

DEVELOPMENT ASSESSMENT – RECEIPT SHEET

APPLICATION NO: _____ DATE: _____ RECEIPT NO: _____
 APPLICANT: T J STEWART CONTACT NAME: TERRY STEWART
 ADDRESS OF APPLICANT: 9 ROSS ROAD DEERAL QLD 4871
 PHONE: 080740679 EMAIL: tstewart@oznet.net.au
 SITE LOCATION: 211 BAMBOO CROSS ROAD BAMBOO
 LOT & PLAN: 3 RP 747675

RECEIPT CODE	TYPE OF APPLICATION	AMOUNT PAID
133	• Planning and Development Certificates	
134	• Consideration of Alternative Acceptable Measure / Report to Council • Prelodgement Enquiry / Report to Council / Compliance Check for Self Assessable Development	
314	• Application for Material Change of Use and Preliminary Approvals for Building Work – Code and Impact • Extension of Currency Period / Reconsider Lapsed Approval for Material Change of Use • Request for Superseded Scheme application • Signage under DSC Scheme (Op Works)	
130	• Application for Reconfiguring a Lot • Extension of Currency Period / Reconsider Lapsed Approval for Reconfiguring a Lot <u>BASIC fee \$1314.30 + 3 LOP @ \$499.75</u>	<u>\$2795.58</u>
314/130	Combined application (Split fee: Code: 314 for MCU and Code: 130 for ROL)	314 MCU 130 ROL
135	Modification or Cancellation of Application or Consent Order	
395	Landscape Plan Assessments	
492	• Vegetation Protection • Permit to Damage Protected Vegetation	
141	Applications for Operational Works/Re-assessment (Excludes Signage – DSC Scheme)	
302	Applications for Engineering Work on the Road Reserve	
142	Works/Final Works Inspections, Re-inspections	
513	Bonds for Outstanding Works, Construction Security, Defects Liability, EPS	
138	Endorsement of Survey Plans	
SALES		
129	Public Notification Signs	
125	Sale of Planning Documents (Including Hard Copies of Douglas Shire Planning Scheme)	
419	• CDs of Douglas Shire Planning Scheme and superseded schemes • CDs - copy of application • C-Data Manipulation • CD supplied to customer <input type="checkbox"/>	
314	Copies of Development Application,	
134	Letter of Enquiry to determine land use history	

DOUGLAS SHIRE COUNCIL
 Received
 File Name: ROL2146/2017
 Document No: _____
 28 JUN 2017
 Attention: _____
 Information: TAV orig ✓
RN 209838

CSO NAME

40-2017-2146.1RN 209838

DATE

28/6/17T.M.H.

DEVELOPMENT APPLICATION

FOR

ASSESSMENT

PROPERTY:

241 Bamboo Creek Road
BAMBOO QLD. 4873

**PROPOSED
DEVELOPMENT**

Reconfiguration

**NUMBER OF
EXISTING LOTS**

One(1)

**NUMBER OF NEW
LOTS TO BE CREATED**

Three (3)

ZONING

Rural Settlement

OWNERS

D. J. and J. P. COBB

T.J. STEWART
CADASTRAL SURVEYOR
REGISTERED VALUER NO. 2380
CERTIFIED PRACTISING VALUER
9 ROSS ROAD
DEERAL QLD 4871
TELEPHONE (07) 4067 5171
MOBILE 0407 4067 51
E-MAIL: tstewart@znet.net.au

IDAS form 1—Application details

(Sustainable Planning Act 2009 version 4.3 effective 5 December 2016)

This form must be used for **ALL** development applications.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete this form (*IDAS form 1—Application details*)
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009 (SPA)* or the Sustainable Planning Regulation 2009.

This form and any other IDAS form relevant to your application must be used for development applications 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*. Whenever a planning scheme is mentioned, take it to mean land use plan for the strategic port land, Brisbane core port land or airport land.

PLEASE NOTE: This form is not required to accompany requests for compliance assessment.

Mandatory requirements

Applicant details (Note: the applicant is the person responsible for making the application and need not be the owner of the land. The applicant is responsible for ensuring the information provided on all IDAS application forms is correct. Any development permit or preliminary approval that may be issued as a consequence of this application will be issued to the applicant.)

Name/s (individual or company name in full)

TERENCE JAMES STEWART

For companies, contact name

Postal address

9 ROSS ROAD

Suburb DEERAL

State QUEENSLAND

Postcode

4871

Country

Contact phone number

07 4067 5171

Mobile number (non-mandatory requirement)

0407 4067 51

Fax number (non-mandatory requirement)

NO FACSIMILE



Queensland
Government

Email address (non-mandatory requirement)

tstewart

@znet.net.au

Applicant's reference number (non-mandatory requirement)

9674

1. What is the nature of the development proposed and what type of approval is being sought?**Table A—Aspect 1 of the application (If there are additional aspects to the application please list in Table B—Aspect 2.)**

a) What is the nature of the development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☒ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

To subdivide an existing single lot rural residential holding into three lots, providing for two vacant lots for related members of occupants

d) What is the level of assessment? (Please only tick one box.)

☐ Impact assessment ☒ Code assessment
Table B—Aspect 2 of the application (If there are additional aspects to the application please list in Table C—Additional aspects of the application.)

a) What is the nature of development? (Please only tick one box.)

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

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

☐ Preliminary approval under s241 of SPA ☐ Preliminary approval under s241 and s242 of SPA ☐ Development permit
c) Provide a brief description of the proposal, including use definition and number of buildings or structures where applicable (e.g. six unit apartment building defined as a *multi-unit dwelling*, 30 lot residential subdivision etc.)

d) What is the level of assessment?

☐ Impact assessment ☐ Code assessment
Table C—Additional aspects of the application (If there are additional aspects to the application please list in a separate table on an extra page and attach to this form.)
☐ Refer attached schedule ☐ Not required

2. Location of the premises (Complete Table D and/or Table E as applicable. Identify each lot in a separate row.)

Table D—Street address and lot on plan for the premises or street address and lot on plan for the land adjoining or adjacent to the premises (Note: this table is to be used for applications involving taking or interfering with water.) (Attach a separate schedule if there is insufficient space in this table.)

☒ Street address and lot on plan (All lots must be listed.)

☐ Street address and lot on plan for the land adjoining or adjacent to the premises (Appropriate for development in water but adjoining or adjacent to land, e.g. jetty, pontoon. All lots must be listed.)

Street address					Lot on plan description		Local government area (e.g. Logan, Cairns)
Lot	Unit no.	Street no.	Street name and official suburb/ locality name	Post-code	Lot no.	Plan type and plan no.	
i)		241	Bamboo Road, Bamboo	4873	3	RP747675	DOUGLAS
ii)							
iii)							

Planning scheme details (If the premises involves multiple zones, clearly identify the relevant zone/s for each lot in a separate row in the below table. Non-mandatory)

Lot	Applicable zone / precinct	Applicable local plan / precinct	Applicable overlay/s
i)	RURAL SETTLEMENT	Rural and rural settlement	ACID SULPHATE OVERLAY
ii)			CULTURAL HERITAGE AND VALUABLE SITES OVERLAY
iii)			NATURAL HAZARD OVERLAY

Table E—Premises coordinates (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.) (Attach a separate schedule if there is insufficient space in this table.)

Coordinates (Note: place each set of coordinates in a separate row)				Zone reference	Datum	Local government area (if applicable)
Easting	Northing	Latitude	Longitude			
					<input type="checkbox"/> GDA94 <input type="checkbox"/> WGS84 <input type="checkbox"/> other	

3. Total area of land on which the development is proposed (indicate square metres)

16860 SQUARE METRES

4. Current use/s of the premises (e.g. vacant land, house, apartment building, cane farm etc.)

RURAL RESIDENTIAL HOLDING

5. Are there any current approvals (e.g. a preliminary approval) associated with this application? (Non-mandatory requirement)X No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Is owner's consent required for this application? (Refer to notes at the end of this form for more information.)☐ No

X Yes—complete either Table F, Table G or Table H as applicable

Table F

Name of owner/s of the land DANIEL JAMES AND JULIE PATRICIA COBB

We, the above-mentioned owners of the land, consent to the making of this application.

Signature of owner/s of the land



Date 14.6.17.

Table G

Name of owner/s of the land

☐ The owner's written consent is attached or will be provided separately to the assessment manager.**Table H**

Name of owner/s of the land

☐ By making this application, I, the applicant, declare that the owner has given written consent to the making of the application.**7. Identify if any of the following apply to the premises (Tick applicable box/es.)**

- ☐ Adjacent to a water body, watercourse or aquifer (e.g. creek, river, lake, canal)—complete Table I
- ☐ On strategic port land under the *Transport Infrastructure Act 1994*—complete Table J
- ☐ In a tidal water area—complete Table K
- ☐ On Brisbane core port land under the *Transport Infrastructure Act 1994* (No table requires completion.)
- ☐ On airport land under the *Airport Assets (Restructuring and Disposal) Act 2008* (no table requires completion)
- ☐ Listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* (no table requires completion)

Table I

Name of water body, watercourse or aquifer

Lot on plan description for strategic port land	Port authority for the lot

Table K

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

8. Are there any existing easements on the premises? (e.g. for vehicular access, electricity, overland flow, water etc)

☒ No ☐ Yes—ensure the type, location and dimension of each easement is included in the plans submitted

9. Does the proposal include new building work or operational work on the premises? (Including any services)

☒ No ☐ Yes—ensure the nature, location and dimension of proposed works are included in plans submitted

10. Is the payment of a portable long service leave levy applicable to this application? (Refer to notes at the end of this form for more information.)

☒ No—go to question 11 ☐ Yes

10a. Has the portable long service leave levy been paid? (Refer to notes at the end of this form for more information.)

☒ No

☐ Yes—complete Table L and submit, with this application, the local government/private certifier's copy of the accepted QLeave form

Table L

Amount paid	Date paid (dd/mm/yy)	QLeave project number (6 digit number starting with A, B, E, L, P or S)

11. Has the local government agreed to apply a superseded planning scheme to this application under section 96 of the Sustainable Planning Act 2009?

☒ No

☐ Yes—please provide details below

Name of local government	Date of written notice given by local government (dd/mm/yy)	Reference number of written notice given by local government (if applicable)

- 12. List below all of the forms and supporting information that accompany this application (Include all IDAS forms, checklists, mandatory supporting information etc. that will be submitted as part of this application)**

Description of attachment or title of attachment	Method of lodgement to assessment manager
IDAA FORM 1, IDAS FORM 7, CHECKLIST 1, CHECKLIST 3,	OVER THE COUNTER
REPORT TO DEVELOPMENT APPLICATION-PAGES 1-52	
APPENDIX 1-PROPERTY CADASTRAL PLAN, TITLE PLAN, TITLE	
APPENDIX 2-LOCALITY MAP, AERIAL; PROPERTY ,MAP	
APPENDIX 3-PLAN OF PROPOSED SUBDIVISION	
APPENDIX 4-PROTECTED PLANTS FLORA TRIGGER MAP. LAND SUITABILITY OVERVIEW, MAP, VEGETATION MANAGEMENT REPORT	
APPENDIX 5-REMNAANT 2015 REGIONAL ECOSYSTEMS, PRECLEARING REGIONAL ECOSYSTEMS, REMNAANT 2015 REGIONAL ECOSYSTEMS BY BROAD VEGETATION GROUPS, PRECLEARING REGIONAL ECOSYSTEMS BY BROAD VEGETATION GROUPS	
APPENDIX 6-PHOTOGRAPHS	

13. Applicant's declaration

☐ By making this application, I declare that all information in this application is true and correct (Note: it is unlawful to provide false or misleading information)

Notes for completing this form

- Section 261 of the *Sustainable Planning Act 2009* prescribes when an application is a properly-made application. Note, the assessment manager has discretion to accept an application as properly made despite any non-compliance with the requirement to provide mandatory supporting information under section 260(1)(c) of the *Sustainable Planning Act 2009*

Applicant details

- Where the applicant is not a natural person, ensure the applicant entity is a real legal entity.

Question 1

- Schedule 3 of the *Sustainable Planning Regulation 2009* identifies assessable development and the type of assessment. Where schedule 3 identifies assessable development as "various aspects of development" the applicant must identify each aspect of the development on Tables A, B and C respectively and as required.

Question 6

- Section 263 of the *Sustainable Planning Act 2009* sets out when the consent of the owner of the land is required for an application. Section 260(1)(e) of the *Sustainable Planning Act 2009* provides that if the owner's consent is required under section 263, then an application must contain, or be accompanied by, the written consent of the owner, or include a declaration by the applicant that the owner has given written consent to the making of the application. If a development application relates to a state resource, the application is not required to be supported by evidence of an allocation or entitlement to a state resource. However, where the state is the owner of the subject land, the written consent of the state, as landowner, may be required. Allocation or entitlement to the state resource is a separate process and will need to be obtained before development commences.

Question 7

- If the premises is listed on either the Contaminated Land Register (CLR) or the Environmental Management Register (EMR) under the *Environmental Protection Act 1994* it may be necessary to seek compliance assessment. Schedule 18 of the *Sustainable Planning Regulation 2009* identifies where compliance assessment is required.

Question 10

- The *Building and Construction Industry (Portable Long Service Leave) Act 1991* prescribes when the portable long service leave levy is payable.
- The portable long service leave levy amount and other prescribed percentages and rates for calculating the levy are prescribed in the *Building and Construction Industry (Portable Long Service Leave) Regulation 2013*.

Question 10a

- The portable long service leave levy need not be paid when the application is made, but the *Building and Construction Industry (Portable Long Service Leave) Act 1991* requires the levy to be paid before a development permit is issued.
- Building and construction industry notification and payment forms can be completed on the QLeave website at www.qleave.qld.gov.au. For further information contact QLeave on 1800 803 481.

Privacy—The information collected in this form will be used by the Department of Infrastructure, Local Government and Planning (DILGP), assessment manager, referral agency and/or building certifier in accordance with the processing and assessment of your application. Your personal details should not be disclosed for a purpose outside of the IDAS process or the provisions about public access to planning and development information in the *Sustainable Planning Act 2009*, except where required by legislation (including the *Right to Information Act 2009*) or as required by Parliament. This information may be stored in relevant databases. The information collected will be retained as required by the *Public Records Act 2002*.

OFFICE USE ONLY

Date received

Reference numbers

NOTIFICATION OF ENGAGEMENT OF A PRIVATE CERTIFIER

To

Council. I have been engaged as the private certifier for the building work referred to in this application

Date of engagement	Name	BSA Certification license number	Building classification/s

QLEAVE NOTIFICATION AND PAYMENT (For completion by assessment manager or private certifier if applicable.)

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

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

IDAS form 7—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This form must be used for development applications or requests for compliance assessment for reconfiguring a lot.

You **MUST** complete **ALL** questions that are stated to be a mandatory requirement unless otherwise identified on this form.

For all development applications, you must:

- complete *IDAS form 1—Application details*
- complete any other forms relevant to your application
- provide any mandatory supporting information identified on the forms as being required to accompany your application.

For requests for compliance assessment, you must:

- complete *IDAS form 32—Compliance assessment*
- Provide any mandatory supporting information identified on the forms as being required to accompany your request

Attach extra pages if there is insufficient space on this form.

All terms used on this form have the meaning given in the *Sustainable Planning Act 2009* (SPA) or the *Sustainable Planning Regulation 2009*.

Mandatory requirements

1. What is the total number of existing lots making up the premises?

2. What is the nature of the lot reconfiguration? (Tick all applicable boxes.)

- ☒ subdivision—complete questions 3–6 and 11
- ☐ boundary realignment—complete questions 8, 9 and 11
- ☐ creating an easement giving access to a lot from a constructed road—complete questions 10 and 11
- ☐ dividing land into parts by agreement—please provide details below and complete questions 7 and 11

3. Within the subdivision, what is the number of additional lots being created and their intended final use?

Intended final use of new lots	Residential	Commercial	Industrial	Other—specify
Number of additional lots created				RURAL RESIDENTIAL 3 LOTS

4. What type of approval is being sought for the subdivision?

- ☒ Development permit
- ☐ Preliminary approval
- ☐ Compliance permit

5. Are there any current approvals associated with this subdivision application or request?
(E.g. material change of use.)

☒ No ☐ Yes—provide details below

List of approval reference/s	Date approved (dd/mm/yy)	Date approval lapses (dd/mm/yy)

6. Does the proposal involve multiple stages?

☒ No—complete Table A ☐ Yes—complete Table B

Table A

- a) What is the total length of any new road to be constructed? (metres)
- b) What is the total area of land to be contributed for community purposes? (square metres)
- c) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- d) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

NIL

NIL

Table B—complete a new Table B for every stage if the application involves more than one stage

- a) What is the proposed estate name? (if known and if applicable)
- b) What stage in the development does this table refer to?
- c) If a development permit is being sought for this stage, will the development permit result in additional residential lots?
☐ No ☐ Yes—specify the total number
- d) What is the total area of land for this stage? (square metres)
- e) What is the total length of any new road to be constructed at this stage? (metres)
- f) What is the total area of land to be contributed for community purposes at this stage? (square metres)
- g) Does the proposal involve the construction of a canal or artificial waterway?
☒ No ☐ Yes
- h) Does the proposal involve operational work for the building of a retaining wall?
☒ No ☐ Yes

7. Lease/agreement details—how many parts are being created and what is their intended final use?

Intended final use of new parts	Residential	Commercial	Industrial	Other—specify
Number of additional parts created				

8. What are the current and proposed dimensions following the boundary realignment for each lot forming the premises?

Current lot			Proposed lot		
Lot plan description	Area (square metres)	Length of road frontage	Lot number	Area (square metres)	Length of road frontage
3 RP 747675		318.74 METRES	31	4606	50.97metres
			32	7125	58.67metres
			33	5129	208.10

9. What is the reason for the boundary realignment?

NOT A BOUNDARY REALIGNMENT BUT A RECONFIGURATION

10. What are the dimensions and nature of the proposed easement? (If there are more than two easements proposed please list in a separate table on an extra page and attach to this form.) NIL EASEMENTS

Width (m)	Length (m)	Purpose of the easement (e.g. pedestrian access)?	What land is benefitted by the easement?
N/A	N/A	N/A	N/A

Mandatory supporting information

11. Confirm that the following mandatory supporting information accompanies this application or request

Mandatory supporting information	Confirmation of lodgement	Method of lodgement
All applications and requests for reconfiguring a lot		
<p>Site plans drawn to an appropriate scale (1:100, 1:200 or 1:500 are the recommended scales) which show the following:</p> <ul style="list-style-type: none"> the location and site area of the land to which the application or request relates (relevant land) the north point the boundaries of the relevant land any road frontages of the relevant land, including the name of the road the contours and natural ground levels of the relevant land the location of any existing buildings or structures on the relevant land the allotment layout showing existing lots, any proposed lots (including the dimensions of those lots), existing or proposed road reserves, building envelopes and existing or proposed open space (note: numbering is required for all lots) any drainage features over the relevant land, including any watercourse, creek, dam, waterhole or spring and any land subject to a flood with an annual exceedance probability of 1% any existing or proposed easements on the relevant land and their function all existing and proposed roads and access points on the relevant land any existing or proposed car parking areas on the relevant land the location of any proposed retaining walls on the relevant land and 	X Confirmed	OVER THE COUNTER

their height • the location of any stormwater detention on the relevant land • the location and dimension of any land dedicated for community purposes • the final intended use of any new lots.		
For a development application – A statement about how the proposed development addresses the local government's planning scheme and any other planning documents relevant to the application. For a request for compliance assessment – A statement about how the proposed development addresses the matters or things against which the request must be assessed.	X Confirmed	OVER THE COUNTER
A statement addressing the relevant part(s) of the State Development Assessment Provisions (SDAP).	X Confirmed <input type="checkbox"/> Not applicable	OVER THE COUNTER

Notes for completing this form

- For supporting information requirements for requests for compliance assessment, please refer to the relevant matters for which compliance assessment will be carried out against. To avoid an action notice, it is recommended that you provide as much of the mandatory information listed in this form as possible.

Privacy—Please refer to your assessment manager, referral agency and/or building certifier for further details on the use of information recorded in this form.

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Date received

Reference numbers

The *Sustainable Planning Act 2009* is administered by the Department of Infrastructure, Local Government and Planning. This form and all other required application materials should be sent to your assessment manager and any referral agency.

Schedule 3 Assessable Development

Checklist 1—Various aspects of development

(Sustainable Planning Act 2009 version 3.3 effective 3 August 2015)

This checklist applies to the carrying out of various aspects of development, as specified in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, reconfiguring a lot, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 3—Reconfiguring a lot*, *Checklist 4—Operational work*, or *Checklist 5—Building work*.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure, Local Government and Planning's (DILGP) website at www.dilgp.qld.gov.au.

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1—General questions

1.1 Is any part of the proposed development intended to be carried out on a Queensland heritage place under the *Queensland Heritage Act 1992*?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.2 |
| <input type="checkbox"/> Yes | • Complete part 2 of this checklist |

1.2 Does the proposal involve development on a local heritage place?

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> No | • Continue to question 1.3 |
| <input type="checkbox"/> Yes | • Complete part 3 of this checklist |

1.3 Is any part of the development on strategic port land or airport land (other than development for a material change of use that is inconsistent with the land use plan for the strategic port land or airport land mentioned in the Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 2, item 3 or 4)?

- | | |
|--|--|
| <input checked="" type="checkbox"/> No | • End of checklist – A development permit is not required for this aspect of development under Sustainable Planning Regulation 2009, Schedule 3, Part 1, Table 5 |
| <input type="checkbox"/> Yes | • Complete part 4 of this checklist |

Part 2—Queensland heritage place

2.1 Do any of the following apply to the proposal?

The proposed development is only ongoing maintenance or minor work permitted by a general ☐ Yes ☐ No

exemption certificate issued under section 75 of the <i>Queensland Heritage Act 1992</i> .	
An exemption certificate has been issued under the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The proposed development is liturgical development under section 78 of the <i>Queensland Heritage Act 1992</i> .	<input type="checkbox"/> Yes <input type="checkbox"/> No
The work is being carried out by the state.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The work is being carried out in a priority development area.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and this application requires assessment by the chief executive of DILGP as assessment manager or concurrence agency against the *Queensland Heritage Place State Code* in the SDAP.
- Your application must include *IDAS form 3—Queensland heritage place*.
- If you answered **yes** to any of the above, a development permit is not required. End of part 2 of this checklist.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 2
- Sustainable Planning Regulation 2009, schedule 7, table 2, item 19

Part 3—Local heritage place**3.1 Do any of the following apply to the proposal?**

The development is building works to be carried out by or on behalf of the state, a public sector entity or a local government	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The development is for public housing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The development is to be carried out by the state on land designated for community infrastructure under the <i>Sustainable Planning Act 2009</i> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The development is mentioned in schedule 4 of the Sustainable Planning Regulation 2009.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
The local heritage place is on an airport lessee's airport land under the <i>Airport Assets (Restructuring and Disposal) Act 2008</i> .	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- If you answered **no** to all of the above, a development permit is required and your application to the local government, as assessment manager, must include *IDAS form 4—Local heritage place*.
- If you answered **yes** to any of the above, a development permit is not required.

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, item 3
- Sustainable Planning Regulation 2009, schedule 3, part 2, table 1, item 1
- *Airports Assets (Restructuring and Disposal) Act 2008*, section 54

Part 4—Strategic port land or airport land**4.1 Does the land use plan for the strategic port land or airport land state that the development is assessable development?**

<input checked="" type="checkbox"/> No	• A development permit is not required for this aspect of development; end of this checklist.
<input type="checkbox"/> Yes	• A development permit is required and your application may include, where applicable:

- | | |
|--|--|
| | <ul style="list-style-type: none"> • for a material change of use—<i>IDAS form 5—Material change of use assessable against a planning scheme</i> • for building or operational work—<i>IDAS form 6—Building or operational work assessable against a planning scheme</i> • for reconfiguring a lot—<i>IDAS form 7—Reconfiguring a lot</i> • The assessment manager will either be the local government or the port authority or DILGP. |
|--|--|

Section reference:

- Sustainable Planning Regulation 2009, schedule 3, part 1, table 5, items 6 and 7

Privacy—Please refer to your assessment manager for further details on the use of information recorded in this checklist.

Disclaimer:

While DILGP believes that the information contained on this checklist and provided as part of this process will be of assistance to you, it is provided on the basis that you will not rely on the information. It is your responsibility to make your own enquiries regarding the interpretation and application of the applicable legislation to your circumstances.

To the full extent permitted by law, DILGP expressly disclaims all liability (including but not limited to liability for negligence) for errors or omissions of any kind or for any loss (including direct and indirect losses), damage or other consequence which may arise from your reliance on this process and the information contained on this checklist.

