology industry Rural industry Special industry Warehouse	1 space per 100m ² of total use area
Transport Depot	1 space per employee
Animal keeping Intensive animal industry	1 space per employee
Winery	1 space per 25m ² of GFA
Detention facility	1 space per 2 employees plus 1 space per 20 inmates or residents
Any other use not listed in this table	Sufficient spaces to accommodate the amount of vehicle traffic likely to be generated by the particular use

7.2.1 Bushfire hazard overlay code

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BUSHFIRE HAZARD OVERLAY CODE	
Purpose and Overall Outcomes	Comment
(1)	The purpose of the Bushfire hazard overlay code is to ensure that:
(a)	that the risks to life, property, community, economic activity and the environment during uncontrolled bushfire events are avoided or minimised; and
(b)	development does not increase the potential for bushfire damage or risk on site or to other property.
(2)	The purpose of the code will be achieved through the following overall outcomes:
(a)	development is compatible with the nature of the bushfire hazard except where there is an overriding need for the development in the public interest and no other site is suitable and reasonably available for the proposal;
(b)	development siting, layout, design and access minimises the risks to personal safety, damage to property, infrastructure and other assets;
(c)	development directly, indirectly and cumulatively avoids an unacceptable increase in severity of bushfires and does not increase the potential for damage on the site or to other properties;
(d)	the potential for the release of hazardous material as a result of a bushfire event is avoided;
(e)	evacuation and disaster management response including firefighting and access for emergency services during bushfire events is facilitated; and
(f)	community infrastructure is located and designed to function effectively at all times.

BUSHFIRE HAZARD OVERLAY CODE

Table 7.2.1.3 – Assessable development

Performance Outcomes		Acceptable Outcomes		Comment
Site suitability				
PO1	<p>Development maintains the safety of people and property.</p> <p>Editor's note – A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards Town plan Policy.</p>	AO1.1	No acceptable outcome is nominated.	<p>Complies</p> <p>The Medium Potential Bushfire Intensity overlay covers the entire premises, which has direct access to the road network. The proposed Reconfiguring a Lot (1 lot into 2 lots) will not change the level of bushfire hazard or increase the risk to life, property, and the environment.</p>
PO2	<p>Development does not result in a higher concentration of people living, working or congregating in a bushfire prone area unless it can be demonstrated:</p> <p>(a) there is an overriding community need in the public interest; and</p> <p>(b) no other site is suitable and reasonably available.</p>	AO2.1	<p>The following uses are not located on land within a high to very high bushfire hazard area:</p> <p>(a) Agricultural supplies store;</p> <p>(b) Bulk landscape supplies;</p> <p>(c) Club;</p> <p>(d) Community use;</p> <p>(e) Food and drink outlet;</p> <p>(f) Function facility;</p> <p>(g) Garden centre;</p> <p>(h) Market;</p> <p>(i) Nature based tourism;</p> <p>(j) Outdoor sport and recreation;</p> <p>(k) Rural industry;</p> <p>(l) Rural workers accommodation;</p> <p>(m) Renewable energy facility;</p> <p>(n) Tourist park; and</p> <p>(o) Wholesale nursery.</p>	<p>Complies</p> <p>The rural land use remains, with the site only covered by the Medium Potential Bushfire Intensity overlay.</p> <p>The proposed Reconfiguration a Lot (1 lot into 2 lots) will not change the level of bushfire hazard or increase the risk to life, property, or the environment.</p>
Siting of development				
PO3	<p>The siting, layout and design of development avoids or mitigates the risks associated with bushfire hazard through:</p> <p>(a) being situated on that part of the site that has the lowest level of bushfire risk;</p> <p>(b) fire mitigation measures that do not adversely impact on areas having high environmental values.</p> <p>Editor's note –</p> <p>(a) a site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP;</p> <p>(b) buildings in a bushfire hazard area must meet the requirements of AS3959-2009 – <i>the Australian Standard for the Construction of Buildings in Bushfire Prone Areas</i> and the requirements of the Building Code of Australia.</p>	AO3.1	No acceptable outcome is nominated.	<p>Complies</p> <p>No new land uses are proposed</p> <p>The Medium Potential Bushfire Intensity overlay covers the entire premises, which has direct access to the road network.</p> <p>The proposed Reconfiguring a Lot (1 lot into 2 lots) will not change the level of bushfire hazard or increase the risk to life, property, and the environment.</p>
Water supply				

