

DA Form 1 – Development application details

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

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

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

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	REORG Pty Ltd C/-Gilvear Planning Pty Ltd
Contact name (only applicable for companies)	Haylee Bain
Postal address (P.O. Box or street address)	PO Box 228
Suburb	Babinda
State	Qld
Postcode	4861
Country	Australia
Contact number	0488 021 793
Email address (non-mandatory)	haylee@gilvearplanning.com.au
Mobile number (non-mandatory)	0488 021 793
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	J25-01850

1.1) Home-based business

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

2) Owner's consent

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

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

PART 2 – LOCATION DETAILS

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

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

3.1) Street address and lot on plan

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

a)	Unit No.	Street No.	Street Name and Type	Suburb
		172	Syndicate Road	Miallo
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
	Qld	3	RP892095	Douglas Shire Council
b)	Unit No.	Street No.	Street Name and Type	Suburb
	Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)

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

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

- ☐ Coordinates of premises by longitude and latitude

Longitude(s)	Latitude(s)	Datum	Local Government Area(s) (if applicable)
		☐ WGS84 ☐ GDA94 ☐ Other:	

- ☐ Coordinates of premises by easting and northing

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

3.3) Additional premises

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

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

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

Name of water body, watercourse or aquifer:

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

Lot on plan description of strategic port land:

Name of port authority for the lot:

- ☐ In a tidal area

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

Name of port authority for tidal area (if applicable)

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

5) Are there any existing easements over the premises?

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

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

PART 3 – DEVELOPMENT DETAILS

Section 1 – Aspects of development

6.1) Provide details about the first development aspect

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

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

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

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

c) What is the level of assessment?

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

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

Erosion stabilisation work – excavation, fill and construction of retaining structures

e) Relevant plans

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

- ☒ Relevant plans of the proposed development are attached to the development application

6.2) Provide details about the second development aspect

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

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

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

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

c) What is the level of assessment?

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

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

House Extension – Construction of a stand alone double garage and swimming pool.

e) Relevant plans

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

- ☒ Relevant plans of the proposed development are attached to the development application

6.3) Additional aspects of development

- ☐ Additional aspects of development are relevant to this development application and the details for these aspects that would be required under Part 3 Section 1 of this form have been attached to this development application
- ☒ Not required

6.4) Is the application for State facilitated development?

- ☐ Yes - Has a notice of declaration been given by the Minister?
- ☒ No

Section 2 – Further development details**7) Does the proposed development application involve any of the following?**

Material change of use	☐ Yes – complete division 1 if assessable against a local planning instrument
Reconfiguring a lot	☐ Yes – complete division 2
Operational work	☒ Yes – complete division 3
Building work	☒ Yes – complete DA Form 2 – Building work details

Division 1 – Material change of use

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

8.1) Describe the proposed material change of use

Provide a general description of the proposed use	Provide the planning scheme definition (include each definition in a new row)	Number of dwelling units (if applicable)	Gross floor area (m ²) (if applicable)

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

- ☐ Yes
- ☐ No

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

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

Provide a general description of the temporary accepted development	Specify the stated period dates under the Planning Regulation

Division 2 – Reconfiguring a lot

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

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

--

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

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

10) Subdivision				
10.1) For this development, how many lots are being created and what is the intended use of those lots:				
Intended use of lots created	Residential	Commercial	Industrial	Other, please specify:
Number of lots created				

10.2) Will the subdivision be staged?	
☐ Yes – provide additional details below ☐ No	
How many stages will the works include?	
What stage(s) will this development application apply to?	

11) Dividing land into parts by agreement – how many parts are being created and what is the intended use of the parts?				
Intended use of parts created	Residential	Commercial	Industrial	Other, please specify:
Number of parts created				

12) Boundary realignment			
12.1) What are the current and proposed areas for each lot comprising the premises?			
Current lot		Proposed lot	
Lot on plan description	Area (m ²)	Lot on plan description	Area (m ²)
12.2) What is the reason for the boundary realignment?			

13) What are the dimensions and nature of any existing easements being changed and/or any proposed easement? (attach schedule if there are more than two easements)				
Existing or proposed?	Width (m)	Length (m)	Purpose of the easement? (e.g. pedestrian access)	Identify the land/lot(s) benefitted by the easement

Division 3 – Operational work

Note: This division is only required to be completed if any part of the development application involves operational work.

14.1) What is the nature of the operational work?		
☐ Road work ☐ Drainage work ☐ Landscaping ☐ Other – please specify:	☐ Stormwater ☒ Earthworks ☐ Signage	☐ Water infrastructure ☐ Sewage infrastructure ☒ Clearing vegetation
14.2) Is the operational work necessary to facilitate the creation of new lots? (e.g. subdivision)		
☐ Yes – specify number of new lots:		
☒ No		

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

\$TBC

PART 4 – ASSESSMENT MANAGER DETAILS

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

Douglas Shire Council

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

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

PART 5 – REFERRAL DETAILS

17) Does this development application include any aspects that have any referral requirements?

Note: A development application will require referral if prescribed by the Planning Regulation 2017.

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

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

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



Queensland
Government

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

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

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

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

- ☐ Infrastructure-related referrals – Electricity infrastructure

Matters requiring referral to:

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

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

- ☐ Ports – Brisbane core port land

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

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

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

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

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

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

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

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

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

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

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

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

Referral requirement	Referral agency	Date of referral response
Identify and describe any changes made to the proposed development application that was the subject of the referral response and this development application, or include details in a schedule to this development application <i>(if applicable)</i> .		

PART 6 – INFORMATION REQUEST

19) Information request under the DA Rules

☒ I agree to receive an information request if determined necessary for this development application

☐ I do not agree to accept an information request for this development application

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

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

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

PART 7 – FURTHER DETAILS

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

☐ Yes – provide details below or include details in a schedule to this development application

☒ No

List of approval/development application references	Reference number	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

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

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

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

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

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

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

☐ Yes – show cause or enforcement notice is attached

☒ No

23) Further legislative requirements

Environmentally relevant activities

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

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

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

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

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

Hazardous chemical facilities

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

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

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

Clearing native vegetation

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

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

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

Environmental offsets

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

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

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

Koala habitat in SEQ Region

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

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

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

Water resources

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

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

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

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

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

Waterway barrier works

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

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

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

Marine activities

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

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

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

Quarry materials from a watercourse or lake

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

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

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

Quarry materials from land under tidal waters

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

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

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

Referable dams

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

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

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

Tidal work or development within a coastal management district

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

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

☒ No

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

Queensland and local heritage places

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

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

☒ No

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

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

Decision under section 62 of the Transport Infrastructure Act 1994

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

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

☒ No

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

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

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

☒ No

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

PART 8 – CHECKLIST AND APPLICANT DECLARATION

24) Development application checklist

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

☒ Yes

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

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

☒ Yes

☐ Not applicable

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

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

☒ Yes

Relevant plans of the development are attached to this development application

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

☒ Yes

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

☒ Yes

☐ Not applicable



**Queensland
Government**

25) Applicant declaration

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

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

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

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

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

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

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

Date received: Reference number(s):

Notification of engagement of alternative assessment manager

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

QLeave notification and payment

Note: For completion by assessment manager if applicable

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

DA Form 2 – Building work details

Approved form (version 1.2 effective 7 February 2020) made under Section 282 of the Planning Act 2016.

This form **must** be used to make a development application **involving building work**.

For a development application involving **building work only**, use this form (DA Form 2) only. The DA Forms Guide provides advice about how to complete this form.