OFFICE USE ONLY

Date received

Reference numbers

The Sustainable Planning Act 2009 is administered by DILGP. This checklist and all other required application materials should be sent to your assessment manager and any referral agency.

Schedule 3 Assessable Development

Checklist 3—Reconfiguring a lot

(Sustainable Planning Act 2009 version 3.2 effective 3 August 2015)

This checklist only applies when the development application seeks approval for reconfiguring a lot. Before completing this checklist, it is recommended you complete *Checklist 1—Various aspects of development*.

You may complete this checklist as part of your development application. The checklist will:

- help you identify whether you need to make a development application for the proposed development
- help you identify the relevant Integrated Development Assessment System (IDAS) form you need to complete as part of your application
- assist in identifying the assessment manager or referral agency for development that is assessable development under schedule 3 of the Sustainable Planning Regulation 2009.

If your development involves a material change of use, operational work or building work, it is recommended you complete the relevant checklists: *Checklist 2—Material change of use*, *Checklist 4—Operational work* or *Checklist 5—Building work* where relevant.

If you are unsure how to answer any questions on this checklist, phone or visit your local government, or go to the Department of Infrastructure, Local Government and Planning's (DILGP) website at www.dilgp.qld.gov.au

All terms used in this checklist have the meaning given in the *Sustainable Planning Act 2009* or the *Sustainable Planning Regulation 2009*.

Part 1—General questions

1.1 Does the proposal involve reconfiguring a lot under the *Land Title Act 1994* or reconfiguring a lot that is assessable development under the planning scheme, a temporary local planning instrument, a preliminary approval to which section 242 of the *Sustainable Planning Act 2009* applies, or a state planning regulatory provision?

<input type="checkbox"/> No	End of checklist
<input checked="" type="checkbox"/> Yes	Complete part 2 of this checklist

Part 2—Reconfiguring a lot under the *Land Title Act 1994*

2.1 Do any of the following apply?

The reconfiguration requires compliance assessment under schedule 18 of the Sustainable Planning Regulation 2009, or	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
the reconfiguration is under a relevant instrument of lease, or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
the plan of subdivision necessary for the reconfiguration:		
• is a building format plan of subdivision that does not subdivide land on or below the surface of the land, or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• is for amalgamation of 2 or more lots, or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• is for the incorporation, under the <i>Body Corporate and Community Management Act 1997</i> , section 41, of a lot with common property for a community titles scheme, or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
• is for the conversion, under the <i>Body Corporate and Community Management Act 1997</i> , section 43, of lessee common property within the meaning of that Act to a lot in a community titles scheme, or	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

<ul style="list-style-type: none"> is in relation to the acquisition, including by agreement, under the <i>Acquisition of Land Act 1967</i> or otherwise, of land by: <ul style="list-style-type: none"> i) a constructing authority, as defined under that Act, for a purpose set out in parts 1 to 13 (other than part 10, second dot point) of the schedule to that Act, or ii) an authorised electricity entity, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is for land held by the state, or a statutory body representing the state, and the land is being subdivided for a purpose set out in the <i>Acquisition of Land Act 1967</i>, schedule, parts 1 to 13 (other than part 10, second dot point) whether or not the land relates to an acquisition, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is for reconfiguring a lot comprising strategic port land, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is for reconfiguring a South Bank lot within the corporation area under the <i>South Bank Corporation Act 1989</i>, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is for the <i>Transport Infrastructure Act 1994</i>, section 240, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is in relation to the acquisition of land for a water infrastructure facility, or 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<ul style="list-style-type: none"> is for land in a priority development area. 	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

- If **yes** to any of the above, and this is the only aspect of your development, then you do not require a development permit. End of checklist.
- If **no** to all of the above, then your development requires a development permit, and you must submit a development application to your local government as assessment manager. Please contact your local government for further information. End of checklist.

Privacy—Please refer to your assessment manager or referral agency for further details on the use of information recorded in this form.

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OFFICE USE ONLY

Date received Reference numbers

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CADASTRAL SURVEYOR AND CONSULTING VALUER

Registered under the Queensland Valuers Registration Act
Registered as a Cadastral Surveyor under the
Queensland Surveyors Act

Member of Australian Property Institute
Survey and Spatial Sciences Institute
NSW Country Surveyors Association

OUR REF:

YOUR REF: 9674

20th. June 2017

The General Manager,
Douglas Shire Council,
Planning Department,
Council Chambers,
64-66 Front Street
P.O.Box 723
MOSSMAN QLD. 4873

Dear Sir

**RE: DEVELOPMENT APPLICATION FOR
RECONFIGURATION OF A RURAL RESIDENTIAL
HOLDING BEING LOTB 3 RP 747675-241 BAMBOO
CREEK ROAD BAMBOO.
REGD. PROPS; D. J. AND J. P. COBB**

1.0 INTRODUCTION:

It is advised that I have been commissioned by Messrs. D. J. and J.P. Cobb the owners of a rural residential holding, to submit to your Council a development application for purpose of seeking approval and a Development Permit for the reconfiguration and being the subdivision of their property into three (3) lots, with the central lot to include the dwelling and most of the out buildings whilst the other two lots at each end of the property to be vacant and to be created for the purpose of enabling family members to erect a residential home on a small acreage.

The property is located at 241 Bamboo Creek Road, Bamboo and being at the intersection of Bamboo Creek Road and the Miele-Bamboo Creek Road with its rear boundary being the left bank of Skeleton Creek.

It comprises a real property description of Lot 3 on RP747675 on a single title with no road permits or other permits issued by the Department of Natural Resources and Mines.

The property is held in two titles for each of the Lots 3 and 4 on RP745467 and to each of the titles there are no road permits.

See Annexure 1 for property title.

Please direct all
correspondence to:-

9 Ross Road,
DEERAL QLD. 4871

TELEPHONE:
(07) 4067 5171

MOBILE
04 0740 6751

E-MAIL:
tstewart@znet.net.au

The whole of the property is within the Douglas Shire Council Planning Area Planning Area and is zoned "**Rural Settlement**" and this development application under the Planning Scheme "Tables of Assessments" for the development within the zoning of "**Rural Areas and Rural Settlements Locality**" –Table 2 for reconfiguration of a Lot is subject to Code Assessment.

See Annexure 2 for aerial view of property

Under the Planning Instrument the minimum requirements applicable to the zoning and as listed under General Codes and for Reconfiguring a Lot are:-

- Within Rural Settlement Areas and under the subheading 'In other Localities' not less than 4000 square metres

In regard to a dwelling to be erected on each of the vacant lots are required to comply with the Codes for Land Uses under Section 4.5.12 for house code as follows:-

- Only one house is permitted per lot
- The house is used for one household
- A minimum of 2 vehicle spaces are provided on site and may be provided in tandem.
- At least one garage, carport or designated car space must be located at least 6 metres from the Main Road frontage
- No house must adversely impact on the natural environment.
- Any house must contribute to the creation of a sense of place within residential areas or their local environment
- Any house or/and ancillary facilities are compatible with and complimentary to the surrounding development.

1.1-PROPOSED DEVELOPMENT:

The development application herewith is a proposal to subdivide the single holding into three lots which comply with the minimum allowable area in a rural settlement zoning of 4000m² and such proposed lots are shown on the plan of the proposal as:-

Lot 31- 4606m²
 Lot 32- 7125m²
 Lot 33 5129m²

The purpose of the reconfiguration is as advised to be the provision of two additional vacant lots for members of the family to have a home and small acreage in a rural area, and being a close knit family to live within easy reach of each other.

A plan of the proposed development has been prepared and has a reference of 9674 and shows the following information:-

- The boundaries of the existing land and its subdivision into the three proposed lots.
- The proposed measurements of the boundaries.
- The proposed areas of the proposed lots.
- The existing fencing to and within the lands.
- The existing buildings and their descriptions.
- The subdivision common boundaries as delineated by small wire flagging.
- The types and location of infrastructure and assumed connects to existing dwelling.
- The vegetation cover to the lands, including along Skeleton Creek, the western boundary of the property.
- Stormwater flow paths.
- Property access and driveway.
- Road names and all other naming.

See Annexure 3 for plan of proposed boundary adjustments

1.2 LAND DETAILS:

The overall property is relatively level with an easy grade westerly towards the rear boundary of Skeleton Creek and such easy grade commences from a contour line that runs virtually parallel to Skeleton Creek and about 50 metres from such.

There is a very slight crossfall from north to south where all surface waters including the open dish shaped and grassed road drains travel southerly collected by an underground drainage pipe at the intersection of Bamboo Creek Road and Miele-Bamboo Road to discharge into road drainage channels on the south side of the Miele-Bamboo Road.

There are no constructed open drains within the property and there is no evidence of any erosion occurring or having occurred.

Skeleton Creek is a seasonal deep V-shaped creek that has a heavy riparian forest of trees, and underlying scrub, and collects a certain amount of surface runoff from the western side of the property.

The property has stable soils, is wholly covered with a grass cover that is regularly mowed and to the property are planted landscaped areas that are now of a mature nature, and some of the planted landscaping gives privacy to the existing dwelling.

In summary the property is well managed and cared for with no physical restraints to the land and the proposed subdivision will have no negative impact caused by the additional development and no negativity will occur to the attributes it possesses.



1.3-FORMAT OF REPORT

A detailed assessment of the envisaged development is herewith providing the details to support the argument that the intent and outcomes of the proposed development is achieved for the purpose and intent of the rural settlement zoning of the land.

This report will include the following headings:-

- Statutory Planning Considerations
- Local Planning Provisions that include:-
 - Locality Codes
 - Planning Instrument zoning codes
 - Overlay Codes
 - Land use codes
 - General Codes
 - Planning Instrument Policy codes
 - Planning Instrument Policies

2.0 STATORY PLANNING CONSIDERATIONS

2.1-Far north Queensland Regional Plan 2009-2031

With the repealing of the State Planning Regulatory Provisions for the Far North Queensland Regional Plan 2009-2035 on 26th. October 2012 took the statutory provisions for Rural Living Areas out of the control of the Regional Plan and including the areas designated in the category of Rural Living Areas decision making, was returned to local Governments in the context of the applicable provisions of the Regional Plan and any other relevant instruments as required under the Sustainable Planning Act 2009.

The local governments included in the jurisdiction of the Regional Plan could after 26th. October 2012, can themselves determine if a development application proposal is an appropriate outcome within their area of administration.

2-2-Sustainable Planning Act 2009

2-2-1 Prohibited Development

In accord with Schedule I of the Act the proposed development is not a prohibited development which Section 3 of the Act defines it as:-

1. Generally means development mentioned in Schedule 1
2. Development declared under a State Planning Regulatory provision to be prohibited and in this matter was annulled by repeal of the far North Regulatory Provisions for the Far North Queensland Regional Plan 2009-2035
3. For a planning scheme which in this case is the Douglas Shire Planning Scheme the term Development includes development not mentioned in Schedule 1 but stated or declared to be within a zoning to be prohibited development by virtue of
 - (a) The planning instrument
 - (b) A temporary local planning instrument

Prohibited development also includes development that is for certain types of material change of use and as the subject development is not for material change of use this prohibition is not relevant to consider.

It is considered that the subject development under the Sustainable Planning Act 2016 is not a prohibited development.

2-2-2-Categories of assessment:

Further, under the Sustainable Planning Act 2016 Section 232 the regulation prescribes categories for development analysis and these are divided into three priorities from:-

- (a) Self-assessable development
- (b) Development requiring compliance assessment
- (c) Assessable development
- (d) Development requiring a code or/and impact statement for assessable development

From investigation of the Sustainable Planning Act 2016 provisions and the Douglas Shire Planning Scheme it is considered that this application is Code assessable.

2-2-3-Definitions:

The Act defines under Section 10(1) under the heading of *reconfiguration of a lot* the following:-

- (a) Creating lots by subdivision another lot.
- (b) Amalgamating 2 or more lots
- (c) Rearranging the boundaries of a lot by registering a plan of subdivision
- (d) Dividing land into parts by agreement rendering different parts of a lot immediately available for separate disposition or separate occupation other than by an agreement that is:
 - (i) A lease for a term including renewal options not exceeding 10 years
 - (ii) An agreement for the exclusive use of part of the common property for a community title scheme or
- (e) Creating an easement giving access to a lot from a constructed road.

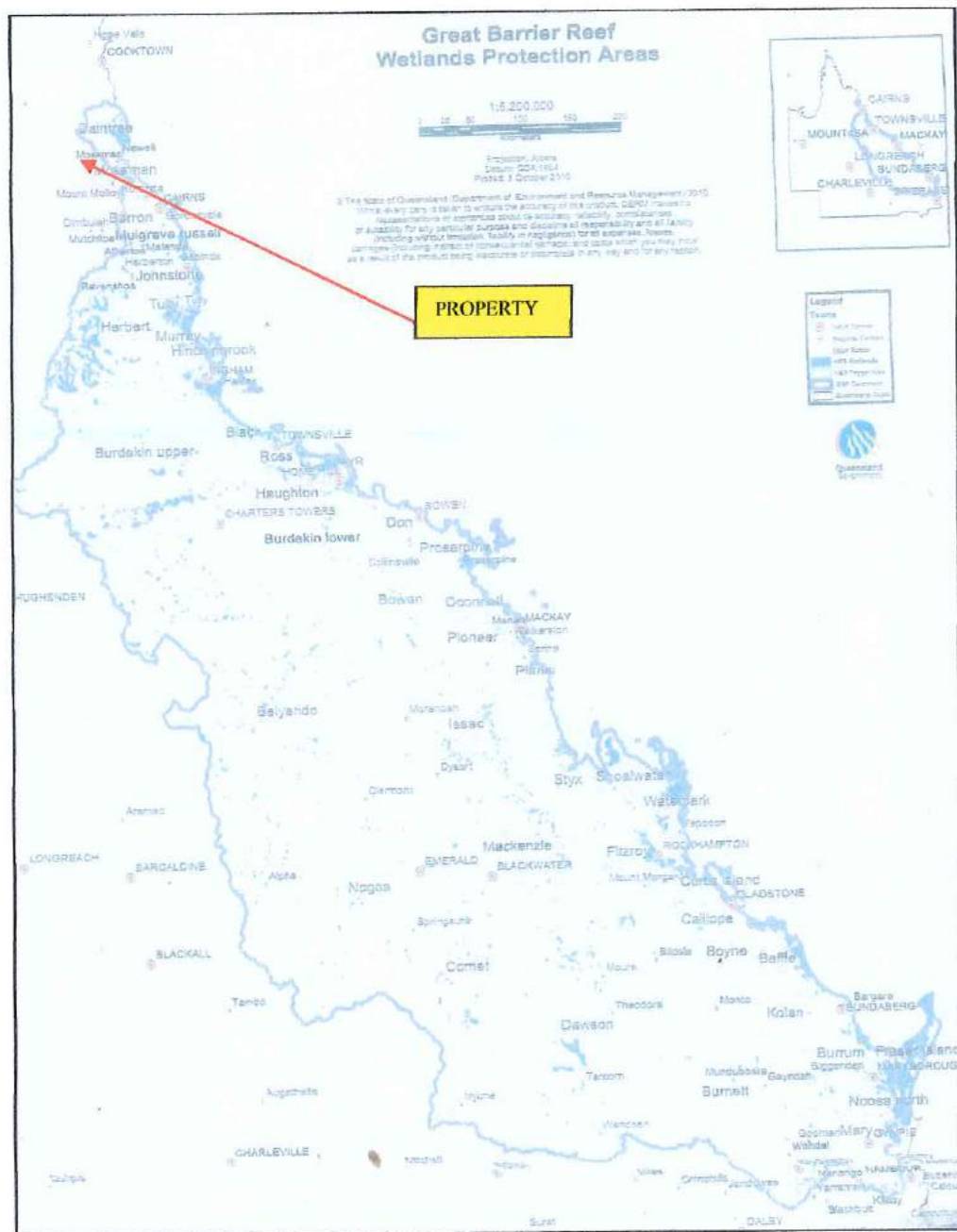
Therefore the proposed subdivision is defined in Section 10(1) as being the “the creation of lots by subdivision from another lot”.

2-3 State Planning Policy 4/11

This Policy is in force to protect wetlands of High Ecological Significance in Great Barrier Reef Catchments which took effect on 25th. November 2011.

From the map on the following page of the Great Barrier Reef Wetlands Protection Areas the subject development is to the exclusion of the Protection Areas.

Therefore this State Planning Policy is not flagged for necessary comment and determination as to any wetlands within the locality and to which the property contains no such wetlands and further there are no parts of the property that can be classified as having a high ecological significance, the adjoining riparian vegetation on Skeleton Creek is not part of property, the property title is to end on the left hand high bank top



2-4.State Planning Policy 1/92

This policy deals with the development and the conservation of Agricultural land. To do this its underlying theme is the control of land use and development in the public interest with an emphasis for the planning authority to determine carefully the balance between development and conservation.

The policy does not want to see good quality agricultural land (GQAL) being built upon unless there is no alternative.

The subject property provides a small area of some 1.686 hectares which has been zoned *rural settlement*, allowing use as a small hobby type rural residential holding which has no significance as to agricultural producing land.

Although to the west and then east of the property are agricultural lands used in primary production for growing of sugar cane for the Mossman Sugar Mill.

Therefore the proposed reconfiguration will not cause any loss of agricultural land or land that can be used for any other economic rural producing pursuit, being used a hobby rural residential farm

As a consequence the implications of the State Planning Policy 1/92 have been adhered too.

2.5-State Planning Policy 1-03

The policy deals with the ensuring that the natural hazards of flood, bushfire and landslide are adequately considered when making decisions about development.

In this State there are the natural hazards of cyclones, severe tropical storms, floods, storm tide inundations, possible tsunamis, bushfires, landslide and earthquakes.

Of all these, the cyclone which can be quite devastating and the consequences thereto are not included in this SPP. Storm tide inundations and to a degree tsunamis are addressed in the Queensland Coastal Policy 2001 and are thus also not included in this SPP.

There is a need to mitigate the adverse impacts of natural hazards and firstly there is required an identification of natural hazard management areas, that has its aim as to minimise the risks to the community.

Inappropriate development in areas that are susceptible to natural hazards significantly increase these risks and then the costs to the community.

To minimise these risks the SPP in its policy ensures that the natural hazards of the development locality are properly and adequately considered in the development assessment.

The SPP allows a Planning Scheme where the Minister has formerly identified that such Planning Scheme has appropriately reflected the SPP and if so then the Planning Scheme is to be taken as the local interpretation and the expression of the SPP for assessments of development applications,

The Douglas Shire Planning Policy addresses these natural hazards for consideration in its assessment of development applications in the form of overlay maps that are shown in the tables of assessment for the particular development under the Natural Hazards Code

Accordingly these natural hazards will be reported on in the latter part of this report under the Section on Overlay maps.

2-6. Nature Conservation Act 1992

The object of this Act is the conservation of nature while allowing for the involvement of indigenous people in the management of protected areas in which they have an interest under Aboriginal tradition or Island custom. To implement these objectives there is an integrated and comprehensive conservation strategy implemented by the gathering, researching, analysing, monitoring and then the disseminating information on natural.

Maps have been produced that cover individual titles to land that shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants flora survey and whether they trigger a reference requirement.

The two maps that make up the property shows that in the case of the map of the protected plants flora survey the land is categorised as high risk and therefore triggers a report thereto, However with the other map of a land suitability overview map requires no action thereto.

For the report on the protection of protected plants, vide page 34 under subheading 3.1.4.1-Natural Areas and Scenic Amenity code

See Annexure 4 for Protected Plants Flora Survey Trigger Maps and Land Suitability Overview Map

Also maps have been produced that cover the ecosystems of the property both in remnant and preclearing ecosystems to which there is no disclosure of any matter to be considered for assessment.

For the report on the vegetation remnant maps, etc., vide page 34, again under subheading 3.1.4.1-Natural Areas and Scenic Amenity code

See Annexure 5 for Remnant 2015 Regional Ecosystems; Preclearing Regional Ecosystems; Remnant 2015 Regional Ecosystems coloured by broad vegetation groups and Preclearing Regional Ecosystems coloured by broad vegetation groups for the whole property.

2-7. Vegetation Management Act 1999

This Act has been introduced for the purpose of regulating the clearing of vegetation so that there is conservation of remnant vegetation to protect endangered ecosystems, concerned ecosystems, least concerned ecosystems, to regulate and conserve declared areas vegetation, to protect against land degradation, the loss of biodiversity, allow the maintaining of ecological systems reduce greenhouse emissions, protect sustainable land use

To implement these protective measures codes have been included under IDAS, enforcing the requirements of the Act, regulating regrowth vegetation and to phase out broad scale clearing of remnant vegetation.

Regulated Vegetation Management Maps have been produced that cover the subject property and show the five various categories of the various types and densities of vegetation.

In the individual maps for the property delineates the property having no Vegetation to Manage, except a small encroachment of Category A/B, which is to be preserved and with no regulations under the Vegetation Management Act 1999 to adhere to, require no permit or notification.

Also there are maps produced for Land Suitability Overview and each of the titles are classified as Category 2 or 3 with a land suitability mapping scale of 1:100000 or better.

There are with the Vegetation Management maps, Vegetation Management supporting maps that show the degree of preclearing and then 2015 remnant regional ecosystems, the preclearing and then the 2015 remnant regional ecosystems coloured by broad vegetation groups for their various categories, degree of regrowth and areas of natural habitat with the habitat species shown as the protected southern cassowary.

Hence it is considered there are no matters that are triggered for attention under the Vegetation Management Act 1999 and then there is an included report further on that describes the actions and limitations under the General Code of Natural Areas and Scenic Amenity code on page 34 of the watercourse vegetation.

See Appendix 6 showing Vegetation Management Supporting Maps Regulated Vegetation Management Maps and Vegetation Management Report.

8. Coastal Protection and Management Act 1995

This Act was implemented to:

- Provide for the protection, conservation, rehabilitation and management of the coastal zone which is to include the resources and biological diversity within that zone
- Respect the goal, core objectives and guiding principles of the National Strategy for Ecologically Sustainable Development in the use of the coastal zone
- Encourage the enhancement of knowledge of coastal resources and the effect of human activities on the coastal zone

To achieve these objectives a coastal zone has been defined and a coastal plan prepared to administer the Act within the zone. This Map is to identify coastal resources, places into being state policies for management, delineating areas where special development controls are required and managed, delineating erosion prone areas where particular development requirements need to be applied and other items to allow the objects of the Act to be properly administered.

The State Planning Policy applies to a coastal zone that extends:-

- From 3 nautical miles (5.56 kilometres) seaward of the coastline
- To then furthest of 5 kilometres landward of the coastline or 10 metres AHD.

The subject property by virtue of its position, is located at 2.8 kilometres from the coastline and at a height of about more than 5 kilometres from the coastline and is within the vicinity of an AHD OF 10.0 metres

However from a map shown over page, produced by the Department of Infrastructure Local Government and Planning , confirms the land is part of the Coastal zone BUT is not within the Coastal Management Area.

Therefore there is no trigger action occurring under the provisions of SARA and the Coastal Protection Management Act to refer the development application to them for assessment

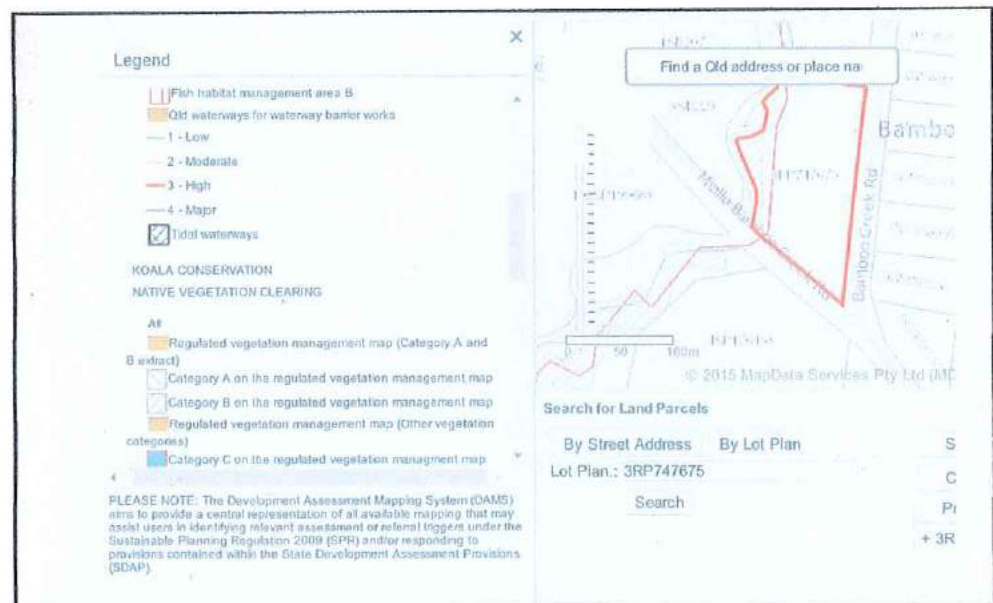


2.9-Environmental Protection Act 1994

The Act is to protect the Queensland environment while allowing for development that improves the total quality of life, now and in the future in a way that maintains the ecological processes on which life depends

The subject development application land has under its SARA map of the Department of Infrastructure Local Government and Planning notification that should there be any construction for waterway barrier works, and interference with the riparian vegetation along Skeleton Creek which has been classified as Category B on the regulated vegetation management map (see also Appendix 6) and with the land being subject to reconfiguration is triggered for referral to SARA, for assessment.