BUSHFIRE HAZARD OVERLAY CODE

PO4	Development in areas with a reticulated water supply has adequate flow and pressure for fire-fighting purposes at all times.	AO4.1	The water supply network has a minimum sustained pressure and flow of at least 10 litres per second at 200kPa.	Not applicable
PO5	Development in areas without a reticulated water supply has an appropriate dedicated water supply for fire-fighting purposes, that is safely located and freely accessible for fire-fighting purposes at all times.	AO5.1	<p>Development involving a gross floor area greater than 50m² where a reticulated water supply is not available is:</p> <p>(a) provided with an easily accessible fire resistant on site water storage of not less than 5,000 litres (e.g. concrete tank with fire brigade fittings, in-ground swimming pool, dam fed by a permanent water source) that is within 100m of the development; and</p> <p>(b) has a hard-standing area allowing a heavy rigid fire appliance safe access to within 6m of the storage facility.</p> <p>Editor's note – Plastic water tanks are not considered to be fire resistant.</p>	Not applicable

Roads, fire access trails and firebreaks

PO6	Roads and fire access trails are designed and constructed to: (a) enable efficient access to buildings and structures for fire-fighting purposes for emergency services; and (b) swift evacuation in emergency situations.	AO6.1	<p>Roads and fire access trails are designed and constructed to:</p> <p>(a) have a maximum gradient of 12.5%;</p> <p>(b) a minimum cleared width of 6m and a minimum formed width of 4m;</p> <p>(c) provides passing and turning areas for fire-fighting appliances at intervals of not less than 500m;</p> <p>(d) have a vehicular access at each end to roads or a bushfire trail; and</p> <p>(e) not involve any cu-de-sac.</p>	Complies The premises contains a network of tracks and trails that are capable of providing access, with the existing dwelling house and structures providing direct access to the road network via a cleared driveway.
		AO6.2	<p>Development has direct access to an evacuation route with a potential fire intensity exposure no greater than 2kw/m².</p> <p>Editor's note – This distance from hazardous vegetation to achieve 2kw/m² is generally: (i) 58m in a very high bushfire hazard areas; (ii) 52m in a high bushfire hazard area; and (iii) 44m in a medium bushfire hazard area.</p>	
		AO6.3	<p>Development incorporates an area of managed vegetation that separates lot boundaries from hazardous vegetation by a distance of:</p> <p>(a) 20m to a high or very high bushfire risk area; or</p> <p>(b) 10m to a medium risk bushfire area and includes a fire access trail.</p> <p>Editor's note – (i) hazardous vegetation is identified through a site specific bushfire hazard assessment. Refer also to the Natural hazards TPP; (ii) any fire access trail is secured by public ownership or an access easement in favour of Charters Towers Regional Council and the Queensland Fire and Rescue Service.</p>	Not applicable