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

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

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

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

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

PART 1 – APPLICANT DETAILS

1) Applicant details	
Applicant name(s) (individual or company full name)	REORG Pty Ltd C/-Gilvear Planning Pty Ltd
Contact name (only applicable for companies)	Haylee Bain
Postal address (PO Box or street address)	PO Box 228
Suburb	Babinda
State	Qld
Postcode	4861
Country	Australia
Contact number	0488 021 793
Email address (non-mandatory)	haylee@gilvearplanning.com.au
Mobile number (non-mandatory)	0488 021 793
Fax number (non-mandatory)	n/a
Applicant's reference number(s) (if applicable)	J25-01850

PART 2 – LOCATION DETAILS

2) Location of the premises (complete 2.1 and 2.2 if applicable)	
Note: Provide details below and attach a site plan for any or all premises part of the development application. For further information, see DA Forms Guide: Relevant plans .	
2.1) Street address and lot on plan	
☒ Street address AND lot on plan (all lots must be listed), or	
☐ Street address AND lot on plan for an adjoining or adjacent property of the premises (appropriate for development in water but adjoining or adjacent to land e.g. jetty, pontoon. All lots must be listed).	

Unit No.	Street No.	Street Name and Type	Suburb
	172	Syndicate Road	Miallo
Postcode	Lot No.	Plan Type and Number (e.g. RP, SP)	Local Government Area(s)
Qld	3	RP892095	Douglas Shire Council

2.2) Additional premises

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

3) Are there any existing easements over the premises?

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

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

PART 3 – FURTHER DETAILS

4) Is the application only for building work assessable against the building assessment provisions?

- ☐ Yes – proceed to 8)
- ☒ No

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

Douglas Shire Council

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

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

7) Information request under Part 3 of the DA Rules

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

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

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

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

8) Are there any associated development applications or current approvals?

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

List of approval/development application	Reference	Date	Assessment manager
☐ Approval			
☐ Development application			
☐ Approval			
☐ Development application			

9) Has the portable long service leave levy been paid?

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

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

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

- ☐ Yes – show cause or enforcement notice is attached
- ☒ No

11) Identify any of the following further legislative requirements that apply to any aspect of this development application

- ☐ The proposed development is on a place entered in the **Queensland Heritage Register** or in a local government's **Local Heritage Register**. See the guidance provided at www.des.qld.gov.au about the requirements in relation to the development of a Queensland heritage place

Name of the heritage place:		Place ID:	
-----------------------------	--	-----------	--

PART 4 – REFERRAL DETAILS

12) Does this development application include any building work aspects that have any referral requirements?

- ☐ Yes – the *Referral checklist for building work* is attached to this development application
- ☒ No – proceed to Part 5

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

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

Referral requirement	Referral agency	Date referral response

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

PART 5 – BUILDING WORK DETAILS

14) Owner's details

- ☒ Tick if the applicant is also the owner and proceed to 15). Otherwise, provide the following information.

Name(s) (individual or company full name)	
Contact name (applicable for companies)	
Postal address (P.O. Box or street address)	
Suburb	
State	

Postcode	
Country	
Contact number	
Email address <i>(non-mandatory)</i>	
Mobile number <i>(non-mandatory)</i>	
Fax number <i>(non-mandatory)</i>	

15) Builder's details

☐ Tick if a builder has not yet been engaged to undertake the work and proceed to 16). Otherwise provide the following information.

Name(s) <i>(individual or company full name)</i>	TBC
Contact name <i>(applicable for companies)</i>	TBC
QBCC licence or owner – builder number	TBC
Postal address <i>(P.O. Box or street address)</i>	TBC
Suburb	TBC
State	TBC
Postcode	TBC
Contact number	TBC
Email address <i>(non-mandatory)</i>	TBC
Mobile number <i>(non-mandatory)</i>	TBC
Fax number <i>(non-mandatory)</i>	TBC

16) Provide details about the proposed building work

What type of approval is being sought?

- ☐ Development permit
☒ Preliminary approval

b) What is the level of assessment?

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

c) Nature of the proposed building work (tick all applicable boxes)

- | | |
|---|---|
| ☐ New building or structure | ☒ Repairs, alterations or additions |
| ☐ Change of building classification <i>(involving building work)</i> | ☒ Swimming pool and/or pool fence |
| ☐ Demolition | ☐ Relocation or removal |

d) Provide a description of the work below or in an attached schedule.

House Extension – Construction of a stand alone double garage and swimming pool.

e) Proposed construction materials

External walls	☒ Double brick	☒ Steel	☐ Curtain glass
	☐ Brick veneer	☐ Timber	☐ Aluminium
	☐ Stone/concrete	☐ Fibre cement	☐ Other
Frame	☐ Timber	☐ Steel	☐ Aluminium
	☐ Other		
Floor	☒ Concrete	☐ Timber	☐ Other
Roof covering	☐ Slate/concrete	☐ Tiles	☐ Fibre cement
	☐ Aluminium	☐ Steel	☒ Other

f) Existing building use/classification? *(if applicable)*

Class 1a

g) New building use/classification? (if applicable)
Addition of Class 10a and 10b buildings/structures
h) Relevant plans <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>
☒ Relevant plans of the proposed works are attached to the development application

17) What is the monetary value of the proposed building work?
\$ TBC

18) Has Queensland Home Warranty Scheme Insurance been paid?		
☐ Yes – provide details below		
☒ No		
Amount paid	Date paid (dd/mm/yy)	Reference number
\$		

PART 6 – CHECKLIST AND APPLICANT DECLARATION

19) Development application checklist	
The relevant parts of <i>Form 2 – Building work details</i> have been completed	☒ Yes
This development application includes a material change of use, reconfiguring a lot or operational work and is accompanied by a completed <i>Form 1 – Development application details</i>	☒ Yes ☐ Not applicable
Relevant plans of the development are attached to this development application <i>Note: Relevant plans are required to be submitted for all aspects of this development application. For further information, see DA Forms Guide: Relevant plans.</i>	☒ Yes
The portable long service leave levy for QLeave has been paid, or will be paid before a development permit is issued (see 9)	☒ Yes ☐ Not applicable

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

PART 7 – FOR COMPLETION BY THE ASSESSMENT MANAGER – FOR OFFICE USE ONLY

Date received: Reference numbers:

For completion by the building certifier		
Classification(s) of approved building work		
Name	QBCC Certification Licence number	QBCC Insurance receipt number

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

Additional information required by the local government			
Confirm proposed construction materials:			
External walls	☐ Double brick	☐ Steel	☐ Curtain glass
	☐ Brick veneer	☐ Timber	☐ Aluminium
	☐ Stone/concrete	☐ Fibre cement	☐ Other
Frame	☐ Timber	☐ Steel	☐ Aluminium
	☐ Other		
Floor	☐ Concrete	☐ Timber	☐ Other
Roof covering	☐ Slate/concrete	☐ Tiles	☐ Fibre cement
	☐ Aluminium	☐ Steel	☐ Other

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

Additional building details required for the Australian Bureau of Statistics			
Existing building use/classification? (if applicable)			
New building use/classification?			
Site area (m ²)		Floor area (m ²)	



gilvear planning

GENUINE | VERSATILE | DEDICATED

Planning Report

Operational Work (Vegetation Damage and Earthworks) & Preliminary Approval for Building Work – House Extension on land at 172 Syndicate Road, Miallo, Qld – Lot 3 on RP892095

Prepared for: Douglas Shire Council

Prepared on behalf of: REORG Pty Ltd

Our Reference	J25-01850
Site	172 Syndicate Road Miallo QLD Lot 3 on RP892095
Date	25 August 2026
Author	H. Bain
Approver	K. Gilvear

Important Note

Apart from fair dealing for the purposes of private study, research, criticism, or review as permitted under the *Copyright Act*, no part of this Report may be reproduced by any process without the written consent of Gilvear Planning Pty Ltd ('Gilvear Planning').