In the map herewith are shown the areas of required assessment should there be any high impact waterway barrier works and interference with the vegetation area along Skeleton Creek



As there is to be no earthworks under this development application and there is no intention, need or desire to interfere with the current Skeleton Creek riparian vegetation, there is consequently no requirement to bring the development application to SARA and thus requires no further action in this application.

2.10. State Resources

There are no Crown roadways that either pass through or adjoin the subject property.

For the subject Development Application there are no State Resources involved.

3. LOCAL PLANNING CONSIDERATIONS

3.1-Local Planning Instrument

The Local Planning Instrument is the Douglas Shire Planning Instrument and such scheme provides the planning over the subject property development application for a reconfiguration by subdivision.

In accord with the Planning Instrument this development application has the following considerations to be taken into account and these are namely:-

- The strategic element of the Scheme is to divide the Shire into 6 localities and the boundaries of each locality are determined by various elements including, geographical, topographical, areas of distinctive homogeneity and the future preferred land use patterns.
- Such localities show the preferred pattern of development and at times the preferred intensity of development and the location of special management areas.
- The surround area at the intersection of Bamboo Creek Road and Miallo-Bamboo Road has been defined as a locality of ***"Rural and Rural Settlement"***
- The Planning Scheme desires to have a policy of providing for environmental outcomes and there are twelve (12) desirable environmental outcomes known in the Scheme as DEO.s.

The DEO,s are categorised into three elements which are:-

- **Ecological processes and natural systems and these include:-**
DEO1-DEO4-which contain the primary measures to protect and preserve:-
 1. All major areas of significance, habitat and conservation areas in both private and public ownership
 2. Management for development in Codes to allow protection and enhancement of areas.
 3. Recognise the importance of the World Heritage areas of Wet Tropics and Great Barrier Reef and their protection.
- **Economic development and these include :-**
DEO5-DEO 8 which contain the primary measures of:-
 1. The location and protection of Good Quality Agricultural; Land for primary production
 2. The delineation of preferred land use patterns
 3. Strategic siting of infrastructure for the convenience of the residents, tourists and visitors

- **Cultural, Economic, Physical, and Social Well-being of the Community and these include;-**
DEO9-DEO12 which contain the primary measures of:-
 - 1 to provide for the variations in the Planning Scheme in its requirements for each of the zones.
 - 2 The management for development in Codes for the well-being of the community.
- The Shire has to the 6 localities some nine (9) Planning Areas and to each locality are shown the relevant Planning Area, .At the intersection of Bamboo Creek Road and Miallo-Bamboo Road is a small hamlet area that is zoned "**Rural Settlement**" and this development application requires the purpose and criteria for assessment to be taken into account

To each of the localities and their respective zoning there are tables of assessment which identify levels of Assessment from the lowest being Self Assessable, then to Code Assessable and then to the higher level of Impact Assessable.

The Planning Scheme then has a series of Codes which are five (5) in number and these codes establish the requirements of what to address in the development application and if there is conflict between the codes then it must be observed that the land use code takes precedence. The various Codes include:-
and include:-

- **Locality Codes**-There are as has been advised six (6) locality codes of which the subject property is within the "Rural and Rural Settlement" locality
- **Planning Area Codes**-There are some eleven (11) planning area codes and again as has been advised the subject property is designated "Rural Settlement Planning Area"
- **Overlay Codes**-There are some three (3) overlay codes and the tables of assessment for the subject development require referral to all three being -acid sulphate soils overlay, Cultural Heritage and valuable site overlay and Natural Hazards overlay. These overlays contain various performance criteria and what acceptable outcome elate thereto
- **Land Use Codes**-These codes address the various types of development that can take place on land parcels. The Planning instrument has designated some twenty (20) various land uses and of these the appropriate usage for the development application is the land use for Houses
- **General Codes**. There are some eight (8) types of general codes and their aim is to address the requirements to specific occurrences that may be included in a development. The assessment tables require for the subject development, reference to those general codes of Reconfiguring a Lot and Natural Areas and Scenic Amenity.

Considering now each and every one of the listed codes in the assessment tables for the development activity which is reconfiguration of a lot that are flagged for comment and action to show that the proposed development is in opinion considered to be satisfactory for issue of a development permit to carry out a boundary adjustment of the property

3.1.1-Locality Code:

As has been reported earlier the subject property is within the locality of "Rural and Rural Settlement" locality.

3.1.2-Planning Area Code

Again as has been advised earlier in this report the subject property is zoned as a 'Rural Settlement Planning Area'

The Planning Scheme defines such a planning area as having a purpose to facilitate the achievement of:-

- Maintain and enhance the natural or semi-rural character of the rural settlement area, protect areas of vegetation, riparian corridors and wildlife corridors.
- To identify and provide for low density rural residential living in a limited number of areas in the Shire
- To ensure residential development remains subservient to the rural character of the area

To achieve this, the code has required that assessable development is applicable to a number of types of development and included in this list is the subject development of 'Reconfiguring a Lot'

There are elements of the code that define consistent and inconsistent uses by having a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 The establishment of uses is consistent with the outcomes sought for the Rural Settlement Planning Area	A1-1 Uses identified as inconsistent uses in the Assessment Table are not established in the Rural Settlement Planning Area. <i>Comment: Complied with</i>

Site Coverage

<p>P2 The built form is subservient to the natural environment or the rural character of the area.</p>	<p>A2.1 The maximum site coverage for all buildings (including outbuildings) contained on an allotment is 450m²</p> <p><i>Comment: Has and will be complied with.</i></p> <p>A2.2 An outbuilding used for purposes ancillary to a house has a maximum site coverage not greater than 20% of the total site coverage specified in A.2.1 above</p> <p><i>Comment; Has and will be complied with</i></p>
<p>Buildings Setback</p>	
<p>P3 Buildings are set back to:-</p> <ul style="list-style-type: none"> • Maintain the natural or rural character of the area and (a) Achieve separation from neighbouring buildings and from road frontages. 	<p>A3.1 Buildings are setback not less than;-</p> <ul style="list-style-type: none"> • a minimum of 40 metres from the property boundary adjoining a state controlled road <p>or</p> <ul style="list-style-type: none"> • a minimum of 25 metres from the property boundary adjoining the Cape Tribulation Road frontage <p>or</p> <ul style="list-style-type: none"> • 20 metres from the property boundary adjoining any other road <p>And</p> <ul style="list-style-type: none"> • 6 metres from side and rear property boundaries. <p><i>Comment: Has been and will be complied with. The steel ship container is to be moved to be at least 6 metres from the common boundary of Lots 31 and 32</i></p>

<p>P4 Buildings/structures are screened from any adjacent Road to maintain the natural or rural character of the area.</p>	<p>A4.1 At the time a site is developed for any purpose, the road frontage setback area are landscaped so that immediately metres of the setback area immediately adjacent to any road frontage where the minimum total setback required is 20 metres or greater is landscaped with dense planting. <i>Comment: Has been and will be complied with.</i></p>
<p>P5 Buildings/Structures are designed to maintain the low density rural settlement character of the area and sited to minimise impacts on the environment and Scenic Amenity values of the area.</p>	<p>A5.1 White and shining metallic finishes are avoided on external surfaces in prominent view <i>Comment: Has been and will be complied with.</i></p>
<p>P6 Buildings/Structures are sited to achieve the retention of native trees and protect existing watercourses. Riparian vegetation and wildlife corridors.</p>	<p>AO9.1 No acceptable solution See Planning Scheme Policy No, 10. <i>Comment; Complied with in respect to Lot 32</i></p>
<p>Sloping sites</p>	
<p>P7 Buildings/Structure are designed and sited to be responsive to the constraints of sloping sites</p>	<p>A7.1 Buildings/Structures are erected on land with a maximum slope not exceeding 15%. <i>Comment; Complied with in respect to Lot 32 and as for lots 31 and 33 the lands is near all level with only a minor and gradual slope to the creek None of the lands exceed in any manner 15%</i></p>
<p>P8 The building style and construction used for development on sloping sites are responsive to the site constraints</p>	<p>A8.1 A split level building form is utilised A8.2 A single plan concrete slab is not utilized A8.3 Any voids between the floor of the building and ground level or between outdoor decks and ground level are screened from by using lattice/batten screenings and/or landscaping. <i>Comment: None of the above requirements are applicable to this development as the whole site is near level or of a very easy grade.</i></p>

<p>P9 Development on sloping land minimise any impact on the landscaping character of the surrounding area.</p>	<p>A9.1 Buildings/Structures are sited below and ridgelines and are sited to avoid protruding above the surrounding tree level. <i>Comment: Not applicable as all land near to level but with Lot 32 has been complied with in respect to not protruding above surrounding tree line.</i></p>
<p>P10 Development on sloping land ensures that the quality and quantity of stormwater traversing the site does not cause any detrimental impact to the natural environment or to any other sites.</p>	<p>A10.1 All stormwater drainage discharges to a lawful point of discharge and does not adversely affect downstream, upstream, underground stream or adjacent properties. <i>Comment: Not applicable as all land near to level or having a very slight grade into Creek and none of the land has any specific stormwater drainage lines.</i></p>

Sustainable Siting and Design of Houses on Sloping Sites and/or on land the Natural Areas and Scenic Amenity Code is triggered

<p>P11 A house sited on hillside land is sited on existing cleared area or is an area approved for clearing</p>	<p>A11.1 A house sited on hillside land is sited on existing cleared area or is an area approved for clearing under the local law-vegetation management but is not cleared until development occurs. The clearing is limited to a maximum of 800m² and is sited clear of the high bank of any watercourse <i>Comment; Not applicable</i></p>
	<p>A11.2 The approved area for clearing of the House is not cleared until a Building Permit is issued. <i>Comment; Not applicable</i></p>
<p>P12 A house sited on a hillside is sited and designed so that it is subservient to the surrounding natural environment</p>	<p>A12.1 A house is effectively screened from view by existing native trees planted to designated setback area/s or by the planting of additional native trees endemic to then local area <i>Comment; Not applicable</i></p>

<p>P13 The exterior finish of a house complements the surrounding natural environment</p>	<p>A13.1 The exterior finishes and colours of buildings/structures are non-reflective and complement the colours of the surrounding vegetation and views.</p> <p><i>Comment; Although not applicable the existing dwelling and outbuildings comply</i></p>
<p>P14 A house is designed to be energy efficient and functional in a humid tropical rainforest environment</p>	<p>A142.1 The development incorporates building design features and architectural elements detailed in Planning Scheme Policy No.2 – Building Design and Architectural Elements.</p> <p><i>Comment; Noted for future residential development although land is not subject to slope restraints.</i></p>

In summary it is noted with this Planning Code, the existing buildings on the proposed lot 32 comply with performance criteria for P1 to P6 and has been noted for incorporation with residential development on the two vacant lots that will of course require a building permit.

Performance criteria P7 to P10 deal with sloping sites whereby all buildings/structures are erected on lands not exceeding 15% and if there is a requirement to do so then such development is required to have professional attachments from various industries and such performance criteria are not applicable to this proposed development.

Performance criteria P11 to P12 deal with sustainable siting and design of houses on sloping sites to which the subject development application is not applicable to such but such criteria also includes land where the Natural Areas and Scenic Ament Code is triggered and whether this occurs or not is reported under that Code hereunder.

3.1.3-Overlay Maps.

In accord with Chape4 4 of the Planning Instrument there are some three overlay codes and to which the assessment tables for reconfiguration of a lot are required to be addressed to permit assessment to take place and these three (3) codes are of the following:-

- Acid Sulphate soils overlay code
- Cultural Heritage and Valuable sites overlay code
- Natural Hazards overlay code.

The assessment of each of these overlay codes to determine as to compliance or requirements to comply now follow in the order as listed.

3.1.3.1-Acid Sulphate soils overlay code

The overlay map on the following page for acid sulphate soils shows the subject property as having acid sulphate soils and having such they are included in code assessment for reconfiguring a lot.

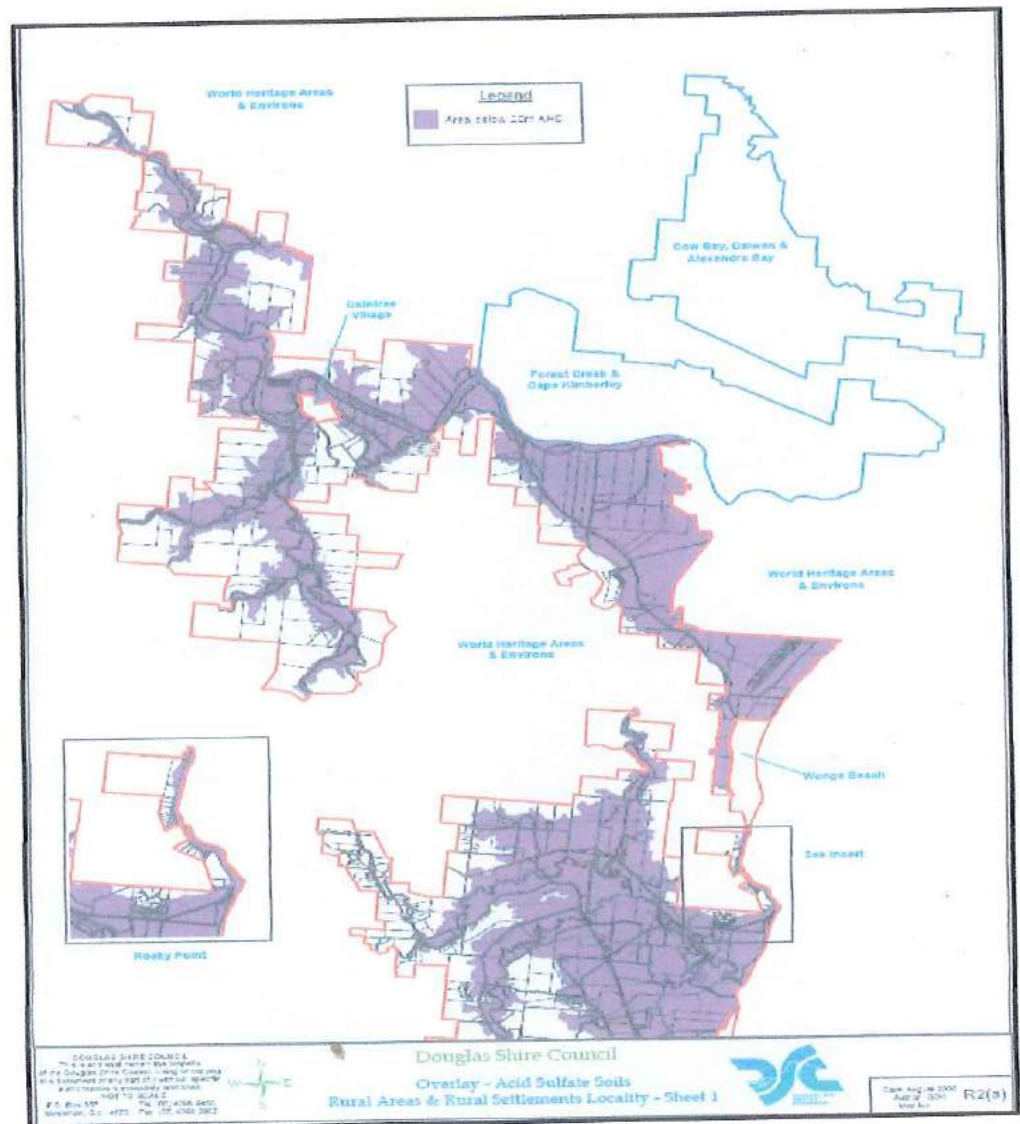
The purpose of the code is to ensure that development where these soils exist is carried out so that potential risks associated with disturbed Acid Sulphate soils are addressed and minimised.

Disturbance can occur by excavating and as the Planning Scheme states includes any removal of more than 100m² or the filling of a site where more than 500m² of material is placed at as greater than an average depth of 0.5 metres.

There are elements of the code in relation to the disturbance of Acid Sulphate Soils by having a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 The release of acid and associated metal contaminants into the environment are avoided either by <ul style="list-style-type: none"> • Not disturbing acid sulphate soils 	A1-1 The disturbance of acid sulphate soils is avoided by:- <ul style="list-style-type: none"> • not excavating or removing more than 100m² of material identified as containing or potentially



P1- continued

- Preventing the potential impacts of any disturbance through appropriate site planning, treatment and ongoing management

A1.1-continued

- Not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulphate soils
- Demonstrating that any filling in excess of 500m² of material to depths greater than an average of 0.5 metres will not result in ground water extrusion from acid sulphate soils and the aeration of previously saturated acid sulphate

P1- continued	A1.1-continued Soils from the compaction or movement of those soils containing acid sulphate soils <i>Comment; not applicable as application is for reconfiguration of a lot with no earthworks and then the lots are for residential erection with below 100m² of any earthworks</i>
	A1.2 Site planning, treatment and ongoing management are undertaken so that:- <ul style="list-style-type: none"> • Acid and metal contaminants are not generated and acidity is neutralised • Untreated acid sulphate soils are not taken off site unless this is to an alternative location for treatment. • Surface and groundwater flows from areas containing acid sulphate soils do not release leachate containing acid or metal contaminants into the environment. <i>Comment: Not applicable as for reasons of A1.1 above</i>

Identification and Management of Acid Sulphate Soils

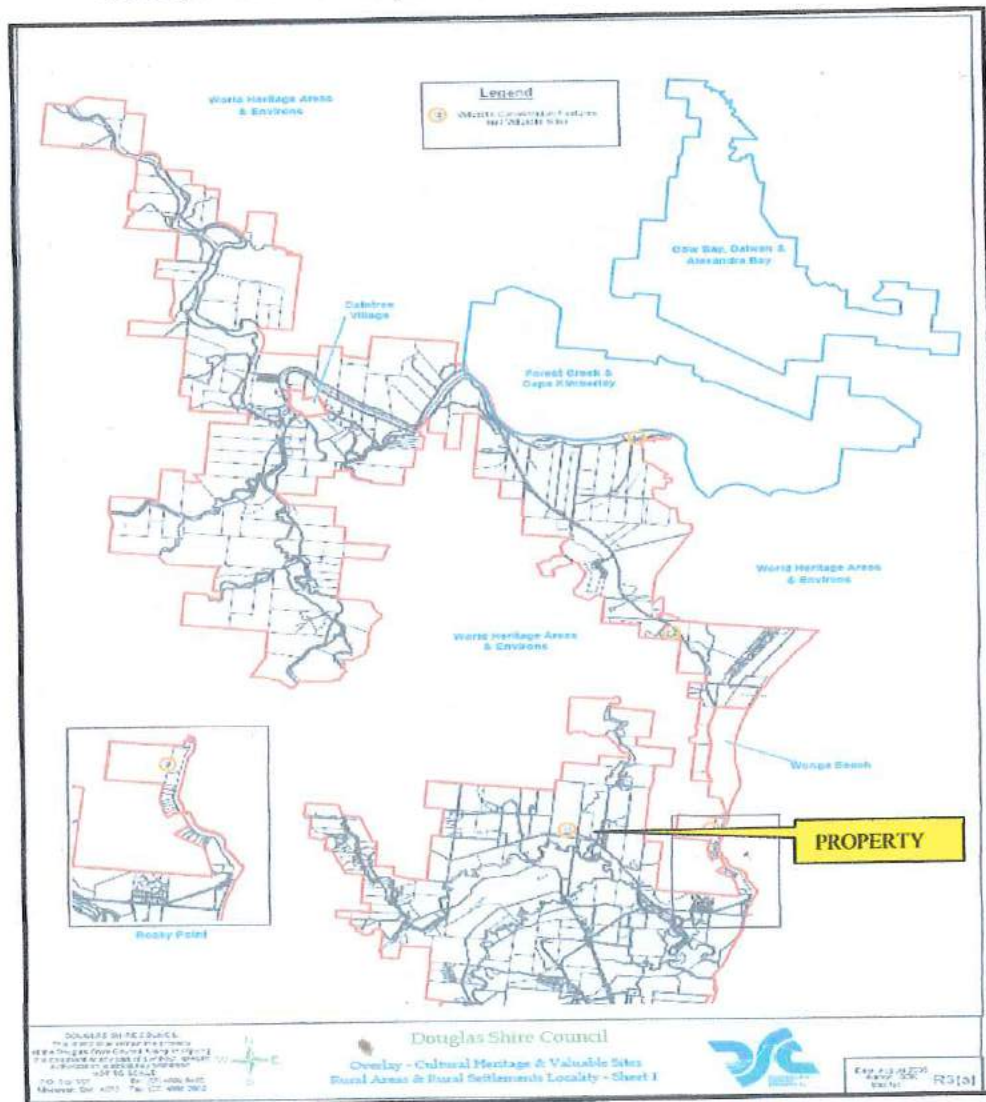
P2 The location and extent of Acid Sulphate soils are identified on the development site and appropriately management so as to avoid the release of acid and associated metal contaminants into the environment.	A2.1 No acceptable solutions However demonstration of compliance may be requested from the Performance Criteria in Planning Scheme Policy No. 9-Report sand information the Council may request. <i>Comment: Not applicable as for reasons of A1.1 above</i>
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3.1.3.2-Cultural Heritage and Valuable Sites overlay code

The overlay map below showing cultural heritage and valuable sites but the subject property has no cultural heritage or any valuable sites, but because the subject development application is for a reconfiguration of a lot triggers and as included in the assessments tables for this type of development this overlay code is included in code assessment.

The purpose of the code is to ensure that cultural heritage features of value, places, sites, elements of cultural significance and valuable sites to the local and wider community are identified, recorded, retained and conserved, where possible so that:-

- The cultural heritage of the Shire is protected.
- The local history of the Shire is acknowledged
- That cultural heritage features of value and places, sites, elements of cultural significance and valuable sites are protected from damage, loss, inappropriate development and from inappropriate adjacent development wherever possible.