BUSHFIRE HAZARD OVERLAY CODE

PO7	<p>Development provides for adequate fire breaks that minimise bushfire hazard by:</p> <p>(a) separating hazardous vegetation from development areas; and</p> <p>(b) facilitating access for firefighting and emergency vehicles.</p> <p>Editor's note – A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</p>	AO7.1	No acceptable outcome is nominated.	<p>Complies</p> <p>The new boundary location and access tracks can be cleared as of right for bushfire purposes.</p> <p>The premises contains a network of tracks and trails that are capable of providing access, with the existing dwelling house and structures providing direct access to the road network via a cleared driveway.</p>
PO8	<p>Development is located and designed to incorporate a bushfire defendable space which achieves separation between buildings, building envelopes and hazardous vegetation necessary to reduce risk to an acceptable or tolerable level.</p>	AO8.1	<p>Buildings, or building envelopes, are separated by hazardous vegetation by a distance that achieves a radiant heat flux level at any point on the building, or building envelope, respectively that does not exceed:</p> <p>(a) 10kW/m² where involving a vulnerable use, essential service uses or hazardous chemical facility use; or</p> <p>(b) 29W/m² otherwise.</p> <p>Editor's note – The radiant flux levels and separation distances are to be established in accordance with hazard assessments. Where a separation distance is proposed to be achieved by utilising existing, cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged development, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages.</p>	Not applicable
		AO8.2	<p>Development ensures buildings or building envelopes are separated from adjacent buildings or building envelopes by a minimum distance of 8m.</p>	<p>Complies</p> <p>No new buildings are proposed</p>
Hazardous materials				
PO9	<p>The potential for the release of hazardous materials as a result of a bushfire event is avoided.</p>	AO9.1	<p>Development involving the production or storage of hazardous materials is not located within a high or very high bushfire hazard area.</p>	Not applicable
Reconfiguration of a lot				
PO10	<p>Additional lots avoid the risk of bushfire hazard to:</p> <p>(a) personal and property safety; and</p> <p>(b) increased risk of damage to assets.</p> <p>Editor's note – A site specific bushfire hazard assessment and management plan may demonstrate that the site is not within a bushfire hazard area or has a low degree of bushfire risk. Refer also to the Natural hazards TPP.</p>	AO10.1	<p>New lots (including rear lots) do not occur in a bushfire prone area.</p>	<p>Complies</p> <p>No new land uses are proposed</p> <p>The Medium Potential Bushfire Intensity overlay covers the entire premises, which has direct access to the road network.</p> <p>The proposed Reconfiguration a Lot (1 lot into 2 lots) will not change the level of bushfire hazard or increase the risk to life, property, or the environment and the risk will be avoided.</p>

BUSHFIRE HAZARD OVERLAY CODE

Essential community infrastructure

Editor's note – The term essential community infrastructure is defined in the State Planning Policy.

PO11	Development for essential community infrastructure is located, designed and sited to: (a) protect the safety of people during a bushfire; (b) not increase the exposure of people to the risk from a bushfire event; and (c) function effectively during and immediately after bushfire events. Editor's note – A site specific bushfire hazard assessment and management plan is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.	AO11.1	No acceptable outcome is nominated.	Not applicable
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7.2.2 Flood hazard overlay code

Charters Towers Regional Town Plan Version Two

FLOOD HAZARD OVERLAY CODE		
Purpose and Overall Outcomes		Comment
(1)	The purpose of the Flood hazard overlay code is to ensure that development on land subject to a defined flood event (DFE) avoids or mitigates the risk of flood hazard to protect people, property, the environment and economic activity and, to ensure development does not adversely affect other properties or the hydraulic efficiency of a waterway or floodplain.	Complies No additional land uses are proposed.
(2)	The purpose of the code will be achieved through compliance with the following overall outcomes:	
(a)	development does not occur on land subject to flooding from a defined flood event unless: (i) it is compatible with the level of risk having regard to flow depth, flow velocity, rate of flood level rise and the duration of the inundation; (ii) the impacts of flooding can be managed such that there can be no foreseeable risk to personal safety or to property;	Complies The flood mapping outlines that there is a QRA Level 1 – Flood Hazard Level over the site, which aligns with the existing creek corridor and wetland areas. No new development land uses are proposed, and the risk to life and property is not increased as a result of the two new lots being created.
(b)	development does not result in an increase in the extent or severity of flood risk to the site or other land;	
(c)	the flood storage or the conveyance of waterways and flood plains is not diminished;	
(d)	the potential for the release of hazardous material is not increased;	Complies The new lots are very large and provide suitable land away from the flood hazard area, removing any risk of hazardous material into the water corridor.
(e)	development supports, and does not unduly burden disaster management response or recovery capacity and capabilities;	Complies Access to the site will be available for any disaster management
(f)	essential community infrastructure is located and designed to function effectively during and immediately after a flood hazard event.	Not applicable

Editor's notes –

1. The term 'flood' is used to describe the temporary inundation of land by expanses of water that overtop the natural or artificial banks of a creek, river, lake or estuary resulting from prolonged or intensive rainfall in the catchments of these water bodies.
2. The term 'defined flood event' or DFE is used to describe level of a 1% annual exceedance probability (AEP) event (including an allowance for climate change) where determined by a flood assessment. It should be noted that higher flood events than the DFE can occur.
3. Site specific flood hazard assessments are required to demonstrate compliance with aspects of this overlay code. Refer also to the Natural hazard TPP.
4. For the purposes of section 13 of the *Building Regulation 2006*:
 - (a) The area covered by the flood overlay map is the designated flood hazard area;
 - (b) The defined flood level is the level to which flood waters would reasonably be expected to rise within the flood hazard area during the defined flood event.