This Report has been prepared for REORG Pty Ltd for the sole purpose of making a Development Application seeking a Development Permit for Operational Work & Preliminary Approval for Building Work. This report is strictly limited to the purpose, and facts and circumstances stated within. It is not to be utilized for any other purpose, use, matter or application.

Gilvear Planning has made certain assumptions in the preparation of this report, including:

- a) That all information and documents provided to us by the Client or as a result of a specific search or enquiry were complete, accurate and up to date;
- b) That information obtained as a result of a search of a government register or database is complete and accurate.

Gilvear Planning is not aware of any particular fact or circumstance, which would render these assumptions incorrect, as at the date of preparation of the Report.

While every effort has been made to ensure accuracy, Gilvear Planning does not accept any responsibility in relation to any financial or business decisions made by parties other than those for whom the original report was prepared for and/or provided to. If a party other than the Client uses or relies upon facts, circumstances and / or content of this Report without consent of Gilvear Planning, Gilvear Planning disclaims all risk, and the other party assumes such risk and releases and indemnifies and agrees to keep indemnified Gilvear Planning from any loss, damage, claim, or liability arising directly or indirectly from the use of or reliance on this report.

Signed on behalf of Gilvear Planning Pty Ltd,



Kristy Gilvear
MANAGING DIRECTOR

Table of Contents

1.0 Introduction..... 5

2.0 Summary 6

3.0 Site Description 8

4.0 Proposal 10

5.0 Statutory Planning Considerations 12

6.0 Council Planning Considerations 14

7.0 Summary and Conclusions 19

1.0 Introduction

The following Planning Report has been prepared by Gilvear Planning Pty Ltd (Gilvear Planning) on behalf of REORG Pty Ltd (the Applicant) in support of a Development Application submitted to the Douglas Shire Council (Council) seeking a Development Permit for Operational Works (Vegetation Damage and Earthworks) & Preliminary Approval for Building Work (House Extension), on land at 172 Syndicate Road Miallo QLD, described as Lot 3 on RP892095 (the subject site).

The subject site is comprised of one (1) lot and is 76.56 hectares in area, located near Mount Somerset, which is approximately 7km north of Mossman. Currently, the site is improved by several buildings/structures. Majority of the site is vegetated, comprising mostly of dense tropical rainforest. There are two areas located along the southern property boundary, which are of a significant size and remain clear of vegetation.

Pursuant to Douglas Shire Council Planning Scheme 2018, the site is located within the Rural Zone, and is affected by various overlays. The site sits outside of a designated precinct.

The proposal is for Operational Works, involving the removal of/damage to vegetation as well as earthworks. It is noted that proposed Operational Works are crucial for re-stabilising the existing Dwelling House located on site, following recent erosion events. Preliminary approval for building work is also being sought, as it is intended to carry out minor extensions to the existing Dwelling House at the same time as the proposed earthworks. Proposal plans showing the full extent of development, prepared by Danny Vos Architects Pty Ltd & KFB Engineers, are included as [Attachment 3](#).

Pursuant to Table 5.6.j of the Planning Scheme, a Code Assessable Application is required.

The following report contains a detailed analysis of the relevant assessment benchmarks within the Planning Scheme. Gilvear Planning submits that the proposed development complies with the applicable assessment benchmarks specified within the relevant Zone, Overlay and Development Codes as per the Tables of Assessment. This Development Application is therefore submitted to Council for consideration and approval, subject to the imposition of reasonable and relevant conditions.

2.0 Summary

Table 1: Summary of Application

PROPOSAL SUMMARY	
Address:	172 Syndicate Road Miallo QLD
Real Property Description:	Lot 3 on RP892095
Site Area/Frontage:	765,600m ² (76.56 Ha)
Owner / Applicant:	Attachment 1 – Title Search
Easements & Encumbrances:	Attachment 1 – Title Search - EASEMENT No 700134528, benefiting the land over EASEMENT C ON RP 865390 - EASEMENT No 700721234, benefiting the land over EASEMENT A ON RP 892095 - EASEMENT No 700721241, burdening the land to LOT 2 ON RP 892095 OVER EASEMENT B ON RP 892095
Proposal:	Operational Works – Vegetation Damage and Earthworks Building Work – House Extension and Swimming Pool
Approvals Sought:	Development Permit for Operational Work Preliminary Approval for Building Work
Level of Assessment:	Code Assessment
Zone:	Rural Zone
Overlays (Precincts):	Acid Sulfate Soils - Acid Sulfate Soils (5-20m AHD) Bushfire Hazard - Potential Impact Buffer - Very High Potential Bushfire Intensity - High Potential Bushfire Intensity - Medium Potential Bushfire Intensity Flood Storm - Floodplain Assessment Overlay (Mossman River) Hillslopes - Area Affected by Hillslopes Landscape Values - High landscape values - Medium landscape values Landslide - Landslide Hazard (High and Medium Hazard Risk)

PROPOSAL SUMMARY

	Natural Areas • MSES - Regulated Vegetation (Intersecting a Watercourse) • MSES - Wildlife Habitat
Local Area Plan (Precincts):	Nil.
Regional Plan Designation:	Regional Landscape and Rural Production Area
State Interests – State Planning Policy:	Agriculture • Agricultural land classification - class A and B Biodiversity • MSES - Regulated vegetation (category B) • MSES - Regulated vegetation (essential habitat) • MSES - Wildlife habitat (endangered or vulnerable) Natural Hazards Risk and Resilience • Flood hazard area - local government flood mapping area • Bushfire prone area • Flood hazard area - Level 1 - Queensland floodplain assessment overlay
State Interests – SARA Mapping:	Native Vegetation Clearing • Regulated vegetation management map (Category A and B extract) - Category B - Remnant Vegetation • Essential Habitat
Referral Agencies:	Nil.
State Development Assessment Provisions:	Nil.
Pre-lodgement Advice:	Attachment 2 – Pre-lodgement Advice – Douglas Shire Council.
Specialist Reports:	Attachment 4 – Mt Somerset Technical Letter, prepared by 4 Elements Consulting.

3.0 Site Description

An aerial image of the subject site and surrounding locality is shown below in [Image 1](#).

The subject site is a 76.56Ha allotment located north-west of the Mossman township. Currently, the site is improved by several buildings/structures – one (1) dwelling and several outbuildings/sheds. Access to the site is gained via several easements, that have been formalised along Rankine Road (Easement B on RP892095 and Easement A on RP892095).

Land parcels immediately abutting the subject site, to the north, east and west, contain significant portions of dense vegetation associated with the foothills/slopes of Mount Somerset. An unnamed/unconstructed road parcel abuts/runs parallel with the subject site's western property boundary. Beyond the foothills of Mount Somerset, many land parcels surrounding the subject site comprise of larger rural allotments, predominantly under sugar cane plantation.

The subject site is predominantly vegetated, with varying vegetation communities. More specifically, vegetation observed within proximity to the project site is more broadly consistent with RE 7.11.5a. Two areas, which are of a significant size and remain clear of vegetation, exist along the southern property boundary. It is understood that these cleared areas have been/and are still being used for agricultural/farming purposes (sugar cane farming).

Being located at the foothills of Mount Somerset, the site comprises of a number of ridgelines, valleys and peaks. Slopes experienced across the site are significant/steep. Existing buildings and structures have been constructed along the ridgeline which spans east-west across the northern portion of the site, with the primary residence being built on top of one of the highest peaks (171 AHD) within the site.

The site is affected by natural hazards such as bushfire hazard and landslide potential.

Due to the established nature of the site and as confirmed through appropriate searches, all relevant infrastructure is available including reticulated water, on-site sewer/septic, stormwater, telecommunications, and electricity.