There are elements of the code in relation to the cultural heritage and valuable sites by having a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

Cultural Heritage Features

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 Cultural heritage features of National and State Cultural Heritage significance are protected and enhanced.	A1-1 No acceptable solution. However there may be a request to demonstrate compliance with the Performance criteria as outlined in Planning Policy No, 10- Reports and Information the Council May Request. <i>Comment: From local enquiry and landholders knowledge there are no cultural heritage features of significance.</i>

Valuable Conservation Features and Valuable Sites-Identified in Schedule 1 of Planning Scheme No, 4-Cultural Heritage and Valuable Sites

P2 Valuable conservation features and valuable sites identified on a Cultural Heritage and Valuable Sites Overlay on any locality map are identified, recognized, recorded, and retained, wherever possible and the form, appearance and integrity of Valuable Conservation Features and Valuable Site is not adversely affected by new development.	A2-1 Buildings, structures, places or sites containing valuable conservation features and valuable sites, which are to be demolished, removed or alteration are recorded prior to demolition, removal or altered are recorded prior to demolition, removal or alteration by means of photographs, maps and site records with the material submitted to Council is in accordance with Planning Scheme Policy No.6- Cultural Heritage and Valuable Sites <i>Comment: From local enquiry and landholders knowledge there are no cultural heritage features of significance.-unless the riparian vegetation along Skeleton Creek is defined under this code as a significant conservation feature.</i>
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<p>P2-continued</p>	<p>A2-2 Where a building, structure, place or sites containing valuable conservation features and valuable sites, is to be redeveloped and it is proposed to retain the valuable cultural features and valuable sites, various provisions of the relevant land use code, Planning Area Code, or Locality Code may be relaxed to accommodate the retention of the valuable conservation features and valuable sites, <i>Comment: Not applicable as there is no redevelopment to take place,</i></p>
<p>P3 The cultural significance of valuable conservation features and valuable sites, the precise location of which have been specifically identified is not adversely affected by development.</p>	<p>A3-1 Operational works are not undertaken within areas listed in Schedule 1 of Planning Policy No. 4-Cultural Heritage and Valuable Sites and identified as- 'Address/Property Description –non specific" until Site investigations confirm there are no features, items or elements of cultural heritage significance within the designated development site.. Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2-1 and A2-2 above shall apply. <i>Comment: Not applicable as no operational works to take place.</i></p> <p>A3.2 Where representations are made to the Council prior to development, identifying a site of Indigenous or European cultural heritage significance not listed in Schedule 1 of the Planning Scheme Policy No. 4-Cultural Heritage and Valuable Sites, no Operational works are undertaken until Site investigations confirm there are no features, items</p>

<p>P3-continued</p>	<p>A3-2-continued or elements of cultural heritage significance within the designated development area</p> <p>Should features, items or elements of cultural heritage significance be identified then Acceptable Solutions A2-1 and A2-2 above shall apply and Schedule 1 of the Planning Scheme Policy No. 4-Cultural Heritage and Valuable Sites is amended, if applicable to included details of the site.</p> <p><i>Comment: Not applicable as no operational works to take place</i></p>
<p>P4 The management of Sites identified on a Cultural Heritage overlay on any locality Map and sites of potential cultural heritage significance ensures they are not disturbed before their significance has been evaluated.</p>	<p>A4-1 Before any disturbance of a place identified in Acceptable Solutions A2-1, A2-2, A3-1 and A3-2 above, where it is known or may be expected that features, items or elements of cultural significance exist, the significance of that site is established and should features, items or elements of significance be identified then:</p> <ul style="list-style-type: none"> • Disturbance of below ground relics is minimised • The contribution of all periods to the cultural significance of a site is respected. • Design and location of new works do not negatively impact on the inherent significance of the site. • A feature, item or element of cultural heritage significance is not moved unless it has a previous history of being moved, and does not have a strong association with its current site. Any structure that is moved is recorded as described above in A2.1 and the details submitted to

<p>P4-continued</p>	<p>A4-1-continued Council in accordance with Planning Policy No,4-Cultural Heritage and Valuable Sites <i>Comment: Not applicable as no management of subject site is identified on any Cultural Heritage Overlay, on any Locality Map and the subject property is not identified with any Valuable conservation features and valuable sites unless under this code the riparian vegetation along Skeleton Crook is deemed valuable conservation and if so this development application will cause no interference with such vegetation, being a reconfiguration of an existing lot by the placement of additional boundary lines.</i></p>
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3.1.3.3-Natural Hazards overlay code

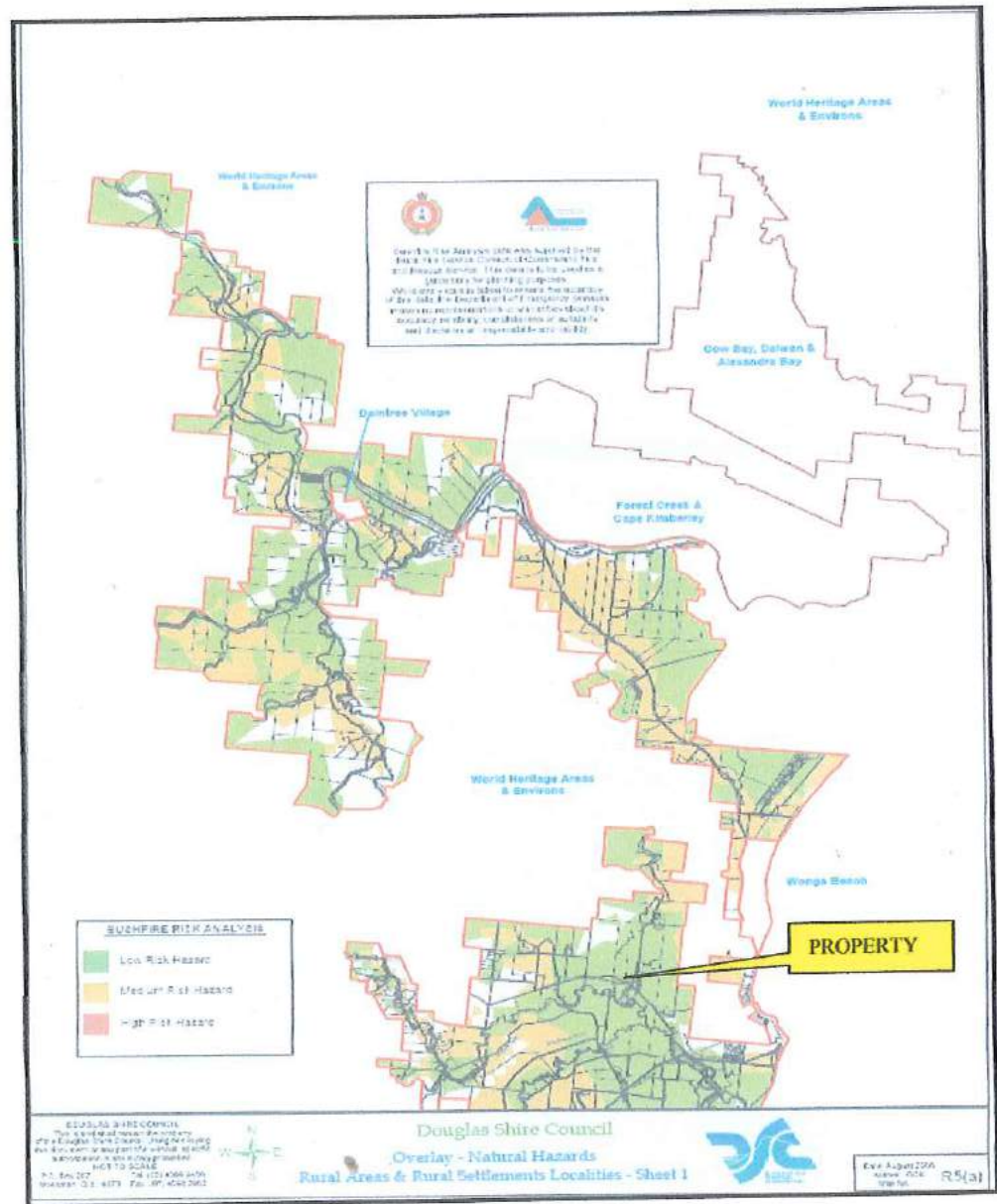
The overlay map on the following page of the natural hazards indicates the property for this development application is within a low risk hazard area in the analysis of the risk of bushfires, but because the subject development application is for a reconfiguration of a lot triggers and as included in the assessments tables for this type of development this overlay code is included in code assessment.

The purpose of the code is to ensure that development does not occur in areas prone to the natural hazard of bushfires and to minimise any risks associated with bushfires in the Shire.

The bushfire hazard is categorized into three types being:-

- Low risk hazard
- Medium risk hazard
- High risk hazard

and with the property being classified a slow risk hazard, this is supported from an inspection of the property which has been fully cleared and developed with a residence, outbuildings and planted landscaping, mowed grass, fencing and then having a densely vegetated creek and banks on the western boundary and to which the property immediate surround contains small developed rural residential hobby farm types separated by roads and one of these adjoins on the northern boundary



There are elements of the code in relation to the Natural Hazards of Bushfires by having a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

Bushfire

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Development does not compromise them safety of people or property from bushfires.</p>	<p>A1-1 Any development on land identified as High Risk Hazard on any Natural Hazard Overlay on any Locality Map complies with the relevant requirements of State Planning Policy 1/03-Mitigating the Adverse Impacts of Flood, Bushfire and Landslide and development complies with a Bushfire Management Plan prepared for the site <i>Comment; Not applicable as development is not on land identified as having High Risk hazard.</i></p>
<p>P2 Development maintains the safety of people and property by:</p> <ul style="list-style-type: none"> • Avoiding areas of High or Medium Risk Hazard or • Mitigating the risk through: <ul style="list-style-type: none"> • Lot design and the siting of buildings and • Including fire breaks that provide adequate; <ul style="list-style-type: none"> • Setbacks between buildings/structures and hazardous vegetation and • Access for the fighting/other emergency vehicles • Providing adequate Road Access for fire fighting/other emergency vehicles and safe evacuation and • Providing of adequate and accessible water supply for fire fighting purposes 	<p>A2.1 Development is located on a site that is not subject to High or Medium Risk hazard or for all development (if development is proposed to be located on a site that is subject to High or Medium risk hazard) then:-</p> <p>Buildings and structure son lots greater than 2500m²:-</p> <ul style="list-style-type: none"> • Are sited in locations of lowest hazard within the lot and • Achieve setbacks from hazardous vegetation of 1.5 times the predominant mature canopy tree height or 10 metres, whichever is the greater and • 10 metres from any retained vegetation strips or small areas of vegetation and • Are sited so that elements of the development least susceptible to fire are sited closest to the bushfire hazard

<p>P2-continued</p>	<p>A2-1-continued</p> <p>Buildings and structures on lots less than 2500m², maximize setbacks from hazardous vegetation</p> <p>and</p> <p>for uses involving new or existing buildings with a gross floor area greater than 50m² each lot has:-</p> <ul style="list-style-type: none"> • A reliable reticulated water supply that has sufficient flow and pressure characteristics for fire fighting purposes at all times (minimum pressure and flow is 10 litres second at 200 kpa) or • An on site water storage of not less than 5000 litres (eg. Accessible dam or tank with fire brigade tank fittings, swimming pools) <p><i>Comment: Not applicable as development is in a Low Risk hazard area.</i></p> <p>A2.2</p> <p>For development that will result in multiple buildings or lots (if development is proposed to be located on a site that is subject to High or medium Risk Hazard then;-</p> <p>Residential lots are designed so that their size and shape allow for:-</p> <ul style="list-style-type: none"> • Efficient emergency access to buildings for fire-fighting appliances (eg. by avoiding long narrow lots with long access drives to buildings) and • Setbacks and buildings siting in accordance with 2.1(a) above. <p>and</p> <p>firebreaks are provided by:-</p> <ul style="list-style-type: none"> • A perimeter road that separates lots from areas of bushfire hazard and that road has:-
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P2-continued**A2-1-continued**

- A minimum cleared area width of 20 metres and
- A constructed road width and all weather standard complying with Council standards

or

- Where it is not practicable to comply with firebreak provisions above, maintenance trails are located as close to the boundaries of the lots and the adjoining bushfire hazard, and fire/maintenance trails:-
- Have a minimum cleared width of 6 metres and
- Have a formed width and gradient and erosion control devices to Council standards and
- Have vehicle access at each end
- Provide passing bays for fire fighting appliances and
- Are easiest located on public land or within an access easement that is granted in favour of the Council and Queensland Fire Rescue Service (QFRS)

and

- Sufficient cleared breaks of 6 metres minimum width is retained bushland within the development (eg. creek corridors and other retained vegetation) to allow burning of sections and access for bushfire response

and

<p>P2-continued</p>	<p>A2-1 continued Roads are designed and constructed in accordance with applicable Council and State Government standards and:-</p> <ul style="list-style-type: none"> • Have a maximum gradient of 12.5% and • Exclude cul-de-sacs, except where a perimeter road isolates the development from hazardous vegetation or the cul-de-sacs are provided with an alternative access linking the cul-de-sac to other through roads. <p><i>Comment: Not applicable as no development to occur on a high or medium risk hazard but will be on all Low Risk Hazard lands.</i></p>
<p>P3 Public safety and the environment are not adversely affected by the detrimental impacts of bushfires on hazardous materials manufactured or stored in bulk</p>	<p>A3-1 Development complies with a Bushfire Management Plan prepared for the site <i>Comment: Not applicable as no hazardous materials manufactured or will be stored in bulk because there is absolutely no reason for such to occur.</i></p>

Note: Of all the three overlays being the:-

- Acid sulphate soils overlay
- Cultural Heritage and Valuable Sites code and
- Natural Hazards Code

There was no matters that required specific actions to be taken and it is considered that all three overlays will raise no matters of concern in the assessment process.

3.1.3-Land Use Codes

These codes are as advised relate to specific types of development that can take place on land parcels. Of the twenty (20) various designated land uses the most relevant to the subject development application and although not part of such development application is the land use pertaining to the land is for the use of constructing residential home and probably out buildings

Therefore no action is required to this part of the Planning Instrument.

3.1.4- General Codes

The assessment tables for reconfiguration of a lot show that two of the general codes are flagged for attention and these are:-

- Natural Areas and Scenic Amenity coded and
- Reconfiguring a Lot code

3.1.4.1-Natural Areas and Scenic Amenity code

The purpose of this code is to ensure that areas of natural value/environmental significance and Scenic Amenity value throughout the Shire are retained and conserved in order to:-

- Maintain and improve landscape integrity and Scenic Amenity values.³
- Retain areas in their natural state and protect them from inappropriate, visually obstructive development
- Protect areas as valuable natural, environmental and scenic areas which are an asset to the Shire.
- Protect fauna habitat and linkages
- Maintain areas for their combination of landscape elements which create the dominant landscape character of the Shire.
- Maintain and improve the eco system functions of aquatic systems
- Protect biodiversity and
- Protect the unique environmental values of the Shire which are of international significance.

The application of this code also includes where the Designated Development Area (DDA) is within or partially within an area of remnant vegetation

or

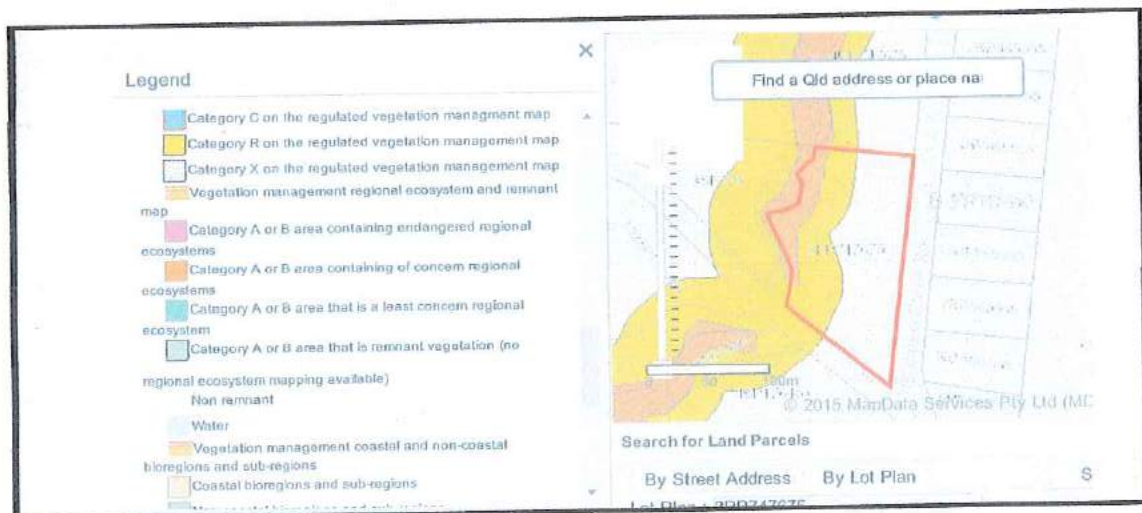
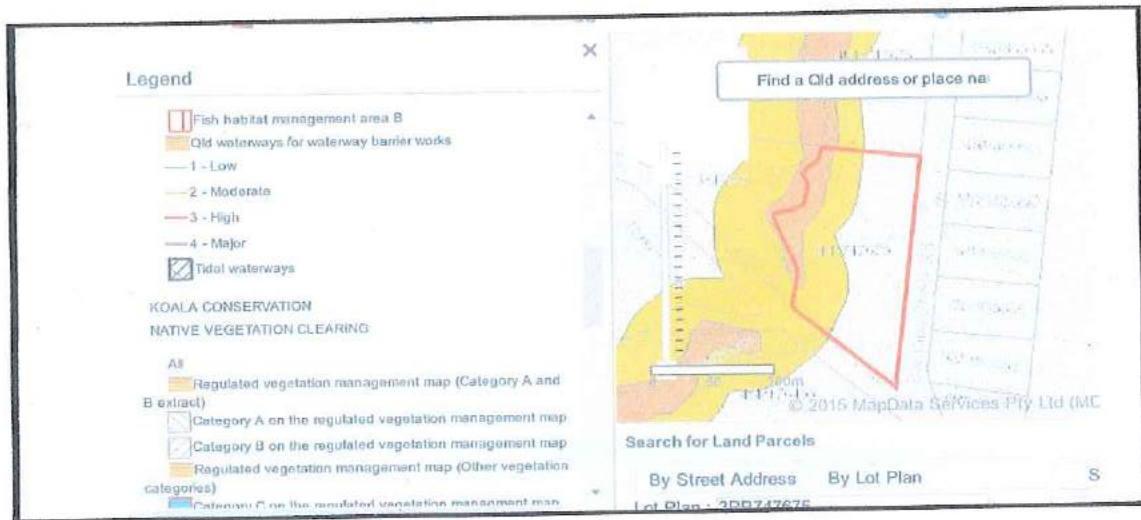
the boundary of the DDA is within 50 metres of an area of remnant vegetation

or

the boundaries of the DDA is within 50 metres of a watercourse included in:-

- Category 1-Major Perennial watercourse
- Category 2-Perennial Watercourse or
- Category 3-Minor Perennial Watercourse.

Skeleton Creek is within 50 metres of the development application area and in fact forms the western boundary of the area. It is according to the owners an ephemeral watercourse and from inspection of the SARA maps which are on the following page Skeleton Creek is not listed as having a category classification



The brown coloured area along Skeleton Creek denotes regulated vegetation management map (categories A and B extract) of which the hatched area denotes Category B on the regulated vegetation management map.

The yellow coloured area denotes regulated vegetation management for other vegetation categories which in this case is Category R.

In appendix 3 is a map showing the Protected Plants Flora Survey Trigger map of which the property is denoted as a high risk area which means that the property comes under particular provisions of the Nature Conservation Act 1992 to the clearing of protected plants.

The trigger mechanism is that in the event that hypothetically clearing further native timber was envisaged then a flora survey must be undertaken and a clearing permit may be required for any determined endangered, vulnerable and near threatened plants, and their supporting habitat.

The whole property has all been cleared to the riparian boundary of Skeleton Creek and the cleared area either containing buildings, planted landscaping and the rest mowed lawns, it is considered the trigger action is not applicable for this property.

The land suitability overview map included in Appendix 3 shows for the subject property that it is identifying the Land Suitability category and is classified as MJA369., being land suited to cropping land both broad acre and horticulture in which the soils are friable non-non cracking clay or clay loam soils of dermosols and ferrosols having a uniform or graduated texture profile, being bright yellowish coloured..

The map is only required if an application is made to clear vegetation for high value or irrigated high value agricultural. The Land suitability assessment is for the purpose of assessing the capacity of the land to sustain specific land uses such as cropping, irrigated agriculture or forestry.

As none of these are applicable to the subject development application where the proposed development is to provide for small hobby farm type rural residential holdings.

Maps have also been produced by the State Government in respect to vegetation on the property and as also shown on the preceding page for the two SARA plans.

These maps include:-

- ***Pre-clearing regional ecosystem systems coloured by broad vegetation Groups.***
This map classifies the land as originally *Rainforests and Scrubs* with a regional eco system patch tabled 7.3.10c which respectively represent bioregion-land zone-vegetation community.

The property bioregion is stated as having a vegetation management act class of concern and a biodiversity that is endangered. The land zone is alluvium river and creek flats in general overall locality and the vegetation community is described as "mesophyll vine forest with scattered archontophoenix alexandrae (feather palm) in the sub canopy. Seasonally inundated lowland alluvial plains."
- ***Remnant 2015 regional ecosystem systems coloured by broad vegetation Groups.***
This map denotes the status of the vegetation as in 2015 with the subject property shown as near to all cleared except for some extension areas of the riparian vegetation of Skeleton Creek which contains vegetation of rain forest and more comprehensibly in the previous description.
- ***Pre clearing regional ecosystems.***
Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil.

This map shows that originally the area had a biodiversity status of the dominant vegetation as endangered, which is caused by the clearing operations at some time.

- **Remnant 2015 regional ecosystems**

This map shows the current regional ecosystem as at 2015 having a considerably reduced regional ecosystem. The property is shown totally devoid of any ecosystem except for the purple colouring on the map signifying endangered dominant vegetation which exists along Skeleton Creek and ventures in part into the subject land.

The Planning instrument for Areas of Natural and Scenic Amenity Value Code has a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
P1 Where a development is within a DDA triggers this Code, the natural and environmental values of the area of Remnant vegetation and/or watercourse/s are protected from inappropriate development	A1-1 Buildings/structures, access roads/car parking, infrastructure and landscape/recreation facilities are constructed within the DDA identified on a site plan drawn to scale. <i>Comment: Not applicable as property is not within a DDA and further no construction works are to take place under this application.</i>
	A1-2 Where internal roads are required to service the development the roads are located within a DDA identified on a site plan drawn to scale (Information that the Council may request to demonstrate with the Performance Criteria as outlined in Planning Policy No. 8-Natural Areas and Scenic Amenity and Planning Policy No. 10- Reports and Information that Council may request. <i>Comment: Not applicable as no roads to be required.</i>

<p>P2 Development does not adversely impact on the natural and environmental values and Scenic Amenity of areas identified as Remnant Vegetation and/or watercourses</p>	<p>A2.1 Where development occurs, it is located on that part of the site which poses the least threat to the natural and environmental values and scenic amenity for example:-</p> <ul style="list-style-type: none"> • Adjacent to existing development • Within an existing cleared area • Within a disturbed area with little potential for rehabilitation • Within an area close to an access road • Removed from an identified area of important habitat <p><i>Comment: All reconfiguration is to occur so that the remnant vegetation on Skeleton Creek is not interfered with.</i></p>
	<p>A2-2 Development within the DDA is sited to minimise visual intrusion on the site and the surrounding landscape.</p> <p><i>Comment: Not applicable as development is only creating two new internal boundaries.</i></p>
	<p>A2-3 No continuous boundary fence lines or barriers are erected on an approved development site within a DDA identified on a Site Plan to scale</p> <p><i>Comment: Not applicable as there are no fences to be erected in this application, and it is not considered to be in a DDA</i></p>
	<p>A2-4 Infrastructure such as water mains, sewers, electricity, and telecommunications services is sited underground wherever reasonable to protect Scenic Amenity and is located within a DDA on a site plan drawn to scale</p>

P1-continued	A2.4-continued <i>Comment: Not applicable as required services of water main, electricity(overhead) and telecommunications exist and only require connection</i>
	A2-5 Internal roads associated with the development are designed and constructed to achieve a low speed environment. <i>Comment: Not applicable as no roads to be constructed</i>
	A2-6 Roads and infrastructure services do not cross the setback area/riparian corridor; or if this is not possible the number of crossings is minimised <i>Comment: Not applicable as no roads to be constructed</i>
	A2-7 Setback areas/riparian corridors are provided in accordance with A4.1, A4.2, A4.3 and A4.4 below and the lowest intensity of development occurs adjacent to any setback area/riparian corridor and in the case of reconfiguration larger lots are located adjacent to any setback area/riparian corridor.
	<i>Comment: All three proposed lots will be of larger size and back onto riparian corridor slightly.</i> A2-8 There is no fragmentation or alienation of any Remnant vegetation. <i>Comment: Will not occur</i>
	A2.8 Any natural environment or scenic amenity value of any balance area outside the DDA is protected <i>Comment: Riparian corridor to be protected and not interfered with</i>

<p>P3 Any development involving filling and excavation minimises detrimental impacts on any aquatic environment</p>	<p>A3.1 No acceptable solution (Information may be requested by Council to demonstrate compliance with the Performance Criteria as outlined in Planning Policy No. 10- Reports and Information the Council may request) <i>Comment: Not applicable as no filling or excavation to occur in this development application.</i></p>
<p>P4 Setback areas/riparian corridors adjacent to watercourses are provided/maintained or re-established and revegetated with species endemic to the local area</p>	<p>A4 For residential reconfigurations (Residential 1, Residential 2 or Rural Settlement Planning areas , aquaculture, tourist activities, industrial activities and other large scale developments or development likely to have an impact on water quality of adjacent watercourse/s any degraded sections of the setback area/riparian corridor are revegetated with endemic species typical of the riparian corridor in the areas <i>Comment: Not applicable as no degraded sections and no interference will occur to water quality in Skeleton Creek.</i></p>
	<p>A4.2 Revegetation occurs in accordance with a landscape plan prepared by a suitably qualified professional in compliance with the requirements of Planning Scheme Policy No. 8- Natural areas and Scenic Amenity and Planning Scheme Policy No.7- Landscaping <i>Comment: No requirement for revegetation to occur.</i></p>
	<p>A4.3 The minimum width of the setback area/riparian corridor measured out from the shoulder of each high bank for the respective categories of</p>

P4-continued	A4.4 Native vegetation within the setback area/riparian corridor other than identified noxious and environmental weeds is retained <i>Comment: All native vegetation is to be retained and not interfered with.</i>
---------------------	--

Use of Setback areas/riparian corridors

P5 Any use of a setback area/riparian corridor does not adversely affect the integrity of the setback area/riparian corridor	A5.1 Only low key, passive low impact recreational facilities, including pedestrian and cycle paths or boardwalks are located within the setback area/riparian corridor <i>Comment: No requirement for any low key, passive recreational facilities</i>
	A5.2 The location of low key, passive, low impact recreational facilities including pedestrian and cycle paths or boardwalks are located within the setback area/riparian corridor, does not affect the connectivity function and landscape/environmental or scenic amenity values of the setback area/riparian corridor <i>Comment: No requirement for any low key, passive recreational facilities</i>
P6 Any development sited wholly or partially on land with a slope gradient greater than 15% protects the scenic amenity values of the land from inappropriate and visually prominent development.	A6.1 Land with a slope greater than 15% and including remnant vegetation remains undeveloped and in its natural state. <i>Comment: Not applicable as no land has a slope greater than 15%</i>
	A6.2 Any development remains unobtrusive and sited below the tree line and ridge line

<p>P6-continued</p>	<p>A6.2-continued (Information that the Council may request to demonstrate with the Performance Criteria as outlined in Planning Policy No. 8-Natural Areas and Scenic Amenity and Planning Policy No. 10- Reports and Information that Council may <i>Comment: . Not applicable as no land has a slope greater than 15% and the only development is to be the addition of two internal boundary lines.</i></p>
----------------------------	--

3.1.4.2-Reconfiguring a lot code

The purpose of this code is to ensure;-

- Lots are suitable for their intended purpose
- The environmental and scenic values of the Shire are protected
- Lot reconfiguration in the Rural Planning Area and Residential Settlement Planning Area does not result in defragmentation or alienation of good quality agricultural lands
- Lot reconfiguration of land achieves good urban design outcomes and
- Lot reconfiguration in the urban areas of the Shire facilitate:-
 - The efficient use of land
 - Safe, convenient and attractive neighbourhoods and functional industrial or commercial uses
 - The efficient provision of transport services
 - The provision of public open spaces, landscaping and recreational areas for outdoor recreation and community activities and
 - Opportunities for walking and cycling for recreational and as alternative methods of travel.