FLOOD HAZARD OVERLAY CODE

Table 7.2.2.3(a) – Assessable development

Performance Outcomes		Acceptable Outcomes		Comment
Siting of development				
PO1	Development: (a) does not provide unacceptable risks to people and property from flood hazard impacts or, the risks are mitigated to an acceptable or tolerable level; and (b) does not intensify or locate a use in an extreme or high hazard area, in order to avoid risks to people, property and the environment.	AO1.1	No acceptable outcome is nominated.	Complies The flood mapping outlines that there is a QRA Level 1 – Flood Hazard Level over the site, which aligns with the existing creek corridor and wetland areas. No new development land uses are proposed, and the risk to life and property is not increased as a result of the two new lots being created.
PO2	Development is sited to enable safe evacuation in the event of a flood.	AO2.1	No acceptable outcome is nominated.	Complies Access to the site will be available for any disaster management
PO3	Signage is provided within flood hazard areas to alert residents and visitors to the flood hazard.	AO3.1	Signage is provided on site (regardless of whether the land is in public or private ownership) indicating: (a) the position and path of all safe evacuation routes off the site; and (b) if the site contains or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points such as floodway crossings or entrances to low-lying reserves.	Not applicable
Reconfiguring a lot				
PO4	The siting, layout and design of lot reconfiguration avoids or mitigates the adverse impacts associated with flooding to protect the safety of people and property.	AO4.1	No acceptable outcome is nominated.	Complies Access to the site will be available for any disaster management
PO5	Road and pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route.	AO5.1	No acceptable outcome is nominated.	
Building floor levels				
PO6	The floor levels of sensitive land uses have an acceptable level of flood immunity to maintain the safety of people from flood hazard impacts. Editor's note – The grouping of land uses known as 'sensitive land uses', as referenced through this Town plan is found in section SC1.2 Administrative terms.	AO6.1	Habitable rooms have a minimum floor level at least 0.3m above the DFE.	Not applicable
		AO6.2	Floor levels of non-habitable rooms (other than Class 10 buildings) are above the DFE, or allow for the flow through of floodwaters on the ground floor.	
		AO6.3	Where involving an extension to an existing residential use that has habitable rooms below the level referred to in AO6.2, any extension does not exceed 25m ² GFA.	

FLOOD HAZARD OVERLAY CODE

PO7	Non-residential development is designed and located to minimise damage to property and contents from flooding impacts.	AO7.1	No acceptable outcome is nominated.	
Earthworks				
PO8	Development including any earthworks must: <ul style="list-style-type: none"> (a) not adversely impact on or change the flood characteristics of a floodplain or waterway; (b) not reduce existing flood storage and flow capacity; (c) avoid any physical change to a floodplain or natural waterway; (d) avoid increased scour and erosion; (e) not increase the depth, velocity or direction of the flow, the rate of flood level rise or the duration of inundation on the site or on land external to the site; and (f) not remove any riparian or riverine vegetation. 	AO8.1	No acceptable outcome is nominated.	Not applicable
Hazardous materials				
PO9	Public safety and the natural environment are not adversely affected by the impacts of floodwater on hazardous materials manufactured or stored in bulk.	AO9.1	Development does not involve the manufacture or storage of hazardous materials within a flood hazard area.	Not applicable
		AO9.2	Where it can be demonstrated that there is a low or medium flood risk the manufacture or storage of hazardous materials takes place above the DFE flood levels. <small>Editor's note – A site specific flood hazard assessment is required to demonstrate compliance with this performance criterion. Refer to the Natural hazards TPP.</small>	
Intensive animal industry				
PO10	The use of land for intensive animal husbandry does not establish or intensify in a flood hazard area, in order to avoid risk to the environment.	AO10.1	Intensive animal husbandry, including the storage of bulk food and any associated water treatment facilities, does not occur on land below the DFE.	Not applicable
Essential community infrastructure				
<small>Editor's note – The term essential community infrastructure is defined in the State Planning Policy</small>				
PO11	Essential community infrastructure is able to function effectively during and immediately after flood events.	AO11.1	Community infrastructure is provided at or above the recommended flood level specified in Table 7.2.2.3(b) – Recommended flood levels of community infrastructure.	Not applicable
PO12	Essential services infrastructure (e.g. on site electricity, gas, water supply, sewerage and telecommunications) maintains its function during and immediately after a DFE flood event.	AO12.1	Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood water (e.g. electrical switchgear and motors, water supply pipeline air valves) are: <ul style="list-style-type: none"> (a) located above the DFE; or 	