There are several easements both burdening and/or benefitting the property and there are no known infrastructure upgrades that will affect the site. Further details on the relevant easements are contained in [Attachment 1 - Title Search](#).

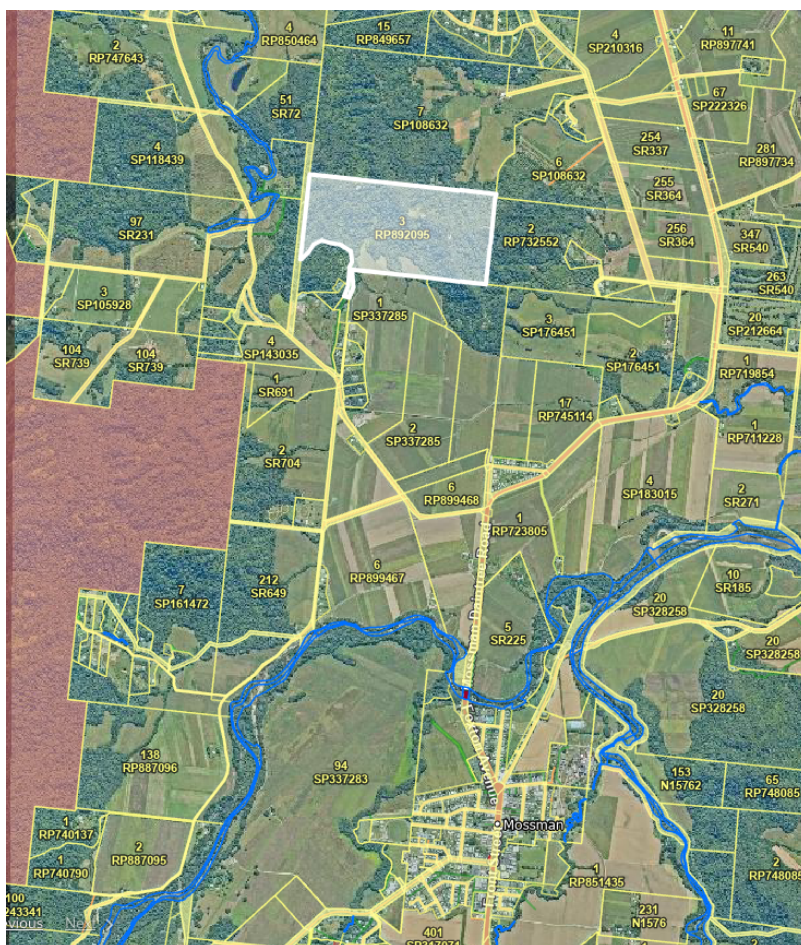


Image 1 – The Subject Site (Imagery: Queensland Globe)

Images 2 to 3 below were taken on a site visit conducted by Gilvear Planning, on 09 March 2026.



Image 2 – View of the existing driveway of the dwelling house



Image 3 – View of the existing vehicle track and erosion impact

4.0 Proposal

4.1 Pre-lodgement Advice/Background

Pre-lodgement Advice was received from Douglas Shire Council on 25/03/2026. The Advice indicated officers were generally supportive of the proposal and identified no significant concerns. A copy of pre-lodgement advice is provided at [Attachment 2](#).

It is understood that approvals previously issued/relevant to the subject site permitted the construction of the existing driveway and dwelling house, including any associated vegetation damage/earthworks. All historic approvals relevant to the site have been enacted. It is understood that final sign off of proposed extensions to the existing Dwelling House, which were carried out more recently, has also been finalised.

4.2 Proposed Development

The application seeks a Preliminary Approval for Building Work (House Extensions and Swimming Pool) and a Development Permit for Operational Work (Vegetation Damage and Earthworks). Proposal plans showing the full extent of works, prepared by Vos Architects and KFB Engineers are included in [Attachment 3](#) and [Images 4 and 5](#) below.

Specifically, the development includes:

- Building Work – it is proposed to carry out extensions to the existing Dwelling House to cater for the provision of a new undercroft room which will be utilised as a double garage, pool pump room and storage area, as well as construct a new swimming pool, located above the proposed building extension. The proposed structure will be detached from the existing dwelling house. The proposed new garage will allow for a more suitable option for vehicles to manoeuvre on site,
- Operational Work – restoration work is required to further stabilise the existing building pad. It is noted that the slope located along the northern/north-eastern corner of the existing building envelope has significantly eroded, requiring immediate re-stabilisation work to be undertaken. The proposed works will result in the removal of/damage to existing vegetation. The existing mound/landform, currently situated in front of (northern corner) the dwelling house, will be excavated to facilitate construction of the proposed house extensions and swimming pool. Retaining structures will be installed along the north/north-east perimeter of the building envelope, as part of the restoration work.

Pursuant to Table 5.6.j of the Douglas Shire Planning Scheme 2018, Version 1.0, the proposed development is Code Assessable. The category of assessment does not alter as a result of the Local/Neighbourhood Plan or overlays. This is further discussed in Sections 5.0 & 6.0.

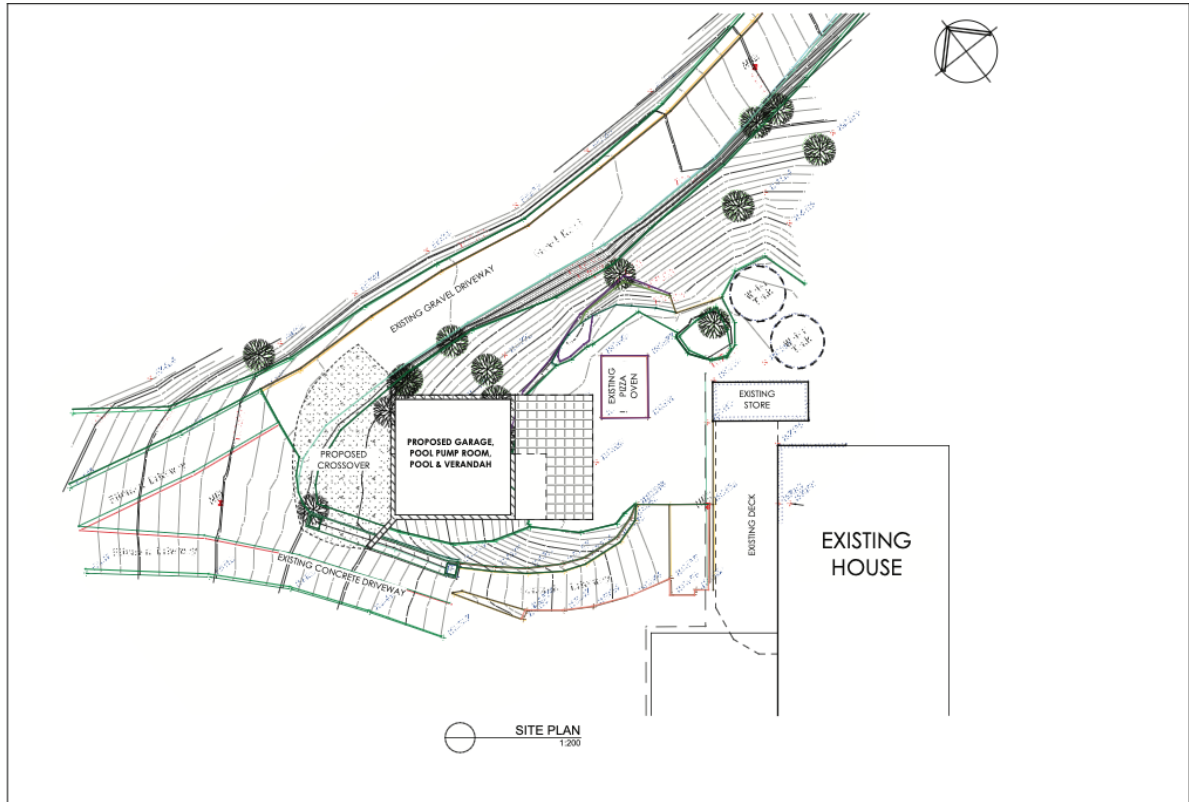


Image 4 – Proposal Plans – Site Plan (Source: DannyVos Architect)