The Planning instrument for Reconfiguration of Lot has a table of Performance Criteria designated by the letter "P" and Acceptable Solutions by the letter "A"

Attending to these assessment criteria's:-

PERFORMANCE CRITERIA	ACCEPTABLE SOLUTIONS
<p>P1 Lots are of sufficient area and dimensions to meet the requirements of the users and accommodate the form of the development likely to be constructed in the respective Planning Areas, together with the open space. Landscaping, access and car parking associated with the particular form of development</p>	<p>A1-1 Lots comply with the area and dimensions identified for lots in the respective Planning Areas of Table 1 being minimum area and dimensions of lots for each planning area. <i>Comment: For the Planning area of the subject land the minimum is only stated for area which is a minimum of 4000m² to which the application complies with.</i></p>

Rural Planning Areas

<p>P2 Lots are of an appropriate size and configuration to sustain the utility and productive capacity of the land for rural purposes and to reduce potential for impacts on the natural environment by facilitating opportunities for the implementation of improved land management practices and through provision of safe and adequate water supply and sewerage disposal</p>	<p>A2.1 Lot boundaries relate to natural features such as ridges or other catchment boundaries, drainage lines or flood flows, or remnant stands of vegetation <i>Comment: Not applicable as not zoned rural land</i></p>
	<p>A2.2 Lots comply with the area and dimensions identified for lots in the Rural Planning Area in Table 1 <i>Comment: Not applicable as not zoned rural land</i></p>
	<p>A2.3 Designated development areas are identified on any lot exceeding a maximum slope of 15% and are registered on the title <i>Comment: Not applicable as not zoned rural land</i></p>

Rural Settlement Planning Area

P3

Rural settlement lots are located and designed such that they:

- Have a sustainable level of impact on the natural environment having regard to water supply and water quality, effluent disposal, potential erosion and natural habitat
- Retain significant landscape features, views and vegetation cover.
- Provide for a high level of residential and scenic amenity, access to services and facilities, and safety from risk of natural hazards such as bushfires and
- Do not impact on the safety and efficiency of the Shire's Road network

A3.1

The location and layout of new lots does not fragment GQAL or areas of ecological or scenic value and provides for buffers that adequately protect each areas from fringe deterioration and other impacts and maximizes connectivity between such areas

Comment: Complies with no QCAL in subject land and riparian vegetation along Skeleton Creek and connectivity not interfered with.

A3.2

Designated development areas (DDA) are identified on any lots exceeding a maximum slope of 15% and are registered on title

Comment: Complied with as no DDA areas and no land exceeds 15%

A3.3

The location and layout of lots minimises the extent of cut and fill for building area or road construction

Comment: Complies as no cut or fill as any proposed Buildings have a good building contour of level land and no roads to be constructed.

A3.4

The location and layout of lots allows for the buffering of riparian vegetation and waterways.

Comment: Complies as Skeleton Creek and riparian vegetation to be not interfered with being part of adjacent western boundaries.

A3.5

Lots are buffered from any incompatible land use.

Comment: Complied with as no incompatible land use to take place

Rural Settlement Planning Area

P3-continued	A3.6 The location and layout of new lots minimises risk from bushfire through the following measures;- <ul style="list-style-type: none"> • The road layout provides for through roads and avoids cul-de-sacs and "dead end" roads • Designated development areas (DDA) are sited in clear areas away from the tops of ridges and not on north to west facing vegetated slopes and • The use of fire breaks. <i>Comment: Complies with as property designated low risk bushfire area, there are no DDA's and no roads to be constructed.</i>
	A3.7 Lots are not located in an area affected by noise from a State controlled road, <i>Comment: Complied with as property does not have any frontage to a State Controlled road.</i>

Residential 1 Planning Area

P4 and P5 <i>Comment: Not relevant to subject land which is zoned Rural Settlement</i>	A4.1 and A5.1 <i>Comment: Not applicable as land not zoned residential 1</i>
--	--

Commercial/ Industrial Planning Area

P6 <i>Comment: Not relevant to subject land which is zoned Rural Settlement</i>	A6.1 <i>Comment: Not applicable as land not zoned commercial or/and industrial</i>
---	--

Infrastructure for Local Communities

<p>P7 Provision is made for open space that:-</p> <ul style="list-style-type: none"> • Meets the recreational needs of residents and visitors to the Shire • Provides a diverse range of settings, creates effective linkages with other areas and natural areas and • Contributes to the visual and scenic amenity of the Shire 	<p>A7.1 An area of 10% of the land to be reconfigured is provided as open space in accordance with Planning Policy No, 9-Open Space contribution or a contribution is paid in lieu of an area being designated for open space in accordance with Planning Policy No, 9-Open Space contribution or a combination of the above as agreed by Council <i>Comment: No requirement for provision of open space as land zoned Rural Settlement</i></p>
<p>P8 Informal Parks and Sporting Parks are provided and sited to meet the needs of local residents in the Shire</p>	<p>A8.1 Informed Parks are provided in the ratio of 2 hectares per 1000 persons with a minimum size of Informed Parks being 0.5-1 hectare (Local Park) and 3-5 hectares (District Parks) and Sporting Parks are provided at the ratio of 2 hectares per 1000 persons with a minimum size of Sporting Parks being 1.2-2 hectares (Local Parks and 5 hectares (District Parks) <i>Comment: No requirement for provision of Informed Parks as development will provide for only a few persons (2 more houses)</i></p>

Road Network

<p>P9 and P10 <i>Comment: Not relevant to subject land as no new roads to be constructed.</i></p>	<p>A9.1 to A9.5 inclusive and A10.1 and A10.2 <i>Comment: Not applicable as no new roads to be constructed</i></p>
--	---

Pedestrian and Bicycle Network

<p>P11 <i>Comment: Not relevant to subject land.</i></p>	<p>A11.1 <i>Comment: Not applicable as no pedestrian or/and bicycle network to be provided as property not in a residential area.</i></p>
--	---

Stormwater Drainage

<p>P12 Stormwater runoff is contained and managed so that it does not adversely affect:</p> <ul style="list-style-type: none"> • Natural watercourses • Surface or underground water quality or • The built environment either upstream or downstream of the site 	<p>A12.1 Stormwater drainage is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No. 6-FNQROC Development Manual <i>Comment: Not applicable as no stormwater drainage required. Existing stormwater drainage is provided by Council along Bamboo Creek Road and Miallo-Bamboo Creek Road.</i></p>
--	--

Water Supply

<p>P13 An adequate safe and reliable supply of potable water is provided</p>	<p>A12.1 Where in a water supply area, each new lot is connected to Council 's reticulated water supply system and The extension of and connection to the reticulated water supply system is designed and constructed in accordance with the specifications set out in Planning Scheme Policy No. 6-FNQROC Development Manual; <i>Comment: Existing Council's water Supply system and requires lot connections and no requirement for extension works</i></p>
--	--

Treatment and Supply off Effluent

P14

Provision is made for the treatment and disposal of effluent to ensure that there are no adverse impacts on water supply and no adverse ecological impacts as a result of increasing the cumulative effect of systems in the locality

A14.1

Each lot is connected to Council's sewerage system

and

The extension of and connection to the sewerage system is constructed in accordance with the specifications set out in Planning Policy No., 6-FNQROC Development Manual

or

where there site is not in a sewerage scheme area, the proposed disposal system meets the requirements of relevant Sections of the Environmental Protection Policy (Water) 1997

and

The proposed on site effluent disposal system is located on and contained within the lot in accordance with the Standard Sewerage Law.

Comment: No Council sewerage system in area. Disposal by septic tank installation to which existing dwelling is connected to. The two new lots will require an approved disposal system. This application is only for the provision of 3 new lots and effluent disposal to be addressed in residential building application

A14-2

A contribution is paid in accordance with Planning Scheme Policy No.11-Water supply and Sewerage headworks and Works External contributions.

Comment: No sewerage contribution required as effluent disposal by stand- alone systems

Water supply contribution to be determined in assessment conditions

Residential Development- Standard Format Plan with Common Property.

<p>P15-P20 inclusive</p> <p><i>Comment: Not relevant as no intention to create a rural strata title subdivision</i></p>	<p>A15.1 to A20.1 inclusive</p> <p><i>Comment: Not applicable as proposed development is for 3 lots to have individual titles and no consideration as to rural strata title scheme.</i></p>
--	--

Boundary Realignment

<p>P21</p> <p><i>Comment: Not relevant as no boundary realignment to development application which is for reconfiguration approval</i></p>	<p>A21.1</p> <p><i>Comment: Not applicable as application is for reconfiguration not a boundary alignment where no new lots must be created.</i></p>
---	---

Energy Efficiency

<p>P22</p> <p>The road and lot layout facilities, the siting of buildings to conserve non-renewable energy sources and assists in orientation and design for the local tropical conditions</p>	<p>A12.1</p> <p>No acceptable solutions provided</p> <p><i>Comment: There are no roads and the lot layout is considered the optimum layout and sufficient are exists for siting of buildings to conserve non-renewable energy sources and elasticity in orientation and design</i></p>
<p>P23</p> <p>The road and lot layout minimises fossil fuel use by;</p> <ul style="list-style-type: none"> • Reducing the need for and length of local vehicle trips. • Maximising public transport effectiveness • Encouraging walking and cycling and • Provision of appropriate street landscaping 	<p>A23.1</p> <p>No acceptable solutions provided</p> <p><i>Comment: There are no roads to be included and land is located in a semi-rural area and this performance requirement is considered to be appropriate for urban areas.</i></p>

3.1.5.1-Planning Policies.

There are some eleven (11) Planning Policies numbered from No. 1 to No. 11 and some of these are referred to in various performance criteria with their associated Acceptable solutions.

Of all the Planning Policies mentioned none were triggered for further reference and therefore no reporting is given to such mentioned Planning Policies.

4.0 SUMMARY

Is an application that reconfigures an existing lot into three (3) lawfully executed lots that have been demonstrated that they have not fragmented in any manner any good quality agricultural lands and have maintained the aesthetic attribute and image for the locality, with no negative impact.

The reconfiguration is considered optimum development for the site and can be connected to all services of mains water, overhead electricity and underground telecommunication services with each passing along the frontage roads. No infrastructure extensions are required. The current infrastructure services are considered as well below their maximum capacity when this development is connected to.

The frontage roads are fully developed rural roads with two lane bitumen roads, adequately signposted both in road identification and safety signs and verges are without any scouring comprising grassed areas and open wide grass covered ditch earth drains carrying stormwater in an orderly and non-eroding velocity.

The proposed lots are greater than the minimum of 4000m² and have been so designed to maximize each lot having a rear boundary onto a densely vegetated riparian corridor along Skeleton Creek, with no interference and maintaining this scenic amenity, which will significantly add to the charm and enjoyment of residential living to each lot.

The land is nearly all level save for a small easy grade in the rear sections of the proposed lots with more emphasis to this slight grade on the most northern and most southern lots. An excellent building contour is provided for each of the new vacant lots where very limited earthworks will be required for any new residences.

The depth of the lots allow for ample provision of required building lines and the provision of privacy landscaping to maintain a low impact if any on the local community environmental features.

The existing ecological and environmental as well as remnant vegetation and including any required habitat for either endangered or non-endangered species of flora and fauna will be protected, not subject to any fragmentation and be given maximum protection.

The development application herewith is recommended to Council for its approval and provision of a development permit to allow a subdivision into three rural residential lots and issue of titles thereto.

5.0 -APPENDICES:

Appendix 1

Property cadastral plan, title plan and title.

Appendix 2

Locality map and Aerial map of property with existing lots defined

Appendix 3

Plan of proposed reconfiguration.

Appendix 4

Protected Plants Flora Survey Trigger Maps and Land Suitability Overview Map and Vegetation Management Report

Appendix 5

Remnant 2015 Regional Ecosystems, Preclearing Regional Ecosystems, Remnant 2015 Regional Ecosystems by Broad Vegetation Groups and Preclearing Regional Ecosystems by Broad Vegetation Groups.

Appendix 6

Photographs relating to property development application.

6.0- CONCLUSIONS

This report to the development application is accompanied by

- 1 Yours application fee of \$2,795.55
- 2 Application Details-IDAS Form 1
- 3 Reconfiguring a lot –IDAS Form 7
- 4 Schedule 3-Assessable Development Checklist 1
- 5 Schedule 3 Assessable Development Checklist 3

Your decisions and advices are accordingly awaited.

Yours faithfully,

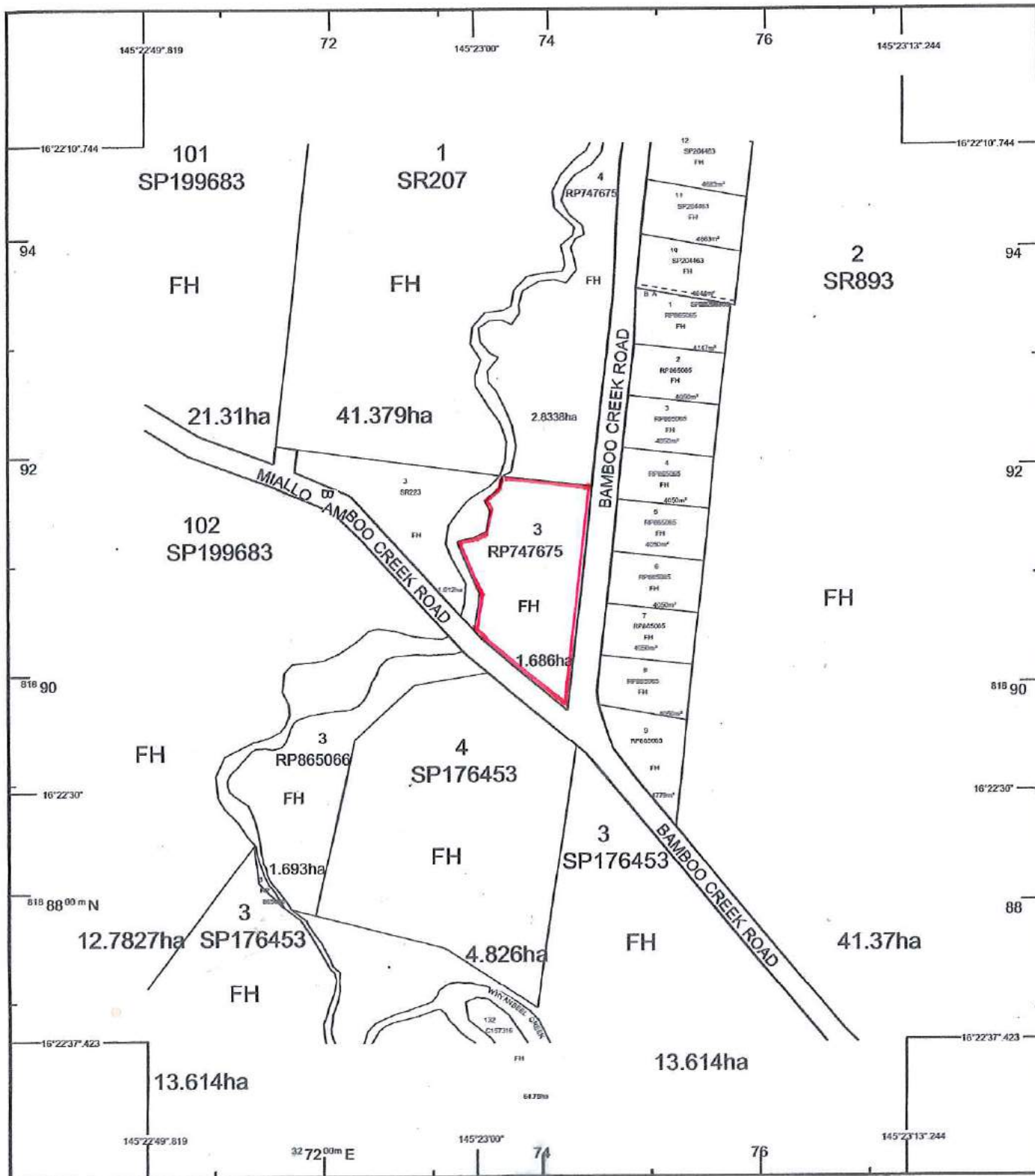
A handwritten signature in black ink, appearing to read 'T.J. Stewart', written over a horizontal line.

T.J.Stewart,
Cadastral Surveyor

ANNEXURE 1

PROPERTY CADASTRAL PLAN, PROPERTY

TITLE PLAN AND TITLE



STANDARD MAP NUMBER

7965-21333

MAP WINDOW POSITION &
NEAREST LOCATION



SUBJECT PARCEL DESCRIPTION

DCDB
Lot/Plan 3/RP747675
Area/Volume 1.686ha
Tenure FREEHOLD
Local Government DOUGLAS SHIRE
Locality BAMBOO
Segment/Parcel 8906/58

CLIENT SERVICE STANDARDS

PRINTED (dd/mm/yyyy) 15/06/2017

DCDB 15/06/2017

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For further information on SmartMap products visit <http://www.qld.gov.au/property/mapping/blnmap>

SmartMap

An External Product of
SmartMap Information Services

Based upon an extraction from the
Digital Cadastral Data Base



Queensland
Government

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CURRENT TITLE SEARCH

DEPT OF NATURAL RESOURCES AND MINES, QUEENSLAND

Request No: 25841766

Search Date: 28/04/2017 13:43

Title Reference: 21417096

Date Created: 12/10/1989

Previous Title: 20464152

REGISTERED OWNER

DANIEL JAMES COBB
JULIE PATRICIA COBB

JOINT TENANTS

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 747675
Local Government: DOUGLAS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 20078069 (POR 143)
2. MORTGAGE No 601422552 (T443788Y) 29/09/1989
TO AUSTRALIA AND NEW ZEALAND SAVINGS BANK LIMITED
3. MORTGAGE No 711595326 22/04/2008 at 11:15
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522

ADMINISTRATIVE ADVICES - NIL
UNREGISTERED DEALINGS - NIL

CERTIFICATE OF TITLE ISSUED - No

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

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Requested By: SMIS .

ANNEXURE 2

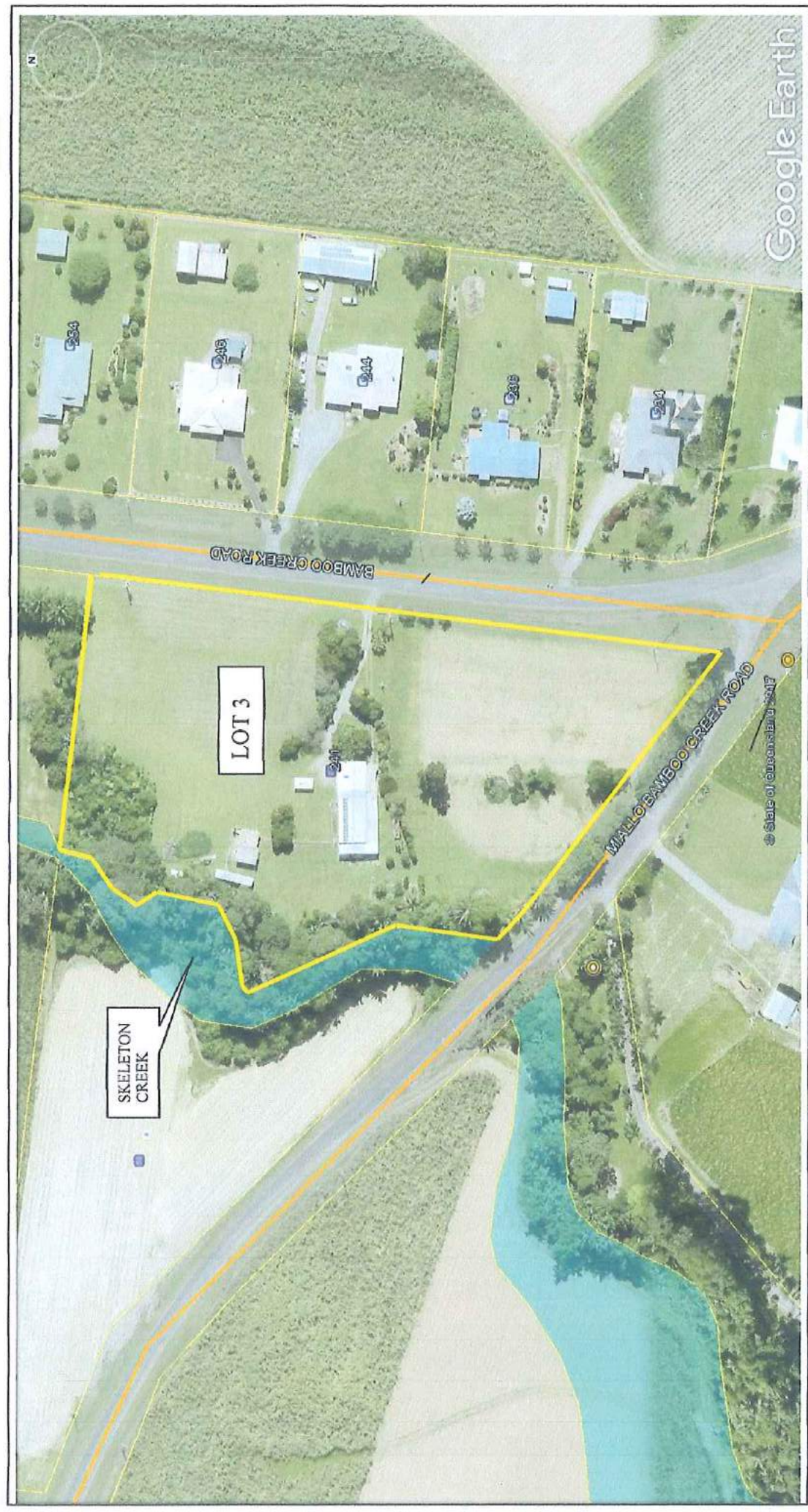
LOCALITY MAP AND

AERIAL MAP OF PROPERTY

BAMBOO CREEK LOCALITY



241 BAMBOO ROAD, BAMBOO



ANNEXURE 3

PLAN OF PROPOSED RECONFIGURATION

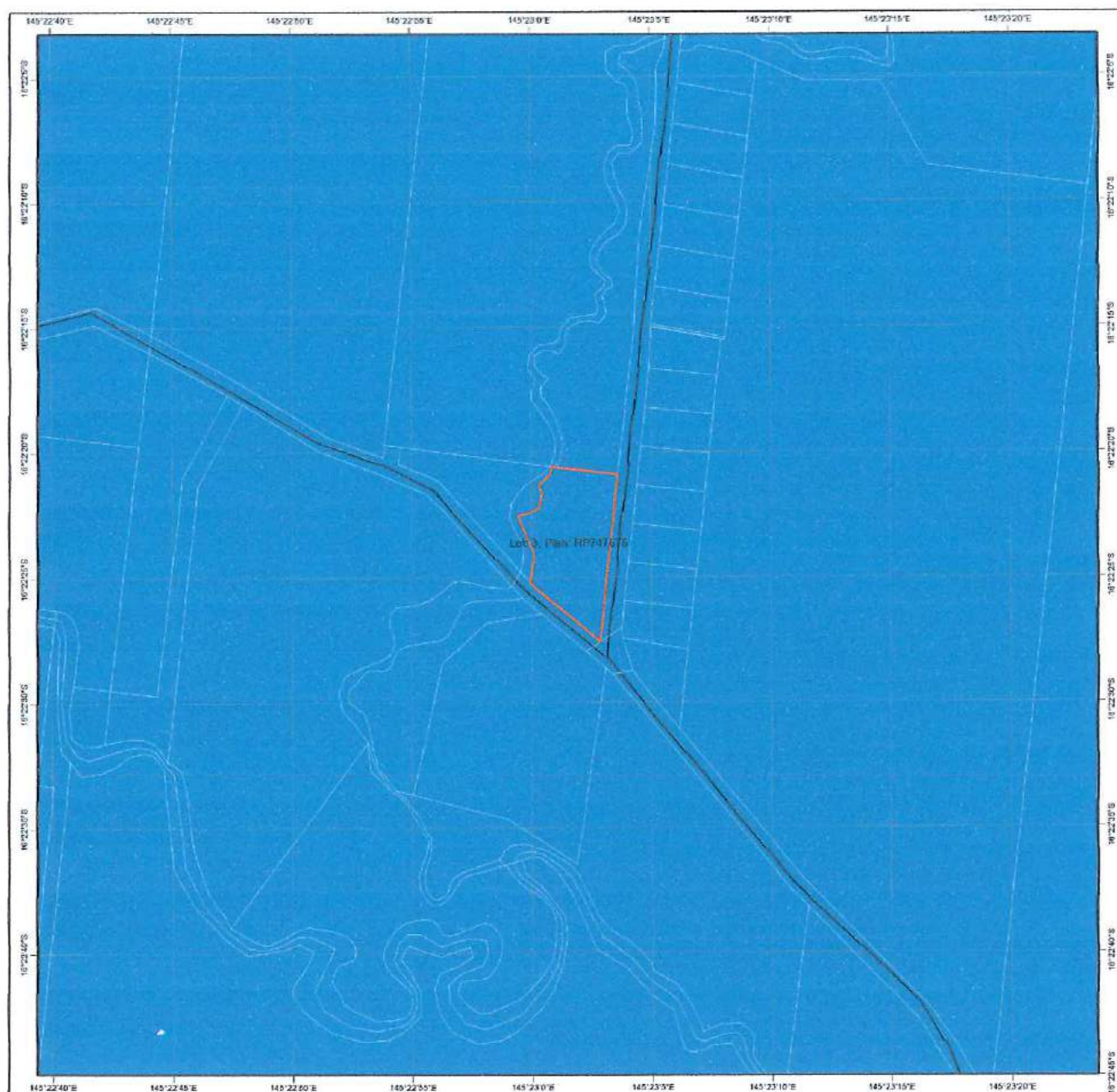
ANNEXURE 4

A PROTECTED PLANTS FLORA SURVEY

TRIGGER MAPS

B LAND SUITABILITY OVERVIEW MAP

C VEGETATION MANAGEMENT REPORT



Protected Plants Flora Survey Trigger Map

Legend

- Lot and Plan
- High risk area
- Cadastral line
- Property boundaries shown are provided as a locational aid only
- Freeways / motorways / highways
- Secondary roads / streets