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			(b) designed and constructed to prevent floodwater intrusion/infiltration.	
Emergency management				
PO13	Development in flood hazard areas supports and does not hinder disaster management capacity and capabilities.	AO13.1	No acceptable outcome is nominated.	Complies Access to the site will be available for any disaster management

Table 7.2.2.3(b) – Recommended flood levels for community infrastructure

Development	Level of flood immunity annual exceedance probability (AEP)
Development involving: (a) emergency services; and (b) hospitals and associated facilities.	0.2% AEP flood event
Development involving: (a) emergency/evacuation shelters; (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; and (i) Retirement facility and Residential care facility.	0.5% AEP flood event
Sewerage treatment plants (requiring licensing as an environmentally relevant activity).	1% AEP flood event.

7.2.4 Natural environment overlay code

Charters Towers Regional Town Plan Version Two

NATURAL ENVIRONMENT OVERLAY CODE	
Purpose and Overall Outcomes	Comment
(1)	The purpose of the Natural environment overlay code is to:
(a)	<p>protect important environmental areas including those Matters of State Environmental Significance (MSES) and their associated ecological processes and biodiversity values;</p> <p>Noted.</p> <p>No new uses are proposed.</p> <p>The proposed new lot boundary generally follows existing cleared areas, including established tracks, fence lines, and electricity infrastructure traversing the site. Limited clearing of low-value vegetation may be required to establish fence lines where necessary.</p>
(b)	maintain or enhance the health and resilience of biodiversity to support ecological integrity;
(c)	maintain or enhance ecological connectivity to preserve fauna movement, habitat values, remnant vegetation and ecological processes;
(d)	protect or enhance water quality, ecosystem health and the natural hydrological functioning of waterways, wetlands and their riparian areas and buffers; and
(e)	protect, rehabilitate and manage biodiversity and ecosystem services values.
(2)	The purpose of the code will be achieved through the following overall outcomes:
(a)	<p>development avoids adverse impacts on MSES and their associated ecological processes and biodiversity values, unless:</p> <p>(i) it is demonstrated that MSES do not exist on the site; or</p> <p>(ii) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts and a net environmental benefit is achieved;</p> <p>Noted.</p> <p>No new uses are proposed.</p> <p>The proposed lot boundary generally follows existing cleared areas, including established tracks, fence lines, and electricity infrastructure traversing the site. Limited clearing of low-value vegetation may be required to establish fence lines where necessary.</p>
(b)	development avoids direct and indirect impacts resulting in species or habitat loss or disturbance, soil degradation or pollution due to vegetation clearing, erosion and contamination, salinity, waste disposal or modification to natural processes;
(c)	fragmentation of remnant vegetation, ecological corridors and existing habitat is avoided to maintain ecological function and biodiversity values and to maintain or increase the resilience of ecosystems and habitat to threatening processes, including the impacts of climate change;
(d)	a network of connecting corridors and linkages between areas supporting MSES, wetlands, waterways, remnant vegetation, habitat areas and other natural areas are maintained, created or restored;
(e)	development including infrastructure, is designed and located to maintain and enhance continuity of wildlife movement and ecological processes;
(f)	the hydrological regime of wetlands and waterways is protected and rehabilitated;
	<p>Complies</p> <p>No new uses are proposed.</p> <p>High-value areas will remain unaffected, and no ecological corridors will be fragmented by the proposed property boundary.</p> <p>Natural areas of significance will be retained, wetlands avoided, and impacts on waterway corridors minimised by the new boundary location.</p> <p>Not applicable</p> <p>Complies</p> <p>High-value areas will remain unaffected, and no ecological corridors will be fragmented by the proposed property boundary.</p>