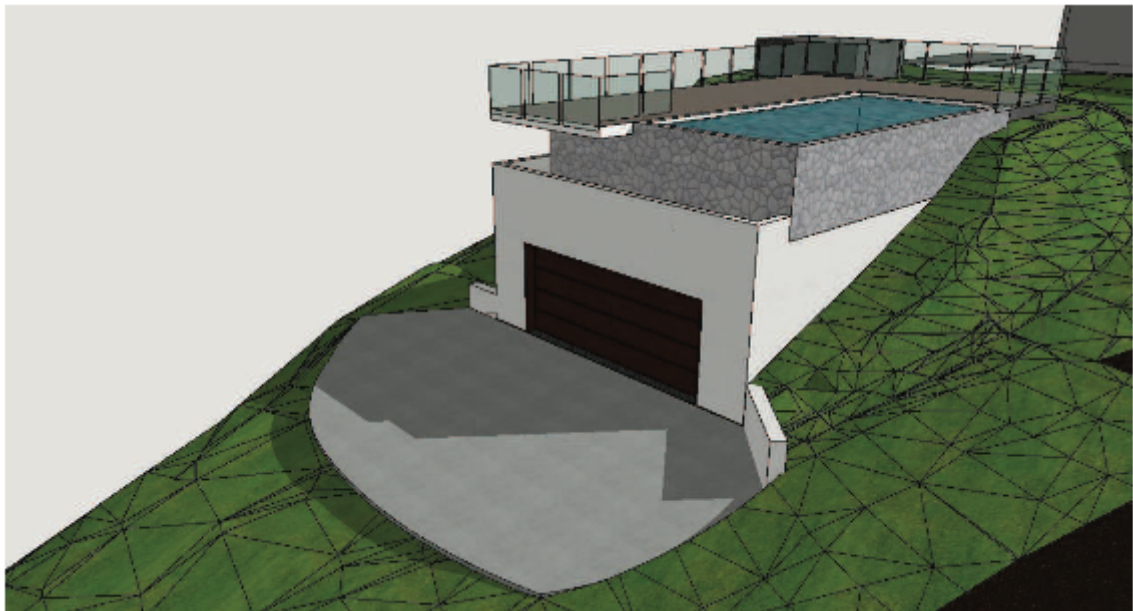


Image 5 – Proposal Plans (Source: DannyVos Architect)

5.0 Statutory Planning Considerations

This section provides an overview of the legislative context of the application under the relevant provisions of the Planning Act 2016 and associated Regulation.

5.1 Planning Act 2016

5.1.1 CONFIRMATION OF DEVELOPMENT

The proposed development is not prohibited. This has been established by considering all relevant instruments which can provide prohibitions under the Planning Act 2016 (The Act) including:

- Schedule 10 of the Planning Regulation 2017;
- Relevant categorising instruments.

5.1.2 ASSESSABLE DEVELOPMENT

The development proposed by this application includes development that is made assessable under the Douglas Shire Council Planning Scheme 2018 in accordance with Section 43(1) of the Act.

5.1.3 ASSESSMENT MANAGER

The Assessment Manager for this development application is the Douglas Shire Council as determined by Schedule 8 of the Planning Regulation 2017.

5.1.4 CATEGORY OF ASSESSMENT

The table below summarises the assessable development subject to this application and the relevant category of assessment for each aspect of development.

ASPECT OF DEVELOPMENT	REFERENCE	LEVEL OF ASSESSMENT
Operational Works involving: - Vegetation Damage - Filling and Excavation greater than 50m³	Table 5.6.j	Code Assessable – given several of the self assessable requirements cannot be met.
Building Work	Table 5.6.j	Code Assessable.

5.1.5 STATUTORY CONSIDERATIONS FOR ASSESSABLE DEVELOPMENT

The relevant considerations of the Assessment Manager in making the decision pursuant to Section 60 of the Act, are outlined in:

- Code: Section 45(3) of the Act;
- Code: Section 25, 26 and 27 of the Planning Regulation 2017.

5.1.6 REFERRAL TRIGGERS

From a review of Schedule 9 and 10 of the Planning Regulation, the proposed development does not require referral to the State or any other referral agency.

5.1.7 STATE RESOURCE

The proposed development does not require any State Resources.

5.1.8 STATE DEVELOPMENT ASSESSMENT PROVISIONS

The proposed development does not require assessment against the State Development Assessment Provisions.

5.1.9 REGIONAL PLAN

The subject site is within the Regional Landscape and Rural Production Area of the Far North Queensland Regional Plan 2026. It is also noted that the site is identified as being located within both the Priority Agricultural Area and Wet Tropics WHA – Special Management Area's, pursuant to the recently gazetted Regional Plan.

The proposed development does not require a detailed assessment against the provisions contained within the Far North Queensland Regional Plan 2009. Note: The Regional Plan has been appropriately advanced within the Douglas Shire Planning Scheme 2018.

Section 2.2 of the Douglas Shire Planning Scheme confirms that the Far North Queensland Regional Plan has been appropriately reflected in the current version of the Scheme – Douglas Shire Council Planning Scheme 2018.

5.1.10 STATE PLANNING POLICY

The site is subject to the following State Interests of the State Planning Policy:

- Agriculture
 - Agricultural land classification - class A and B
- Biodiversity
 - MSES - Regulated vegetation (category B)
 - MSES - Regulated vegetation (essential habitat)
 - MSES - Wildlife habitat (endangered or vulnerable)
- Natural Hazards Risk and Resilience
 - Flood hazard area - local government flood mapping area
 - Bushfire prone area
 - Flood hazard area - Level 1 - Queensland floodplain assessment overlay

Pursuant to Section 2.1, it is noted that the Planning Scheme adequately integrates the applicable State Interests within the State Planning Policy.

6.0 Council Planning Considerations

6.1 Planning Scheme

Within the Douglas Shire Council Planning Scheme 2018, the subject site is mapped as being within the Rural Zone, and is affected by several overlays as follows:

- Acid Sulfate Soils
 - Acid Sulfate Soils (5-20m AHD)
- Bushfire Hazard
 - Potential Impact Buffer
 - Very High Potential Bushfire Intensity
 - High Potential Bushfire Intensity
 - Medium Potential Bushfire Intensity
- Flood Storm
 - Floodplain Assessment Overlay (Mossman River)
- Hillslopes
 - Area Affected by Hillslopes
- Landscape Values
 - High landscape values
 - Medium landscape values
- Landslide
 - Potential Landslide Hazard
- Natural Areas
 - MSES - Regulated Vegetation (Intersecting a Watercourse)
 - MSES - Wildlife Habitat

The subject site is not subject to a Neighbourhood and/or Local Plan.

Table 1 outlines the relevant codes and their applicability, and a summary of the compliance with assessment benchmarks.

Table 1 – Code Compliance Summary

APPLICABLE CODES	COMPLIANCE SUMMARY
Rural Zone Code	The proposal is compliant with all relevant aspects of the Zone Code.