0 50 100 150 200 250 m

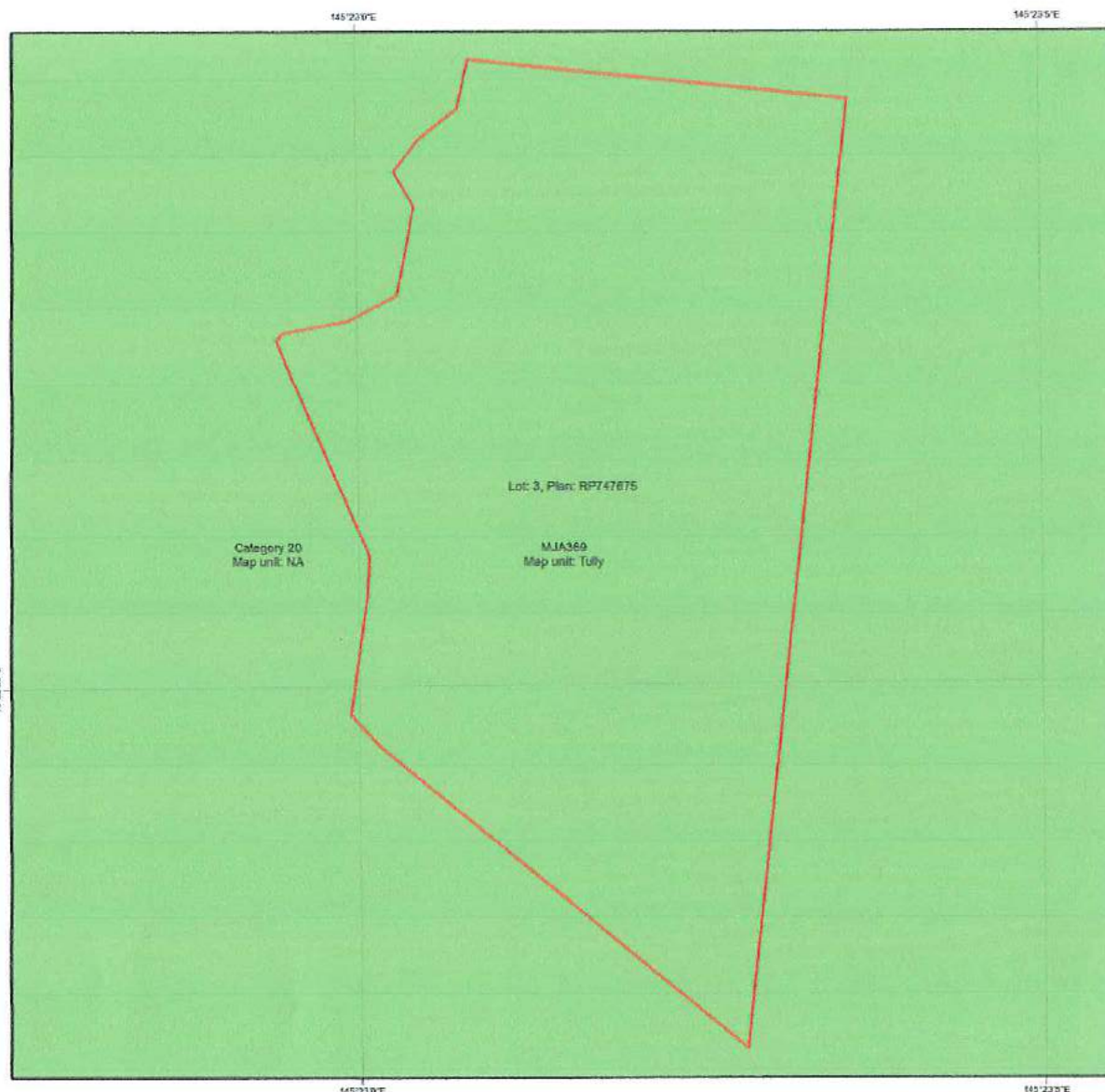
This product is projected into:
GDA 1994 Queensland Albers

This map shows areas where particular provisions of the Nature Conservation Act 1992 apply to the clearing of protected plants.

This map is produced at a scale relevant to the size of the area selected and should be printed as A4 size in portrait orientation.

For further information or assistance with interpretation of this product, please contact the Department of Environment and Heritage Protection at palm@ehp.qld.gov.au

Disclaimer:
While every care is taken to ensure the accuracy of the data used to generate this product, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaim all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damages) and costs which might be incurred as a consequence of reliance on the data, or as a result of the data being inaccurate or incomplete in any way and for any reason.

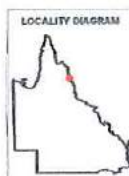


Land Suitability Overview Map

Legend

- Lot and Plan
- Cadastral Boundaries
- Land suitability mapping 1:100,000 scale or better (Category 2 or 3*)
- Land suitability mapping greater than 1:100,000 scale (Category 4)
- No mapping available (Category 4)

* Category 3 applies to applications where there is some land resource mapping or information available however it either does not cover the entire area, or the land suitability mapping and information does not identify the land as suitable for the proposed crop and management systems.



Disclaimer

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This product is projected into:
 GDA 1994 MGA Zone 55

Important information

The Land Suitability Overview Map assists with identifying the Land Suitability category under the high value and irrigated high value agriculture vegetation clearing purpose. This map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available on the selected lots. Where no data is available, the maps will be blank, with no mapping visible.

Further information on these categories is available in the Guideline for applying to clear for high-value or irrigated high-value agriculture (www.dnrm.qld.gov.au).

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This land suitability mapping and report identifies the land resource information that the Queensland Government has available in the vicinity of your property to help determine if your land is suitable for the proposed crops.

It also provides a link to the related land resource reports that will contain key crop and soil information to help you demonstrate that the land is suitable for the proposed crop.

You can access the full survey report through the following website:

<http://www.publications.qld.gov.au>

Search for the report by entering the Project Name or Project Code.

Data is available at:

www.data.qld.gov.au

Definitions for soils data are available at:

<http://www.qld.gov.au/environment/assets/documents/land/soil/info-sheet-qgis-soils-data.pdf>

Overview

Project details

Project name	Project code	Start date	Scale
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	MJA	1989-01-01 00:00:00	50000

Availability

Project name	Availability of report
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	Available at www.publications.qld.gov.au

Report Summary - Category 2 and Category 3

Scale 1:100,000 or better (Unique ID, map unit, and Ag Land Class)

Project code	Polygon number	Map code	Meaning	Ag Land Class code	Ag Land Class meaning	Last updated
MJA	369	Tu	Tully	A1	Crop Land - Broadacre and Horticulture	1/JAN/2013

Scale 1:100,000 or better (Dominant entity type)

Project code	Polygon number	Entity type	Entity code	Entity meaning
MJA	369	SPC	Tu	Tully

Scale 1:100,000 or better (Other soils information)

Project code	Polygon number	Dominant entity percentage	Sub-dominant entities	Dominant SPC generic group	Concept
MJA	369	41	Co (39%), So (20%)	Friable non-cracking clay or clay loam soils - Dermosols, Ferrosols	Uniform or gradational texture profile, bright yellowish whole coloured upper B horizon.

Report Summary - Category 4

Mapping greater than 1:100,000 scale (Unique ID, map unit, and Ag Land Class)

Project code	Polygon number	Map code	Meaning	Ag Land Class code	Ag Land Class meaning	Last updated
Category 2	0	NA	NA	NA	NA	NA

Mapping greater than 1:100,000 scale (Dominant entity type)

Project code	Polygon number	Entity type	Entity code	Entity meaning
Category 2	0	NA	NA	NA

Mapping greater than 1:100,000 scale (Other soils information)

Project code	Polygon number	Dominant entity percentage	Sub- dominant entities	Dominant SPC generic group	Concept
Category 2	0	0	NA	NA	NA



Vegetation management report

For Lot: 3 Plan: RP747675

Current as at 21/06/2017

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Overview

The management and clearing of native vegetation in Queensland is regulated by the *Vegetation Management Act 1999*, the *Vegetation Management Regulation 2009*, the *Sustainable Planning Act 2009* and the *Sustainable Planning Regulation 2009* in conjunction with associated policies and codes. These legislation, policies and codes are referred to as the Vegetation Management Framework.

Many routine vegetation management activities can be carried out under exemptions or self-assessable codes under the *Vegetation Management Act 1999*. Other activities may require you to apply for a development approval under the *Sustainable Planning Act 2009*. The requirements for a permit depend on the type of vegetation, the land tenure (e.g. freehold or leasehold land), the location, and the extent and purpose of the proposed clearing. In urban areas, vegetation may be regulated by local government provisions even if it is not regulated vegetation under the VMA.

The information in this report will assist you to determine the options for managing vegetation on your property. Based on the lot on plan you have supplied, this report provides the following detailed information:

1. **Property region** - the local government area, bioregion(s), subregion(s), catchment(s) and any applicable area management plans associated with your property.
2. **Vegetation management framework** - an explanation of the options that may be available to manage vegetation on your property.
3. **Property details for the specified Lot on Plan** - specific information about your property including land tenure, vegetation categories, regional ecosystems, watercourses, wetlands, essential habitat, land suitability and protected plants.
4. **Maps** - a series of colour maps to assist in identifying regulated vegetation on your property including:
 - regulated vegetation management map
 - vegetation management map
 - land suitability map
 - protected plants map.

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5.4 Protected plants map	15

1. Property regions

Table 1 provides a summary of the regions that property Lot: 3 Plan: RP747675 is located within.

Table 1: Property regions

Local Government(s)
Douglas Shire

Bioregion(s)	Subregion(s)
Wet Tropics	Daintree - Bloomfield

Catchment(s)
Daintree

Area Management Plan(s): Nil

2. Vegetation management framework

Vegetation clearing is regulated under the *Vegetation Management Act 1999* (VMA) and the *Sustainable Planning Act 2009* (SPA). A development approval is required to clear where the clearing is not exempt under the SPA, or where it cannot be carried out under a self-assessable clearing code or an area management plan under the VMA.

The VMA does not apply to all land tenures or vegetation types. State forests, national parks, forest reserves and some tenure types as defined under the *Forestry Act 1959* and *Nature Conservation Act 1992* are not regulated by the VMA. Managing vegetation not regulated under the VMA may require permits under these laws.

The following native vegetation is not regulated under the VMA but may require permit(s) under other laws:

- a) grass or non-woody herbage;
- b) a plant within a grassland regional ecosystem; and
- c) a mangrove.

The regulated vegetation management map, the vegetation management map, the land suitability map and the protected plants map provided in section 4 and the information provided in section 2 and 3 of this report will assist you in identifying clearing suitability and enable you to determine whether your proposed clearing is:

- exempt;
- requires notification and compliance with a self-assessable code or area management plan; or
- requires a development approval.

2.1 Exemptions

The vegetation management framework allows clearing for certain purposes without approval, known as an exemption.

Areas that are mapped as Category X (white in colour) on the regulated vegetation management map (section 5.1) on most State land tenures are exempt and therefore do not require a development approval or notification.

There are other exemptions that apply to a range of routine property management activities. A list of these is available at <https://www.qld.gov.au/environment/land/vegetation/exemptions/>.

Although vegetation management laws may allow clearing under an exemption, there may be other state, local or Commonwealth laws that apply. Exemptions may not apply if the vegetation is subject to permit conditions, a covenant, an

offset or restrictions as a result of unlawful clearing.

2.2 Self-assessable codes

Some clearing activities can be undertaken using a self-assessable vegetation clearing code and notification process. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/vegetation/codes/>

If you intend to clear vegetation under a self-assessable vegetation clearing code, you must notify the department before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at

<https://apps.dnrm.qld.gov.au/vegetation/>

2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing. They list the purposes and clearing conditions that have been approved for the areas covered by the plan. It is not necessary to use an AMP, even when an AMP applies to your property.

If an area management plan applies to your property, it will be listed in Table 1 of this report.

To clear under an existing AMP, you must notify the DNRM before clearing starts and follow the conditions listed in the AMP. You can download the area management clearing notification form and obtain a copy of the relevant AMP at

<https://www.qld.gov.au/environment/land/vegetation/area-plans/>

2.4 Development approvals

If your proposed clearing is not exempt, or is not permitted under a self-assessable vegetation clearing code, or an AMP, you may be able to apply for a development approval. Information on how to apply for a development approval is available at

<https://www.qld.gov.au/environment/land/vegetation/applying/>

3. Property details for Lot: 3 Plan: RP747675

3.1 Tenure

All of the lot, plan and tenure information associated with property Lot: 3 Plan: RP747675, including links to relevant Smart Maps, are listed in Table 2. The tenure of the property (whether it is freehold, leasehold, or other) may be viewed by clicking on the Smart Map link(s) provided.

Table 2: Lot, plan and tenure information for the property

Tenure	Lot	Plan	Link to property on SmartMap
Freehold	3	RP747675	http://globe.information.qld.gov.au/cgi-bin/SmartMapgen.py?q=3RP747675

The tenure of the land determines whether certain exemptions are applicable.

Some self-assessable codes apply only to freehold and leasehold land granted for grazing and agricultural purposes.

3.2 Vegetation categories

Vegetation categories are shown on the regulated vegetation management map in section 5.1 of this report. Descriptions for these categories are shown in Table 3.

Table 3

Category	Colour on Map	Description	Requirements
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
B	dark blue	Remnant vegetation areas	Clearing requires a development approval, exemption, or self-assessable clearing code or area management plan notification.
C	light blue	High-value regrowth areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
R	yellow	Regrowth within 50m of a watercourse in the priority reef catchment areas	Clearing requires exemption, or self-assessable clearing code or area management plan notification.
X	white	Areas not regulated under the <i>Vegetation Management Act 1999</i>	No permit or notification required on all but certain state land tenures.

The vegetation categories on this property are listed in Table 4.

Table 4: Vegetation categories for subject property

Vegetation category
Category X
Category R
Category B

3.3 Regional ecosystems

The endangered, of concern and least concern regional ecosystems on your property are shown on the vegetation management supporting map in section 5.2 and are listed in Table 5.

A description of regional ecosystems can be accessed online at <https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/descriptions/>

Table 5: Regional ecosystems present on subject property

Regulated vegetation description	Regional ecosystem patch
rem_oc	7.3.10

rem_leastc	is vegetation category A or B with a VMA status of least concern
rem_oc	is vegetation category A or B with a VMA status of concern
rem_end	is vegetation category A or B with a VMA status of endangered
hvr_leastc	is vegetation category C or R with a VMA status of least concern
hvr_oc	is vegetation category C or R with a VMA status of concern
hvr_end	is vegetation category C or R with a VMA status of endangered

The VMA status of the regional ecosystem (whether it is endangered, of concern or least concern) also determines if any of the following are applicable:

- exemptions
- performance outcomes in State Development Assessment Provisions (SDAP)
- self-assessable codes.

Some clearing purposes are limited to a particular group of regional ecosystems (e.g. encroachment) and some self-assessable codes allow clearing only in certain regional ecosystems.

3.4 Watercourses

Vegetation management watercourses for this property are shown on the vegetation management supporting map in section 5.2.

3.5 Wetlands

There are no vegetation management wetlands present on this property.

3.6 Essential habitat

Any essential habitat on this property will be shown on the vegetation management supporting map in section 5.2.

Essential habitat identifies areas in which species of wildlife that are endangered, vulnerable, rare or near threatened under the *Nature Conservation Act 1992* have been known to occur. These important habitat areas are protected under the VMA.

If essential habitat is identified on this property, the information about the protected wildlife species is provided in Table 6 below (if no table is displayed below, there has not been any essential habitat identified on this property). The species label is shown on the vegetation management supporting map in section 5.2. The essential habitat factors are stated in the columns marked with an asterisk.

Table 6: Endangered, vulnerable, or near threatened wildlife species identified within the property (if no table is shown below, there is no essential habitat identified on the property)

Label	Scientific Name	Common Name	NCA Status	*Vegetation Community	*Altitude
1087	<i>Casuarium casuarium johnsonii</i> (southern population)	Southern Cassowary (southern population)	E	Dense lowland and highland tropical rainforest, closed gallery forest, eucalypt forest with vine forest elements, swamp forest and adjacent melaleuca swamps, littoral scrub, eucalypt woodland and mangroves; often using a habitat mosaic; will cross open eucalypt, canefields and dry ridges between rainforest patches.	Sea level to 1500m.

Additional essential habitat information

Label	*Regional Ecosystem (mandatory)
1087	7.1.3, 7.2.1, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.11, 7.3.1, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.10, 7.3.12, 7.3.17, 7.3.23, 7.3.25, 7.3.36, 7.3.37, 7.3.38, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.14, 7.11.1, 7.11.2, 7.11.5, 7.11.6, 7.11.7, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.23, 7.11.24, 7.11.25, 7.11.28, 7.11.29, 7.11.30, 7.11.34, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.7, 7.12.9, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.39, 7.12.40, 7.12.44, 7.12.47, 7.12.50, 7.12.58. Also includes secondary habitat within identified priority corridors, and secondary habitat surrounded by primary habitat. Secondary regional ecosystems are 7.1.1, 7.1.2, 7.1.4, 7.1.5, 7.2.2, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.3.2, 7.3.9, 7.3.13, 7.3.14, 7.3.18, 7.3.19, 7.3.20, 7.3.21, 7.3.26, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.39, 7.3.40, 7.3.43, 7.3.45, 7.3.46, 7.3.47, 7.3.48, 7.8.11, 7.8.12, 7.8.13, 7.8.15, 7.8.16, 7.11.18, 7.11.19, 7.11.21, 7.11.26, 7.11.27, 7.11.31, 7.11.32, 7.11.36, 7.11.39, 7.11.40, 7.11.42, 7.11.43, 7.11.44, 7.11.46, 7.11.49, 7.12.10, 7.12.11, 7.12.12, 7.12.21, 7.12.22, 7.12.32, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.28, 7.12.29, 7.12.30, 7.12.34, 7.12.35, 7.12.37, 7.12.41, 7.12.45, 7.12.48, 7.12.49, 7.12.53, 7.12.59, 7.12.60, 7.12.61, 7.12.62, 7.12.67

3.7 Land suitability

Land suitability mapping and information is required if you are applying to clear vegetation for high value or irrigated high value agriculture. Land suitability assessment addresses the capacity of land to sustain specific land uses such as cropping, irrigated agriculture and forestry.

A land suitability map for this property is provided in section 5.3. The map provides detailed land suitability, agricultural land classification, or soil and land resource mapping data where it is available.

The land suitability project that applies to this property is shown in Table 7 and Table 8.

Table 7: Land suitability project details for this property

Project name	Project code	Start date	Scale
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	MJA	1989-01-01 00:00:00	50000

Table 8: Available land suitability project reports for this property

Project name	Availability of report
Wet Tropical Coast Study - North Queensland - Mossman-Julatten Area	Available at www.publications.qld.gov.au

3.8 Protected plants

In Queensland, all plants that are native to Australia are protected plants under the *Nature Conservation Act 1992*. The Act endeavours to ensure that protected plants (whole plants or protected plant parts) are not illegally removed from the wild or illegally traded.

Prior to clearing, you must check the flora survey trigger map to determine if the clearing is within a high risk area. The trigger map for this property is provided in section 5.4.

If your property is in a high risk area, a flora survey must be undertaken and a clearing permit may be required for clearing endangered, vulnerable and near threatened plants (EVNT plants) and their supporting habitat.

If a flora survey identifies that EVNT plants are not present or can be avoided by 100m, the clearing activity may be exempt from a permit. An exempt clearing notification form is required. This form can be downloaded at <http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/>

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that EVNT plants are present.

Clearing of least concern plants is exempt from requiring a clearing permit within a low risk area.

To be eligible for certain clearing exemptions you need to keep a copy of the map for the area subject to clearing. Protected plants flora survey trigger maps are valid for a period of 12 months from the date of request. After 12 months you will need to obtain a new protected plants flora survey trigger map to determine clearing requirements for your area of interest. This can be accessed online at

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

For further information or assistance on the protected plants flora survey trigger map for this property, please contact the Department of Environment and Heritage Protection at palm@ehp.qld.gov.au

3.9 Emissions Reduction Fund (ERF)

The ERF is an Australian Government scheme which offers incentives for businesses and communities across the economy to reduce emissions.

Under the ERF, farmers can earn money from activities such as planting (and keeping) trees, managing regrowth vegetation and adopting more sustainable agricultural practices.

The purpose of a project is to remove greenhouse gases from the atmosphere. Each project will provide new economic opportunities for farmers, forest growers and land managers.

Further information on ERF is available at <https://www.qld.gov.au/environment/land/state/use/carbon-rights/>

4. Contacts for further information

For further information on vegetation management:

Phone 135VEG (135 834)

Email vegetation@dnrm.qld.gov.au

Visit www.dnrm.qld.gov.au/our-department/contact-us/vegetation-contacts to submit an online enquiry.

5. Maps

The maps included in this report may also be requested individually at:

<https://www.dnrm.qld.gov.au/qld/environment/land/vegetation/vegetation-map-request-form>

and

<http://www.ehp.qld.gov.au/licences-permits/plants-animals/protected-plants/map-request.php>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories to determine clearing requirements. These maps are updated monthly to show new property maps of assessable vegetation

Vegetation management supporting map

The vegetation management supporting map provides information on regional ecosystems, wetlands, watercourses and essential habitat.