NATURAL ENVIRONMENT OVERLAY CODE

Purpose and Overall Outcomes		Comment
		Natural areas of significance will be retained, wetlands avoided, and impacts on waterway corridors minimised by the new boundary location.
(g)	development avoids encroachment or expansion into sensitive habitats along riparian areas unless it is for management of public access, recreation, public use or other public benefit;	Complies No new uses are proposed.
(h)	development maintains sustainable community access to waterways, national parks and other land in protected area estates;	Not applicable
(i)	development incorporates and maintains appropriate buffers in accordance with minimum best practice distances so as to avoid adverse impacts on environmental values;	Complies The new boundary avoids environmental areas of importance and wetlands.
(j)	development maintains or enhances the scenic amenity of important natural landscapes, views and vistas.	Complies No new uses are proposed and premises scenic amenity maintained.

Editor's note – Matters of national environmental significance are regulated the *Environmental Protection and Biodiversity Conservation Act 1999*.

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Table 7.2.4.3 – Accepted development subject to requirements and assessable development

Performance Outcomes		Acceptable Outcomes		Comment
Environmental protection and buffering				
PO1	<p>Development maintains and protects and MSES by:</p> <ul style="list-style-type: none"> (a) locating in areas that avoid adverse impacts on MSES; or (b) where adverse environmental impacts cannot be avoided, impacts are minimised and an environmental offset is provided for any residual adverse impacts; and (c) the underlying ecological processes and biodiversity values of MSES are maintained or enhanced. <p>Editor's note –</p> <ul style="list-style-type: none"> (i) to assist in demonstrating achievement of an environmental and ecological assessment may be required to demonstrate compliance with this performance criterion; (ii) where it is demonstrated that adverse impacts cannot be avoided or minimised, significant residual impacts on matters of state environmental significance may require an offset in accordance in accordance with the <i>Environmental Offsets Act 2014</i>. 	AO1.1	Development is located outside of an area supporting MSES as shown on map OM5.	<p>Complies</p> <p>No new uses are proposed, and no areas of MSES are affected by the proposed boundary.</p> <p>High-value ecological areas and natural areas of significance will be retained, with wetlands avoided and waterway corridor vegetation maintained.</p> <p>No ecological corridors will be severed by the new property boundary.</p>
Buffers				
PO2	<p>Development is setback from and provides an adequate vegetated buffer to area containing MSES to:</p> <ul style="list-style-type: none"> (a) protect these areas and their values from threatening processes; (b) avoid edge effects such as undesirable microclimate effects and threats from non-native or pest fauna or flora; and (c) maintain and enhance ecological connectivity. 	AO2.1	A buffer extending from the outside edge of an area of MSES is provided and has a minimum width of 200m where located outside an urban zone.	<p>Complies</p> <p>No new uses are proposed.</p> <p>No areas of MSES are affected by the new boundary.</p>
PO3	<p>An adequate buffer to a wetland in an MSES area is provided and maintained to:</p> <ul style="list-style-type: none"> (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; 	AO3.1	<p>A vegetated and development free buffer is provided and maintained extending from the high bank of the following:</p> <ul style="list-style-type: none"> (a) 100m wide buffer to a river; or (b) 50m wide buffer to waterway. 	<p>Complies</p> <p>No new uses are proposed.</p> <p>Potential impacts to the waterway corridor are minimised through the proposed boundary location, with any buffer requirements capable of being addressed through conditions of approval, if required by Council.</p>

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	(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			
PO4	Isolated habitat areas are linked by a continuous corridor to provide effective ecological connectivity and to create additional linkages along waterways, wetlands, drainage lines, ridgelines, and other areas where possible.	AO4.1	Development provides a continuous corridor with a minimum width of 100m linking areas of protected vegetation to each other and other vegetation areas off site.	Not applicable