Acid Sulfate Soils Overlay Code	The proposal is compliant with all relevant aspects of the Overlay Code.
Bushfire Hazard Overlay Code	The proposal is compliant with all relevant aspects of the Overlay Code.
Flood and Storm Tide Hazard Overlay Code	The proposal is compliant with all relevant aspects of the Overlay Code.
Hillslopes Overlay Code	Three (3) Performance Outcomes are sought: • PO1 given that development is located on that part of the site that is subject to the Hillslopes overlay mapping; • PO2 given that the proposal is likely to result in vegetation damage and involves slopes with gradients in excess of 1 in 6; and • PO3 given that the proposed excavation and fill is likely to exceed the minimum specified requirements. Minimum retaining wall heights proposed are 2m. Demonstrated compliance with Performance Outcomes has been providing in sections below, as well as within Attachment 5 – Code Compliance Responses. The proposal is otherwise compliant with all relevant aspects of the Overlay Code.
Natural Areas Overlay Code	The proposal is compliant with all relevant aspects of the Overlay Code.
Potential Landslide Hazard Overlay Code	Two (2) Performance Outcomes are sought: • PO1 given that development is located on that part of the site that is subject to the Hillslopes overlay mapping; and • PO2 given that the proposal is likely to result in vegetation damage and involves slopes with a gradient of 1 in 8. Demonstrated compliance with Performance Outcomes has been providing in sections below, as well as within

	Attachment 5 – Code Compliance Responses. The proposal is otherwise compliant with all relevant aspects of the Overlay Code.
Environmental Performance Code	The proposal is compliant with all relevant aspects of the Overlay Code.
Filling and Excavation Code	The proposal is compliant with all relevant aspects of the Development Code.
Vegetation Management Code	One (1) Performance Outcome is sought for PO1, given that it is proposed to remove vegetation that is located over 10 metres away from an existing building. Further justification as to why the proposed vegetation damage is necessary to ensure the ongoing safety for life and property has been provided in sections below. The proposal is otherwise compliant with all relevant aspects of the Development Code.

A detailed assessment of the proposal against the applicable Codes is contained in [Attachment 5](#) – Code Compliance Responses, demonstrating further how the proposed development complies or is able to comply with the relevant assessment criteria.

6.1.1 STATEMENT OF COMPLIANCE AGAINST RELEVANT ASSESSMENT BENCHMARKS

6.1.1.2 HILLSLOPE CODE

It is submitted that proposed operational works are required to remedy significant erosion, currently occurring on site. Specifically, it is noted that restoration work is required to further stabilise the existing building pad. The slope located along the northern/north-eastern corner of the existing building envelope has significantly eroded, requiring immediate re-stabilisation work to be undertaken. Proposed works are therefore expected to improve the safety and stability of the area immediately surrounding the existing development. Proposed excavation and/or filling is unlikely to have an adverse impact on the existing amenity, given that proposed works are to be carried out within the middle of the eastern portion of the subject site. This area is completely surrounded by dense vegetation, and therefore, it is unlikely that any of the proposed development will be visible from neighbouring properties and/or the public realm. Earthworks required to facilitate the construction of the proposed new garage and pool are to be undertaken within the same area and therefore will also appropriately screened from view. The proposed extension/new garage will likely improve the functionality of the site – providing a safer/more easily accessible area for vehicles entering/exiting the site.

6.1.1.3 POTENTIAL LANDSLIDE HAZARD CODE

The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. Proposed stabilisation works are required to further improve/reduce the potential landslide hazard risk associated with the existing dwelling house. Proposed retaining structures are not complex and are necessary to ensure no further erosion occurs along the slope that exists within the northern corner/along the north-east side of the existing building envelope. Proposed building work (house extensions) will be carried out within the portion of the project site that is to be further stabilised through the installation/construction of retaining features and therefore does not pose an increased risk for potential landslip. All proposed earthworks are to be carried out within an area that has been previously developed and appropriately benched.

6.1.1.5 VEGETATION MANAGEMENT CODE

The majority of the vegetation likely to be impacted as a result of proposed development is located along the northern/north-eastern edge of the existing building pad, between two existing access driveways/tracks. Works are anticipated to include vegetation clearing/removal of approximately 6 mature trees >10m in height, as well as removal of sparse regrowth, ornamental plantings and seedlings.

Given the location of the project site, any vegetation removal/disturbance is unlikely to impact the character and amenity of the local area. Specifically, it is noted that the project site is situated within the middle of the eastern portion of the subject site and is significantly setback (over 250m) from all property boundaries. The project site is surrounded by dense vegetation and therefore no visual impacts are anticipated. An environmental assessment was undertaken by 4 Elements Consulting, which confirmed that the proposed development is unlikely significantly impact on the identified environmental values, including but not limited to specific species, vegetation communities, waterways and/or habitats. Fragmentation is not anticipated,

given the size of the subject site and the nature of the existing vegetation established within the site. It is submitted that the proposed vegetation removal/disturbance is required to facilitate the further stabilisation of the existing building pad and therefore is unavoidable and necessary in this instance.

7.0 Summary and Conclusions

This Planning Report has been prepared by Gilvear Planning on behalf of REORG Pty Ltd in support of a Planning Application submitted to the Douglas Shire Council seeking a Development Permit for Operational Work (vegetation clearing and earthworks) and Preliminary Approval for Building Work (House Extension and Swimming Pool), on land located at 172 Syndicate Road Miallo QLD, described as Lot 3 on RP892095.

A portion of the slope located along the northern/north-eastern perimeter of the existing building pad has significantly eroded because of several severe weather events. The proposed development is necessary to ensure the future/ongoing stabilisation of the existing building pad and dwelling house. Additionally, it is noted that the landowner requires specific rehabilitation facilities to support ongoing recovery following various medical procedures. The proposed house extensions and swimming pool (located at the first floor level) will accommodate for these specific rehabilitation requirements.

Several Performance Outcomes are sought in respect to development being undertaken on sloping land that is mapped as being impacted by the Hillslopes and Potential Landslide Hazard Overlay Codes. Additional Performance Outcomes are sought in relation to the proposed retaining structures exceeding the specified heights, as well as for vegetation removal within the rural zone and not within 10m of a building.

Pre-lodgement advice received from Council detailed that officers were generally supportive of the proposal at the time of receipt 25/03/2026.

The Specialist Report from 4 Elements Consulting provides key findings following an environmental assessment – confirming the proposed development is unlikely to result in any significant environmental impacts.

After a detailed evaluation and review of the applicable assessment benchmarks, Gilvear Planning submits that the proposed development complies with the applicable planning outcomes of the Planning Scheme and therefore recommends the proposed development for Approval, subject to the imposition of reasonable and relevant conditions.

Attachment 1

Title Search

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50506198	Search Date:	10/12/2025 15:46
Date Title Created:	15/07/2004	Request No:	54428347
Previous Title:	50085692, 50085693		

ESTATE AND LAND

Estate in Fee Simple

LOT 3 REGISTERED PLAN 892095
Local Government: DOUGLAS

REGISTERED OWNER

Dealing No: 707881053 09/07/2004

REORG PTY LTD A.C.N. 008 271 485
UNDER INSTRUMENT NO.707881053

TRUSTEE

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10558201 (POR 54)
Deed of Grant No. 20205079 (POR 115V)
Deed of Grant No. 20354145 (POR 75V)
2. EASEMENT No 700134528 28/07/1994 at 15:21
benefiting the land over
EASEMENT C ON RP 865390
3. EASEMENT No 700721234 27/06/1995 at 14:27
benefiting the land over
EASEMENT A ON RP 892095
4. EASEMENT No 700721241 27/06/1995 at 14:28
burdening the land to
LOT 2 ON RP 892095
OVER EASEMENT B ON RP 892095
5. MORTGAGE No 707915231 22/07/2004 at 15:42
COMMONWEALTH BANK OF AUSTRALIA A.B.N. 48 123 123 124

ADMINISTRATIVE ADVICES

Dealing	Type	Lodgement Date	Status
710042382	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	24/10/2006 16:01	CURRENT
711772536	VEG NOTICE VEGETATION MANAGEMENT ACT 1999	04/07/2008 12:30	CURRENT

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

Attachment 2

Pre-lodgement Advice – Douglas Shire Council



Haylee Bain <haylee@gilvearplanning.com.au>

RE: J25-01850 - Mt Somerset (Lot 3 on RP892095) proposed development - Request for pre-lodgement advice

Neil Beck <Neil.Beck@douglas.qld.gov.au>
To: Haylee Bain <haylee@gilvearplanning.com.au>

Wed, Mar 25, 2026 at 9:18 AM

Hi Haley,

Thanks for the submission. Please be advised that there is no concern with the proposal to undertake earthworks and vegetation damage to ensure slope stability adjacent the access. The same applies to the proposed building work. The building work may be able to comply with the hillslopes code which case the works would only require a concurrence response from Council for amenity and aesthetic considerations.