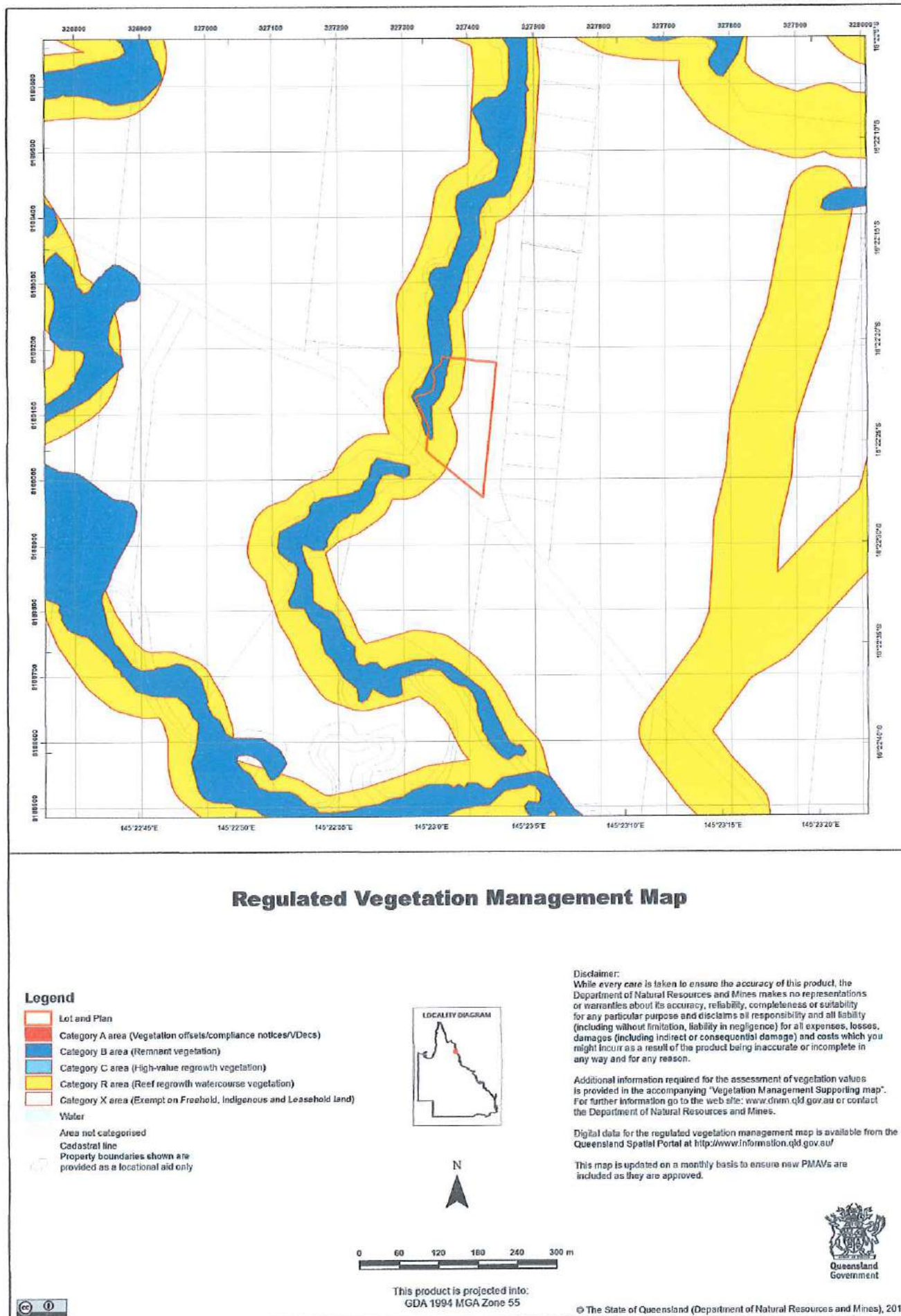
Land suitability map

The land suitability map assists with identifying the land suitability category under the high value and irrigated high value agriculture vegetation clearing purpose.

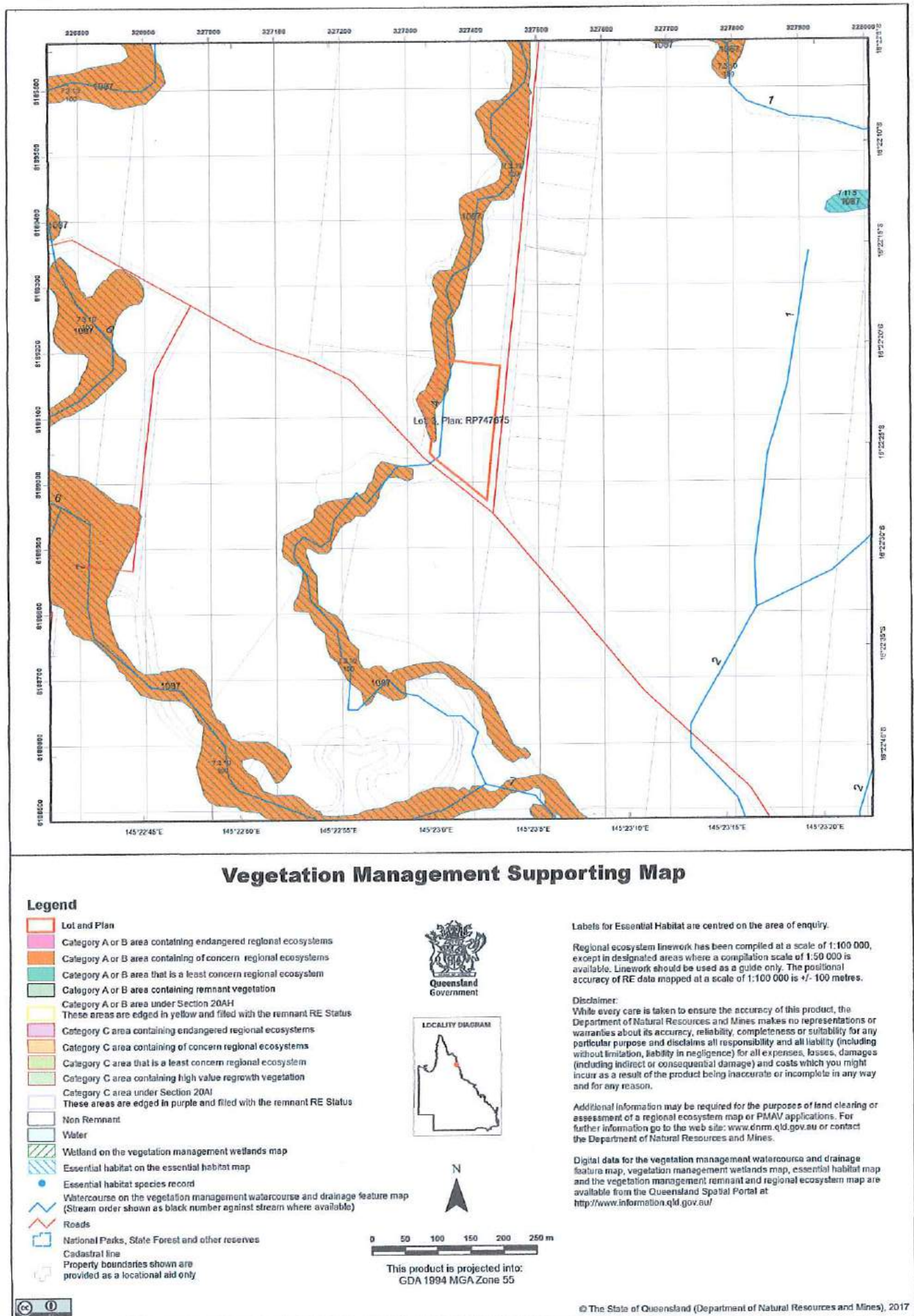
Protected plants map

The protected plants map shows areas where particular provisions of the *Nature Conservation Act 1992* apply to the clearing of protected plants.

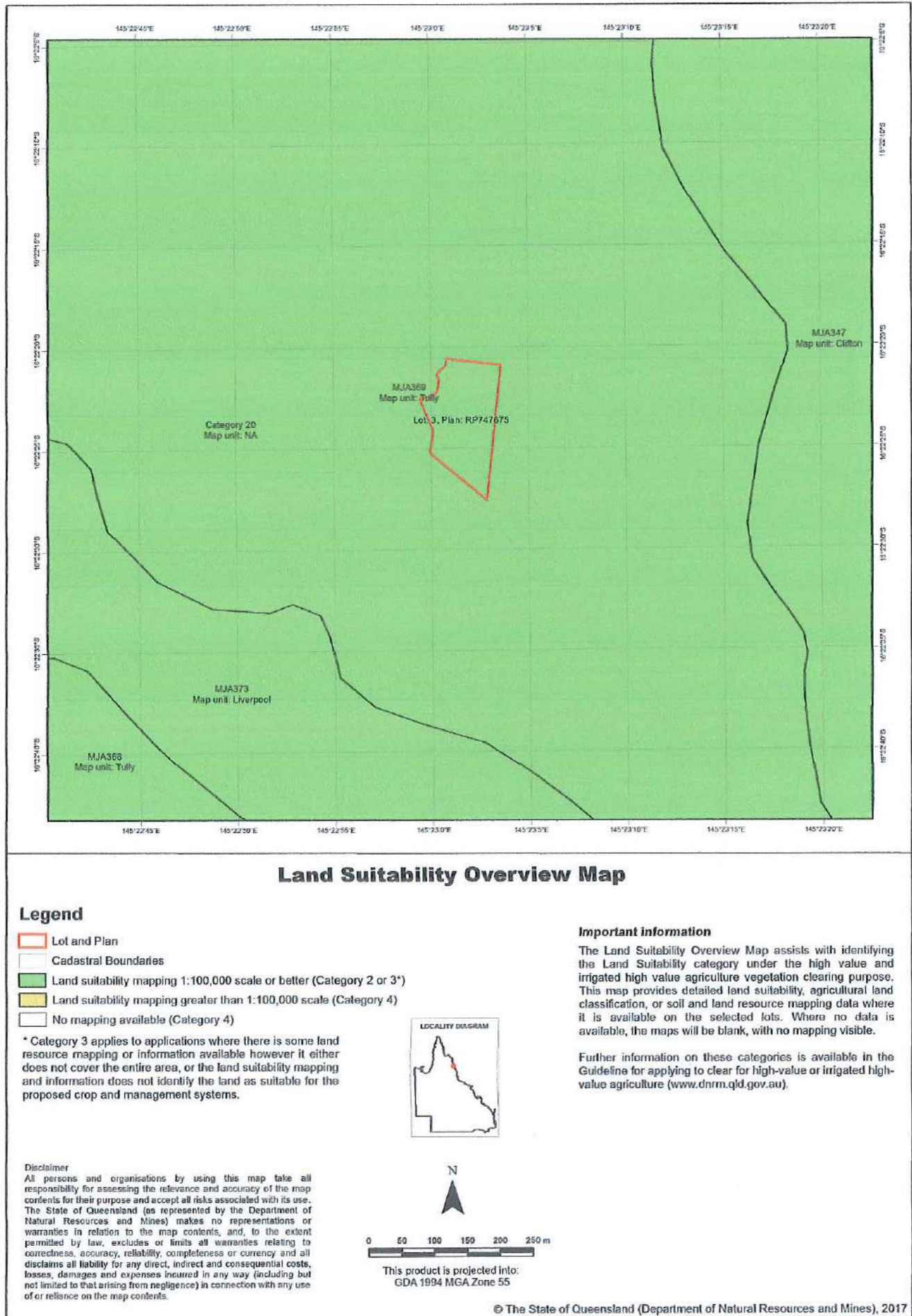
5.1 Regulated vegetation management map



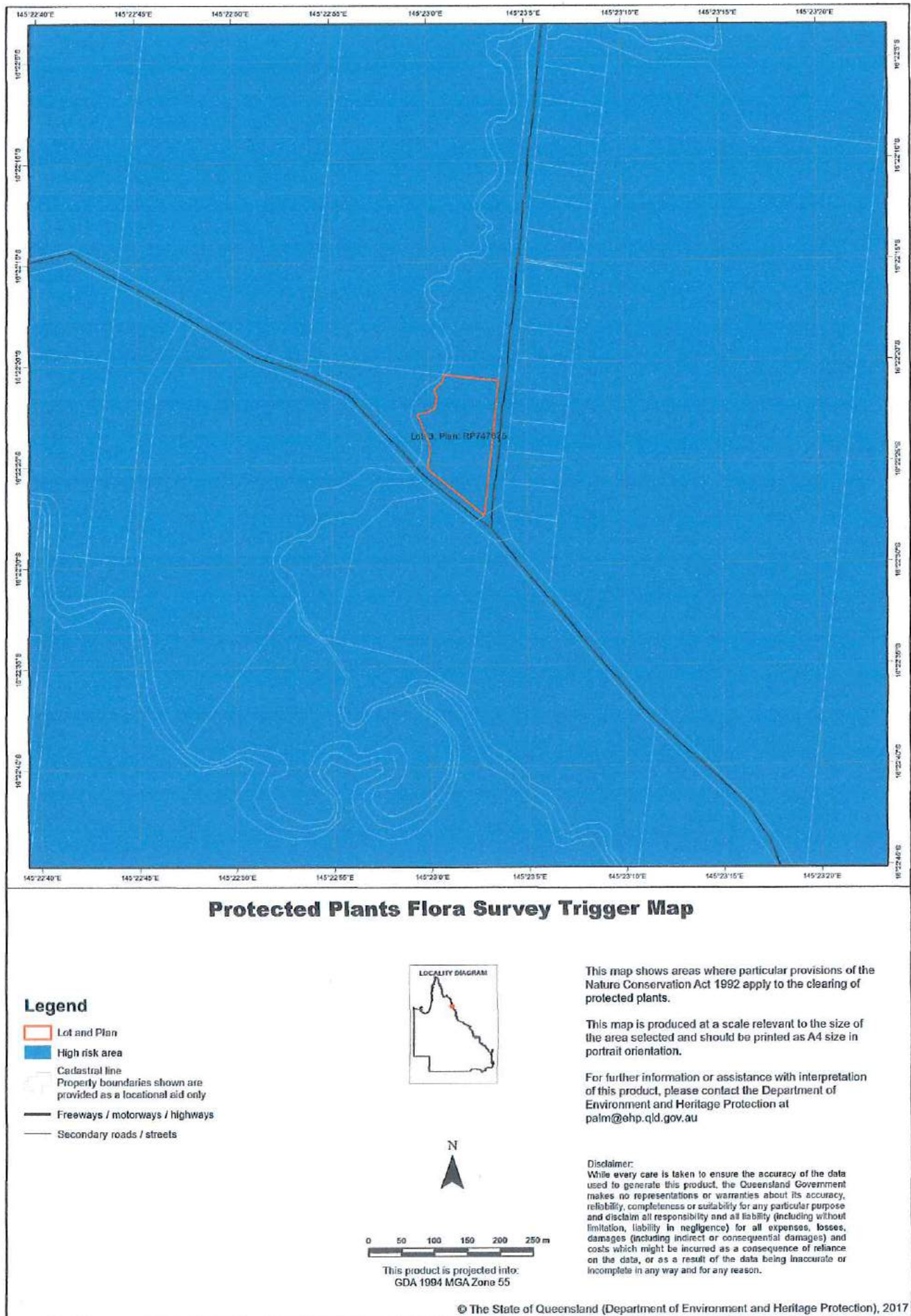
5.2 Vegetation management supporting map



5.3 Land suitability map



5.4 Protected plants map



ANNEXURE 5

A PRECLEARING REGIONAL

ECOSYSTEMS MAP

B REMNANT 2015 REGIONAL

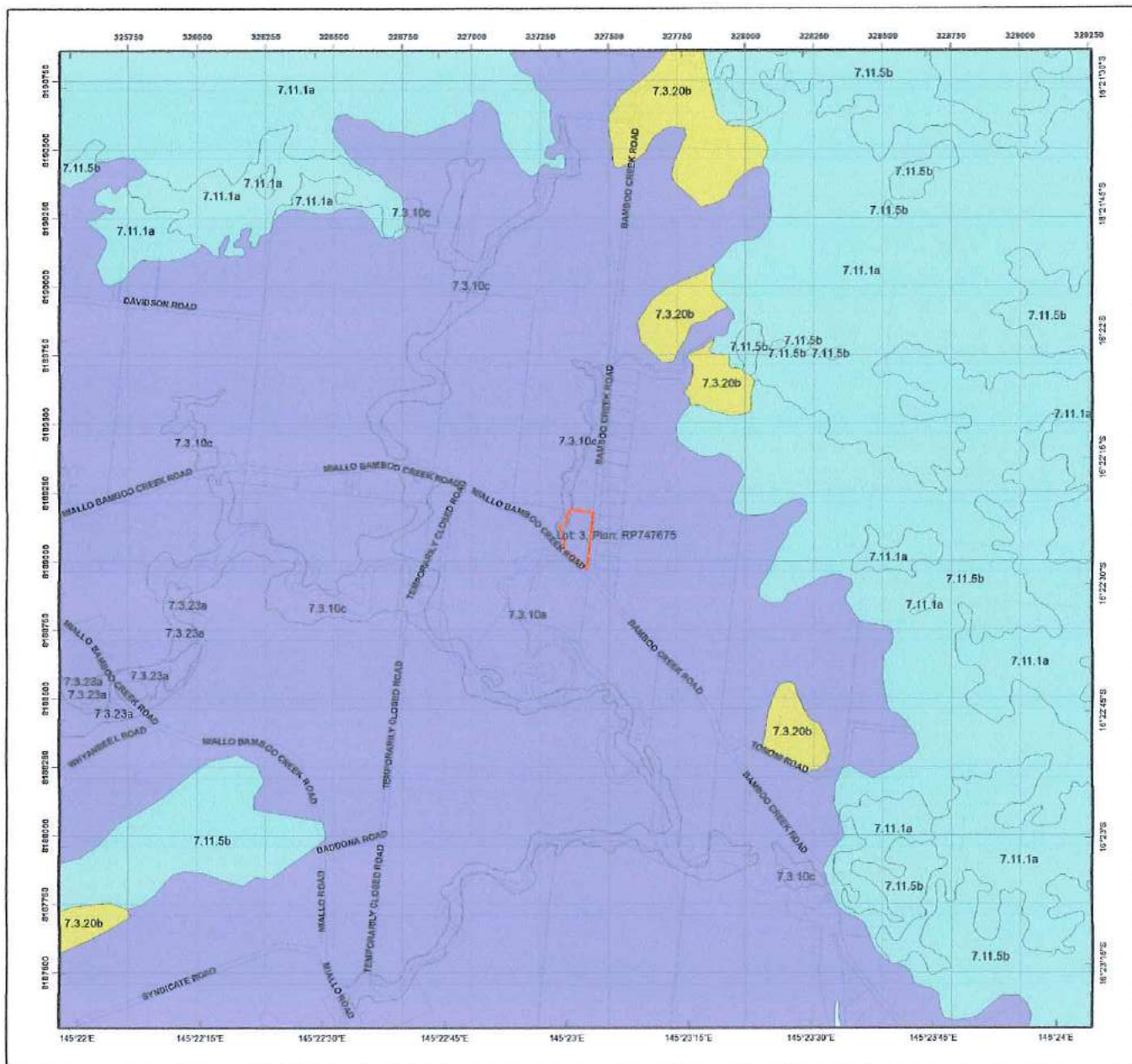
ECOSYSTEMS MAP

C PRECLEARING REGIONAL ECOSYSTEMS

MAP BY BROAD VEGETATION GROUPS

D REMNANT 2015 REGIONAL ECOSYSTEMS

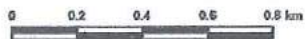
MAP BY BROAD VEGETATION GROUPS



Pre-clearing Regional Ecosystems

Biodiversity Status

-  Lot and Plan
-  Endangered - Dominant vegetation
-  Endangered - Sub-dominant
-  Of Concern - Dominant
-  Of Concern - Sub-dominant
-  No concern at present
-  Water
-  Cadastral Boundaries

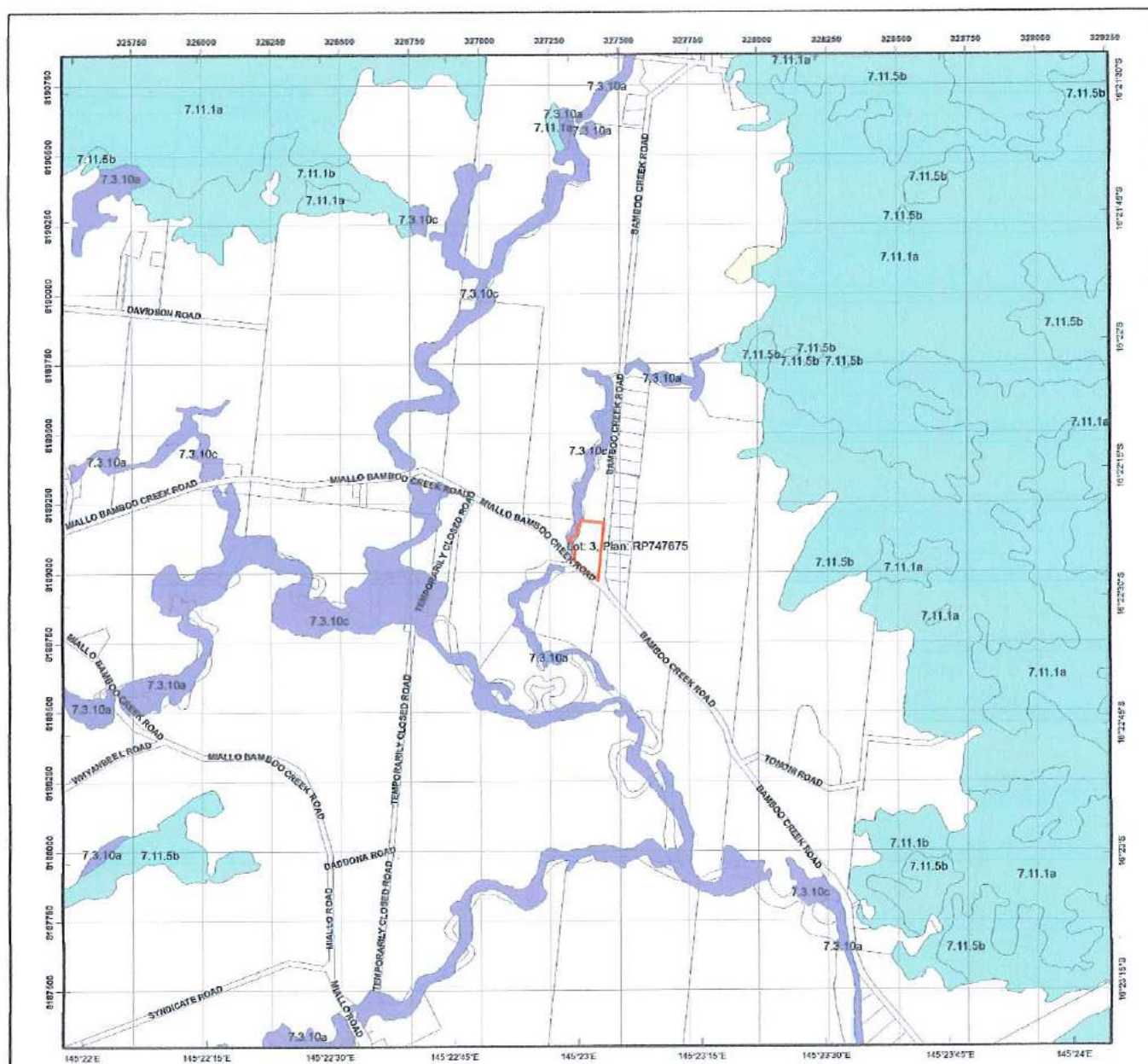


This product is projected into GDA 1994 MGA Zone 55

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The polygons are labelled by regional ecosystem (RE); where more than one RE occurs, the percentage of each is labelled. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species, e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

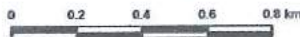
Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.



Remnant 2015 Regional Ecosystems

Biodiversity Status

- Lot and Plan
- Endangered - Dominant vegetation
- Endangered - Sub-dominant
- Of Concern - Dominant
- Of Concern - Sub-dominant
- No concern at present
- Non-remnant vegetation, cultivated or built environment
- Plantation
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 MGA Zone 55

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 6 hectares or minimum remnant width of 76 metres. Regional ecosystem linework reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of linework is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The polygons are labelled by regional ecosystem (RE); where more than one RE occurs, the percentage of each is labelled. The label consists of 3 components: bioregion, land zone, and vegetation community – the dominant canopy species, e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy.

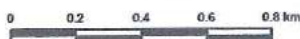
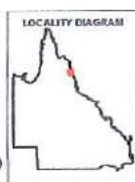
Non-remnant vegetation includes regrowth and disturbed native vegetation.