Assessable development

General

PO5	Alterations to natural landforms, hydrology and drainage patterns do not adversely impact on areas containing MSES.	AO5.1	No acceptable outcome is nominated.	Not applicable
PO6	Development retains and enhances riparian vegetation along watercourses and drainage corridors, and vegetation along timbered ridgelines.	AO6.1	No acceptable outcome is nominated.	Complies No new uses are proposed. High-value ecological areas will remain unaffected, and no ecological corridors will be severed by the proposed property boundary. Vegetation within the waterway corridor is retained across the site.
PO7	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, noise and lighting impacts.	AO7.1	No acceptable outcome is nominated.	Complies No new uses are proposed. MSES areas will be avoided.
PO8	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 protected and not impacted by development.	AO8.1	No acceptable outcome is nominated.	Complies No new uses are proposed. MSES areas will be avoided.
PO9	Buffering, rehabilitation or restoration protects and enhances MSES and their underlying ecological processes, habitat and biodiversity values by: (a) using site appropriate and locally occurring native species;	AO9.1	No acceptable outcome is nominated.	Not applicable

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	<p>(b) replicating as far as practicable, the species composition and structural components of healthy remnant vegetation and associated habitats, including understorey vegetation; and</p> <p>(c) excluding environmental weeds, declared plants and other non-native plants likely to displace native flora or fauna species or degrade habitat.</p>			
PO10	<p>Development:</p> <p>(a) avoids the introduction of pest species (plant or animal) that pose a risk to the ecological integrity and biodiversity values of MSES; and</p> <p>(b) includes appropriate pest management practices to control any existing threat of pest species in a way that provides for the long term ecological integrity of MSES.</p>	AO10.1	No acceptable outcome is nominated.	Not applicable

Ecological corridors

PO11	<p>Development protects an ecological corridor through:</p> <p>(a) enhancing ecological connectivity and habitat extent; and</p> <p>(b) effectively linking habitats on and/or adjacent to the site.</p> <p>Editor's note – Ecological corridors and habitat linkages have dimensions and characteristics to support:</p> <p>(i) 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;</p> <p>(ii) ecological responses to climate change;</p> <p>(iii) connectivity between large tracts and patches of remnant vegetation, habitat areas and areas supporting MSES; and</p> <p>(iv) effective and unhindered day-to-day and seasonal movement of avian, terrestrial and aquatic fauna.</p>	AO11.1	No acceptable outcome is nominated.	Not applicable
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Wetland ecological values

PO12	<p>Development involving the clearing of vegetation protects the biodiversity, ecological values and processes, and hydrological functioning of a wetland area, including:</p> <p>(a) water quality values;</p> <p>(b) aquatic habitat values;</p>	AO12.1	No acceptable outcome is nominated.	<p>Complies</p> <p>No new uses are proposed. No clearing of vegetation is proposed.</p> <p>Any high-value areas will remain unaffected, and no ecological corridors will be segregated by the new property boundary.</p>
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NATURAL ENVIRONMENT OVERLAY CODE

	(c) terrestrial habitat values; and (d) usage of the site by native wetland fauna species or communities.			
Wetland hydrology and stormwater management				
PO13	The existing surface water hydrological regime of the wetland is enhanced or maintained through: (a) providing a net ecological benefit and improvement to the environmental values and functioning of a wetland in a wetland protection area; or (b) rehabilitating the existing hydrological regime or restore the natural hydrological regime of a wetland.	AO13.1	No acceptable outcome is nominated.	Not applicable
Land degradation				
PO14	Development avoids land degradation in a wetland area, including: (a) mass soil movement, gully erosion, rill erosion, sheet erosion, tunnel erosion, stream bank erosion, wind erosion, or scalding; and (b) loss or modification of chemical, physical or biological properties or functions of soils.	AO14.1	No acceptable outcome is nominated.	Not applicable
PO15	Degraded areas supporting MSES or other environmental values important to the maintenance of underlying ecological processes required to maintain biodiversity, are rehabilitated as near as is practical to the naturally occurring state of native plant species and ecological communities.	AO15.1	No acceptable outcome is nominated.	Not applicable
Monitoring				
PO16	During construction and operation of development, ongoing management, monitoring and maintenance is undertaken to ensure impacts on areas supporting MSES and their underlying ecological processes and biodiversity values are avoided or minimised.	AO16.1	No acceptable outcome is nominated.	Not applicable
Environmental Offsets				
PO17	Where development cannot reasonably avoid impacts on MNES or MSES, any unavoidable impacts should be minimised and offset, in accordance with the <i>Environmental Offsets Regulation 2014</i> .	AO17.1	No acceptable outcome is nominated.	Not applicable