In response the ROL component, please be advised that the proposal is not consistent with the assessment benchmarks and purpose of the Rural zone and this element of the development if made would not be supported.

Regards

Neil Beck | Team Leader Planning

Douglas Shire Council | Environment & Planning

P 07 4099 9451 | E Neil.Beck@douglas.qld.gov.au

From: Haylee Bain <haylee@gilvearplanning.com.au>

Sent: Wednesday, March 18, 2026 9:32 AM

To: Enquiries <enquiries@douglas.qld.gov.au>

Cc: Kristy Gilvear <Kristy@gilvearplanning.com.au>

Subject: RE: J25-01850 - Mt Somerset (Lot 3 on RP892095) proposed development - Request for pre-lodgement advice

Good morning,

Gilvear Planning has recently been engaged by REORG Pty Ltd, to provide town planning assistance in relation to the below described proposed development, on land at 172 Syndicate Road, Miallo, Qld (formally described as Lot 3 on RP892095):

- Operational Work – Vegetation Damage & Earthworks
- Reconfiguration of a Lot (Subdivision) for the purpose of creating two (2) additional Lots (1 Lot into 3 Lots).

On behalf of our client, we are seeking pre-lodgement advice from Council in advance of any future Development Application/s being submitted. The attached letter correspondence is provided to assist Officers in their consideration of this request.

Should you require additional information, and / or have queries, please don't hesitate to call or email.

Kind regards,

Haylee Bain **TOWN PLANNER**

20260318_Prelodgement Letter DSC.pdf

0488 021 793

FNQ Office: PO Box 228 Babinda QLD 4861

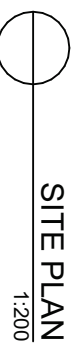
Darwin Office: PO Box 36990 Winellie NT 0821

This message, with any attachments, is intended for the use of the person or entity named above, and may contain information that is private, confidential or privileged. Any unauthorised use of this material is prohibited. If you have received this communication in error, please immediately and permanently delete same. destroy any printed and / or saved copies, and contact the writer. Gilvear Planning Pty Ltd is not responsible for any loss, damage, liability or claim arising from any damage to the systems of the message recipient as a result of documents originating from Gilvear Planning Pty Ltd. Recipients receive communications at their own risk.

***** DISCLAIMER ***** This message and any attachments may contain privileged and confidential information intended solely for the use of the intended addressee(s). Any unauthorized use of this material is prohibited. If you received this message in error please notify the sender immediately, delete the message and destroy any printed or electronic copies. Opinions expressed in this email are those of the sender and do not necessarily represent the views of the Douglas Shire Council. We recommend that you scan this email and any attachments for viruses before opening. Council does not accept any responsibility or liability for any loss or damage, incurred either directly or indirectly, from opening this email or any attachments to it, or that may result from reliance on, or the use of, any information contained in this email or attachments. Emails may be monitored and you are taken to consent to this monitoring.

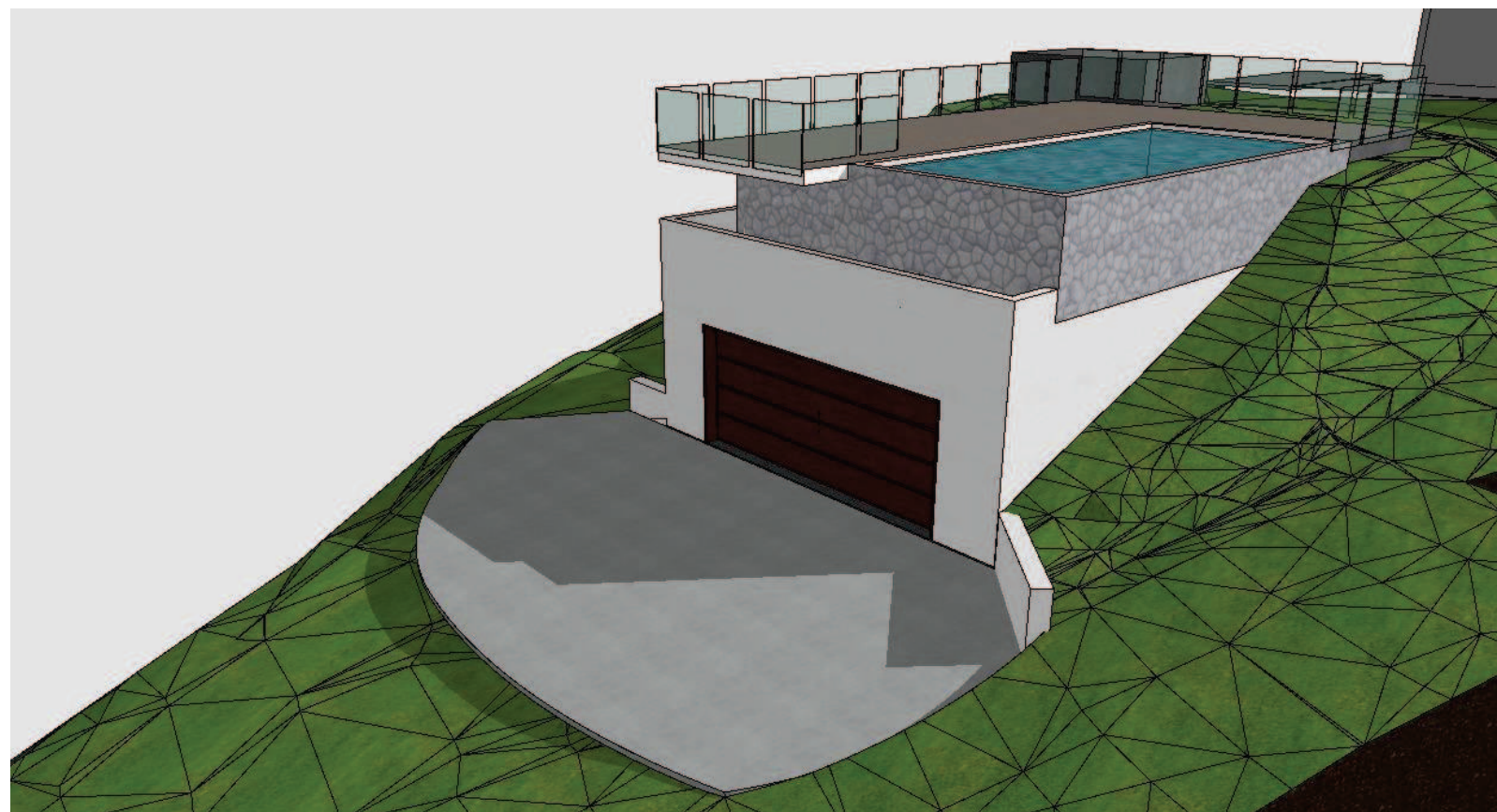
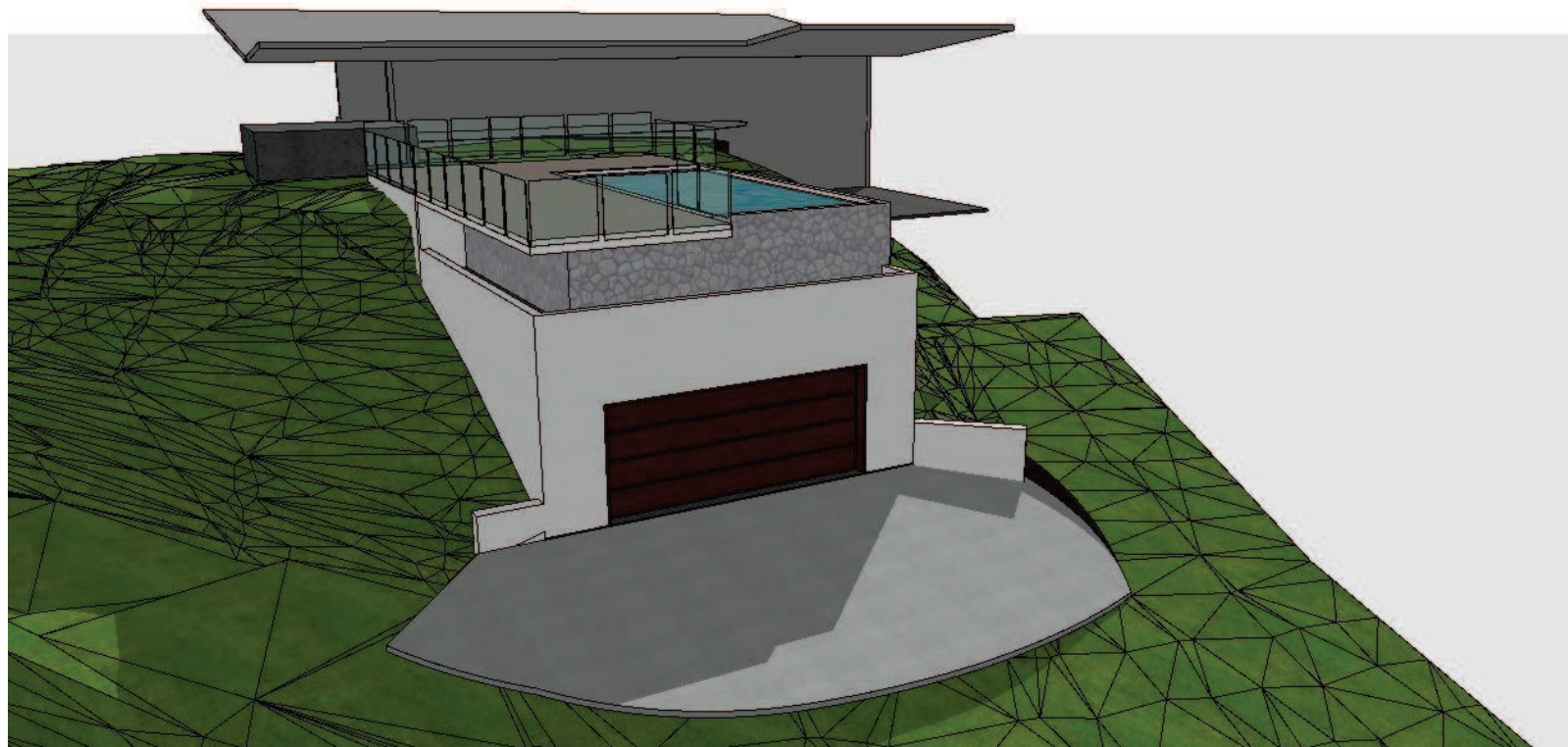
Attachment 3