Pre-clearing Regional Ecosystems coloured by Broad Vegetation Groups

Broad Vegetation Groups BVG5M Description (BVG1M codes)

- Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern QM) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-16d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-18d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-24a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and salmarshes (35-35b)
- Water
- Cadastral Boundaries



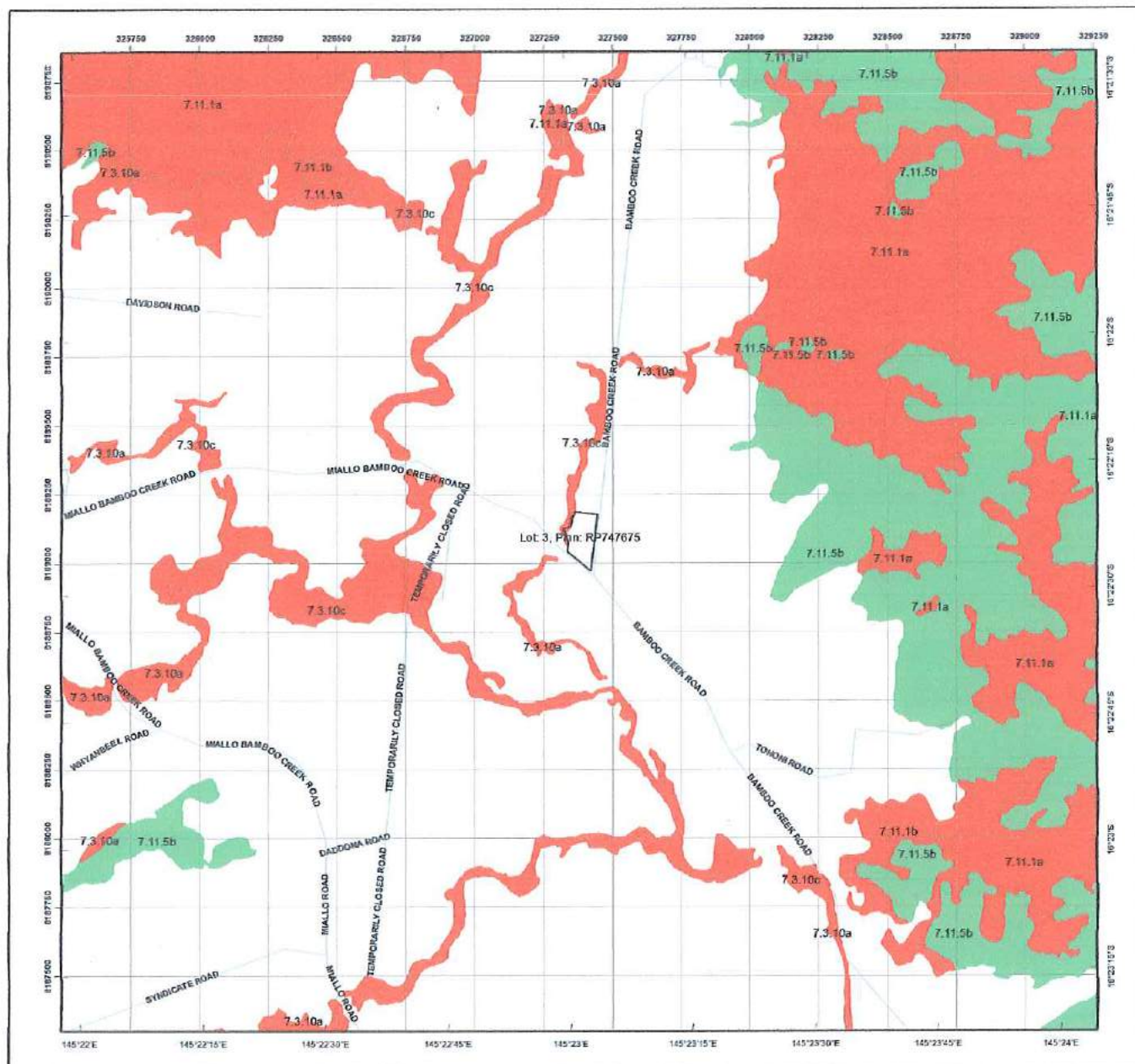
This product is projected into GDA 1994 MGA Zone 55

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem line work reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of line work is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The label consists of 3 components: bioregion, land zone, and vegetation community - the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework".

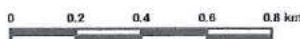
Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:50,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.



Remnant 2015 Regional Ecosystems coloured by Broad Vegetation Groups

Broad Vegetation Groups BVG5M Description (BVG1M codes)

- Lot and Plan
- 1. Rainforests and scrubs (1-7b)
- 2. Wet eucalypt open forests (8-8b)
- 3. Eucalypt woodlands to open forests (mainly eastern Qld) (9-15b)
- 4. Eucalypt open forests to woodlands on floodplains (16-18d)
- 5. Eucalypt dry woodlands on inland depositional plains (17-18d)
- 6. Eucalypt low open woodlands usually with spinifex understorey (19-19d)
- 7. Callitris woodland - open forests (20a)
- 8. Melaleuca open woodlands on depositional plains (21-22c)
- 9. Acacia aneura (mulga) dominated open forests, woodlands and shrublands (23-23b)
- 10. Other acacia dominated open forests, woodlands and shrublands (24-26a)
- 11. Mixed species woodlands, open woodland - (inland bioregions) includes wooded downs (27-27c)
- 12. Other coastal communities or heaths (28-29b)
- 13. Tussock grasslands, forblands (30-32b)
- 14. Hummock grasslands (33-33b)
- 15. Wetlands (swamps and lakes) (34-34g)
- 16. Mangroves and saltmarshes (35-35b)
- Non-remnant vegetation, cultivated or built environment
- Water
- Cadastral Boundaries



This product is projected into GDA 1994 MGA Zone 55

Broad Vegetation Groups (BVG) of Queensland are applied by look up table to the regional ecosystem vegetation communities. Each polygon is coloured by the dominant BVG5M and the component regional ecosystems labelled. Where more than one regional ecosystem occurs, the percentage of each is labelled.

Regional ecosystem mapping over the majority of Queensland is produced at a scale of 1:100,000. At this scale, the minimum remnant polygon area is 5 hectares or minimum remnant width of 75 metres. Regional ecosystem line work reproduced at a scale greater than 1:100,000, except in designated areas, should be used as a guide only. The precision of polygon boundaries or positional accuracy of line work is 100 metres.

Regional ecosystems are defined as vegetation communities in a bioregion that are consistently associated with a particular combination of geology, landform and soil. The label consists of 3 components: bioregion, land zone, and vegetation community - the dominant canopy species. e.g.: RE 12.3.3. Descriptions of REs are found online. Use the search term "Regional Ecosystem Framework". Regional ecosystem mapping at 1:100,000 map scale is derived from the following sources: 1:80,000 B&W 1960's aerial photography, Landsat TM imagery, geology, soils, land systems data, field survey and historical records.

Remnant woody vegetation is defined as vegetation that has not been cleared or vegetation that has been cleared but where the dominant canopy has >70% of the height and >50% of the cover relative to the undisturbed height and cover of that stratum and is dominated by species characteristic of the vegetation's undisturbed canopy. Non-remnant vegetation includes regrowth and disturbed native vegetation.

ANNEXURE 6

PHOTOGRAPHS

PHOTOGRAPHS

LOOKING ALONG BAMBOO CREEK ROAD FROM INTERSECTION



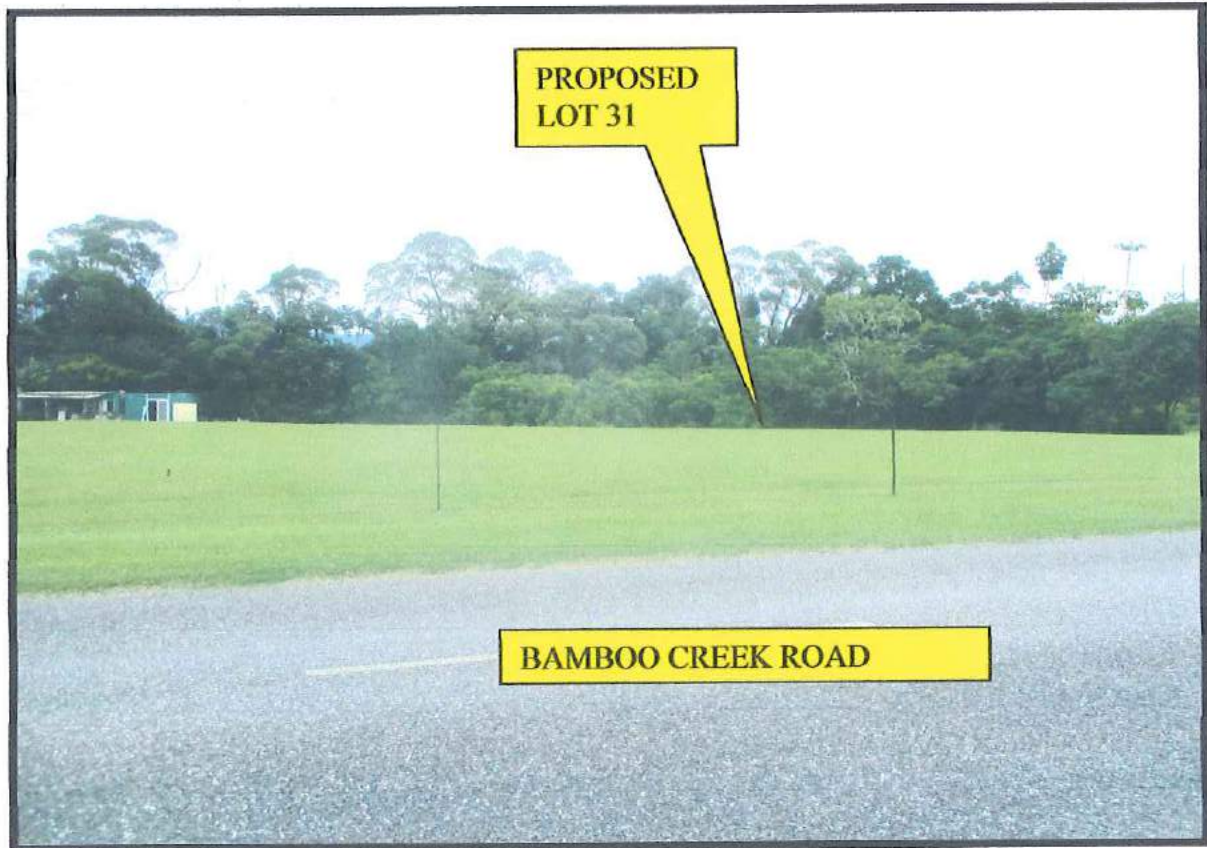
LOOKING WEST ALONG MIALLO-BAMBOO CREEK ROAD FROM INTERSECTION



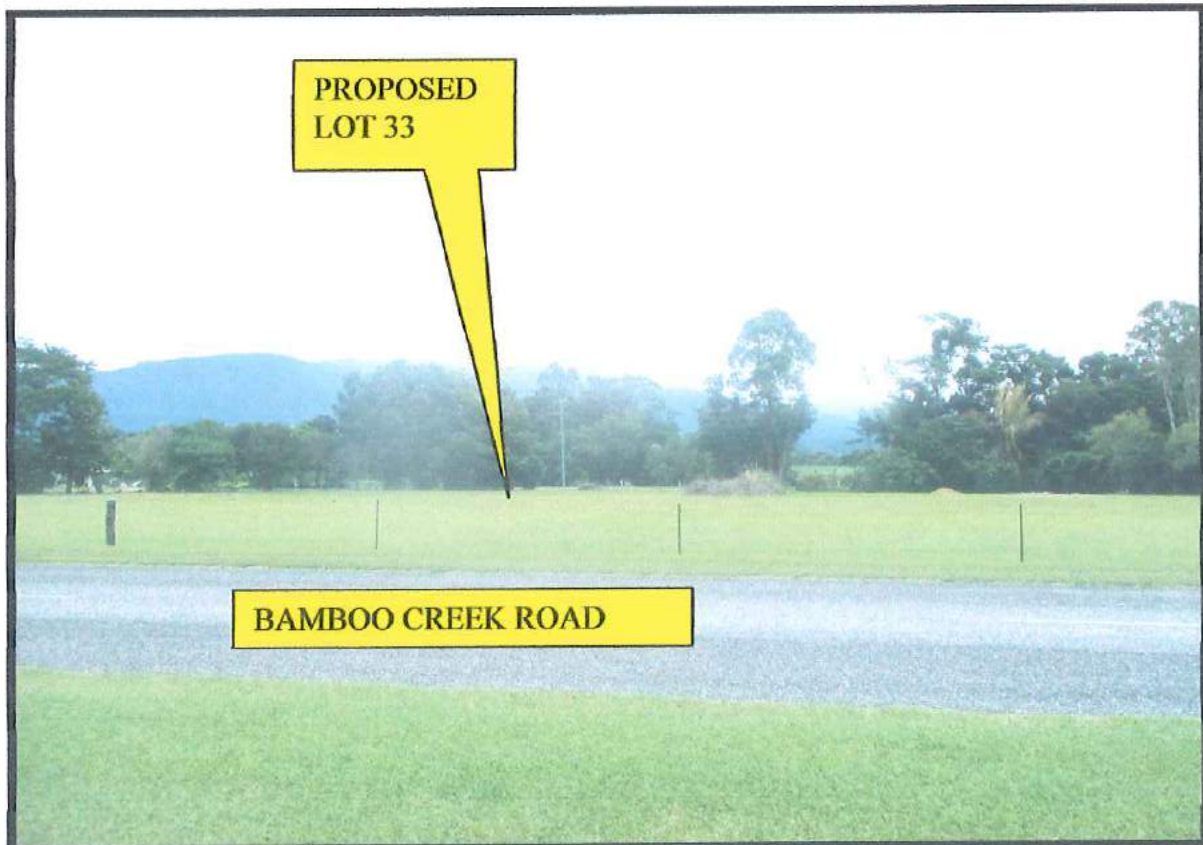
9674-A

PHOTOGRAPHS

LOOKING WEST FROM BAMBOO CREEK ROAD INTO LOT 31



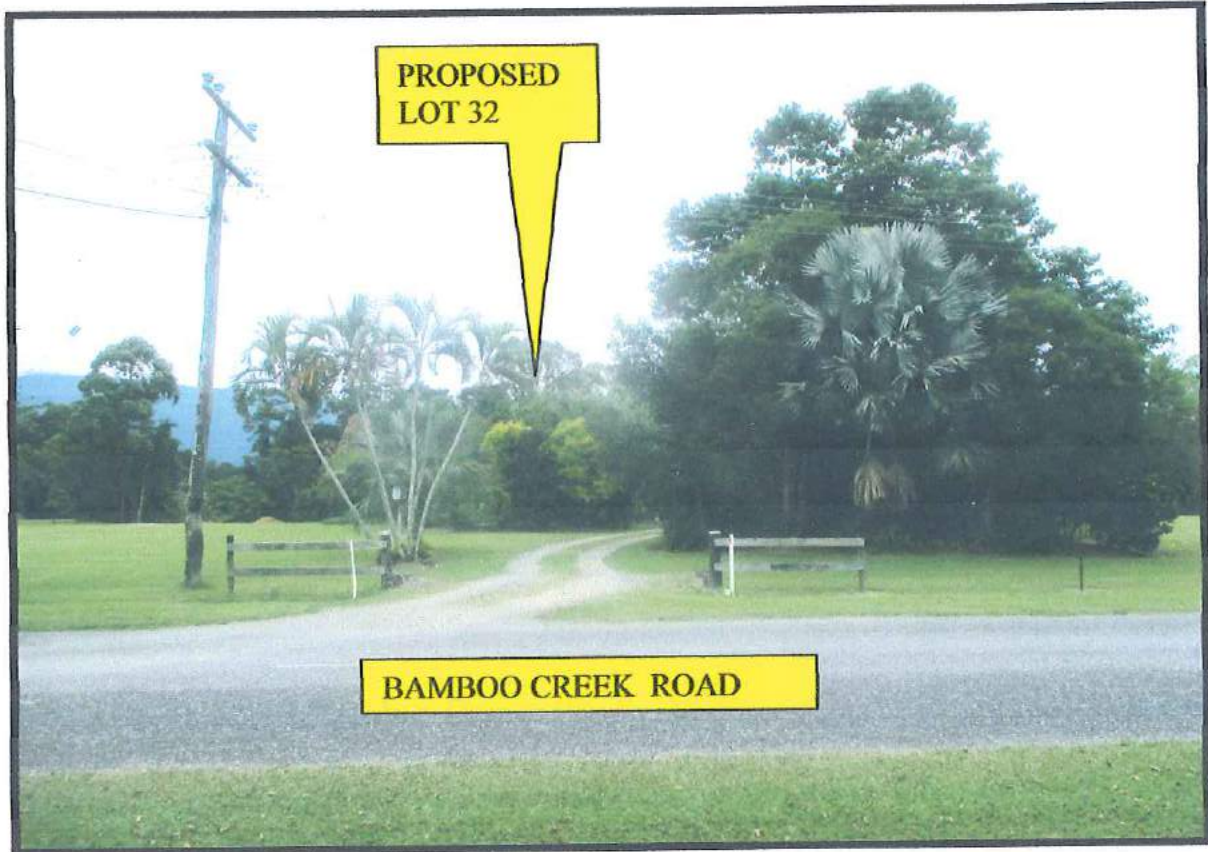
LOOKING WEST FROM BAMBOO CREEK ROAD INTO LOT 33



9674-B

PHOTOGRAPHS

LOOKING WEST FROM BAMBOO CREEK ROAD INTO LOT 32



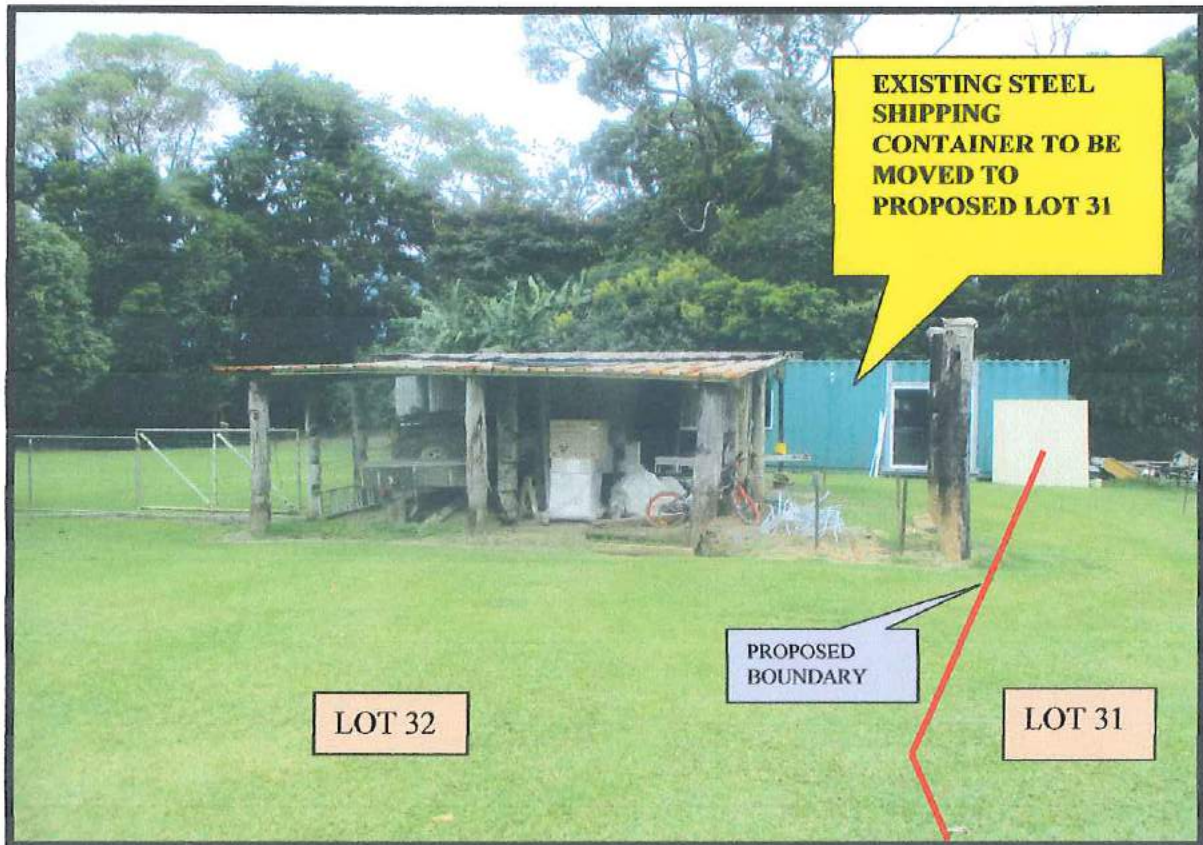
EXISTING DWELLING ON PROPOSED LOT 32



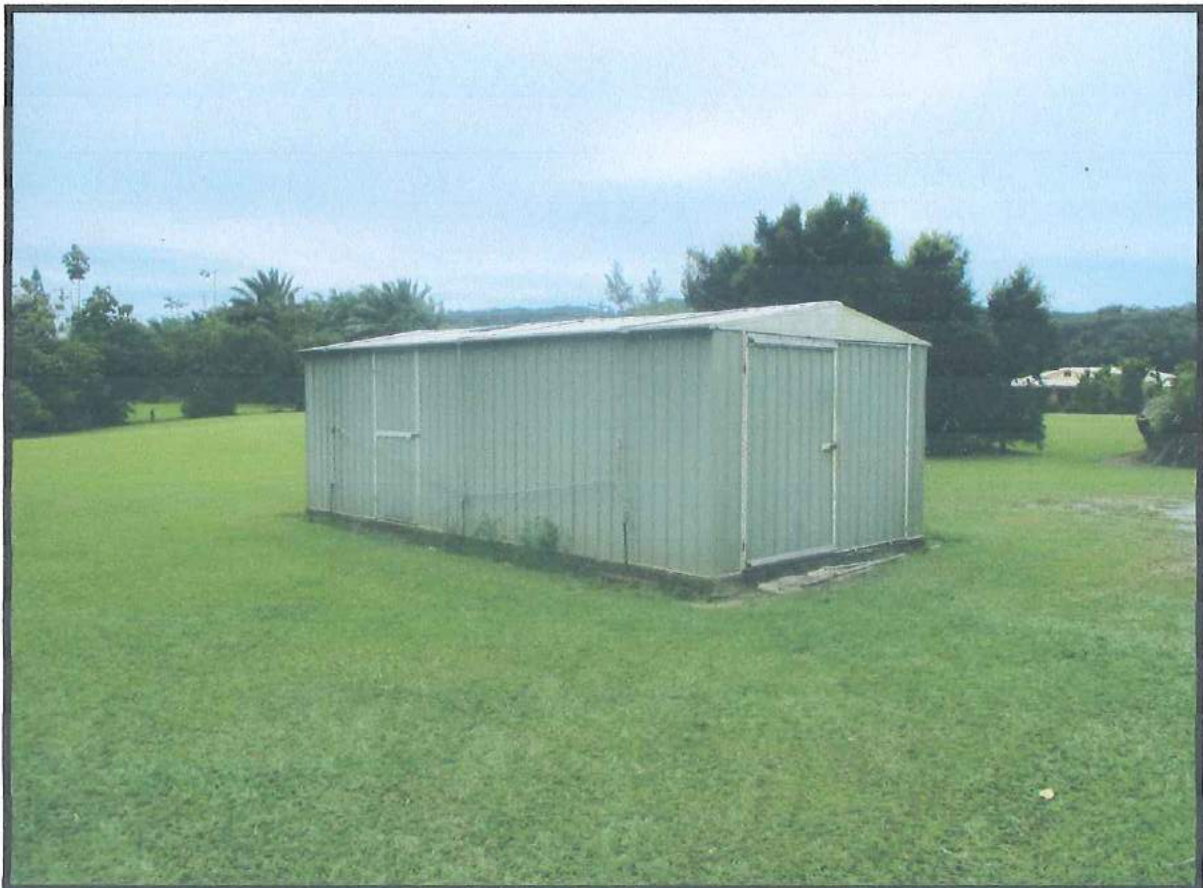
9674-C

PHOTOGRAPHS

OUTBUILDINGS ON PROPOSED LOT 32



EXISTING GARDEN SHED ON LOT 32



9674-D

PHOTOGRAPHS

VIEW OF RIPIRIAN VEGETATION ALONG SKELETON CREEK



**SKELETON CREEK AND RIPIRIAN VEGETATION AT MIALLO-BAMBOO CREEK ROAD
CROSSING2**



9674-E