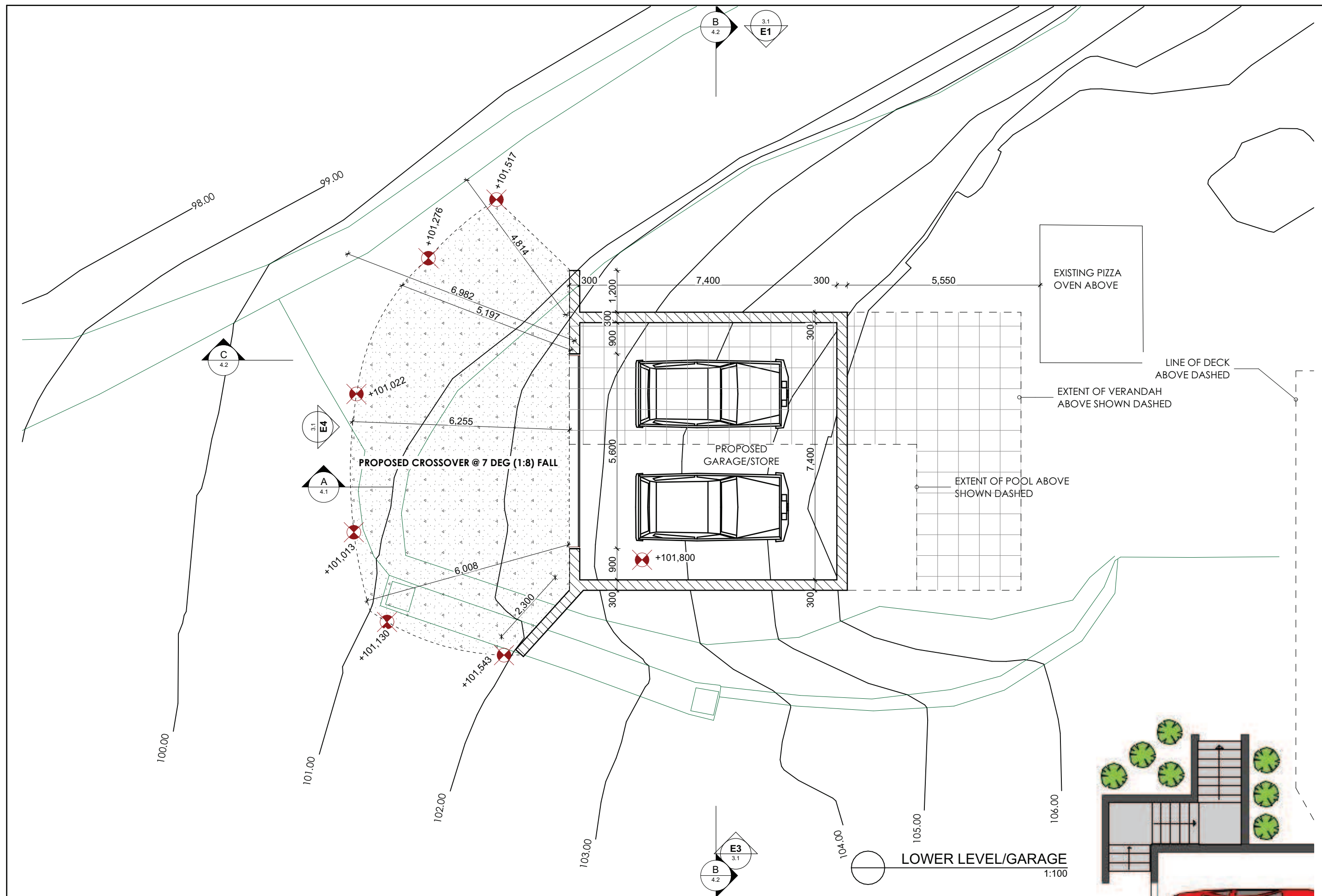
Proposal Plans



1:200

72 SYNDICATE

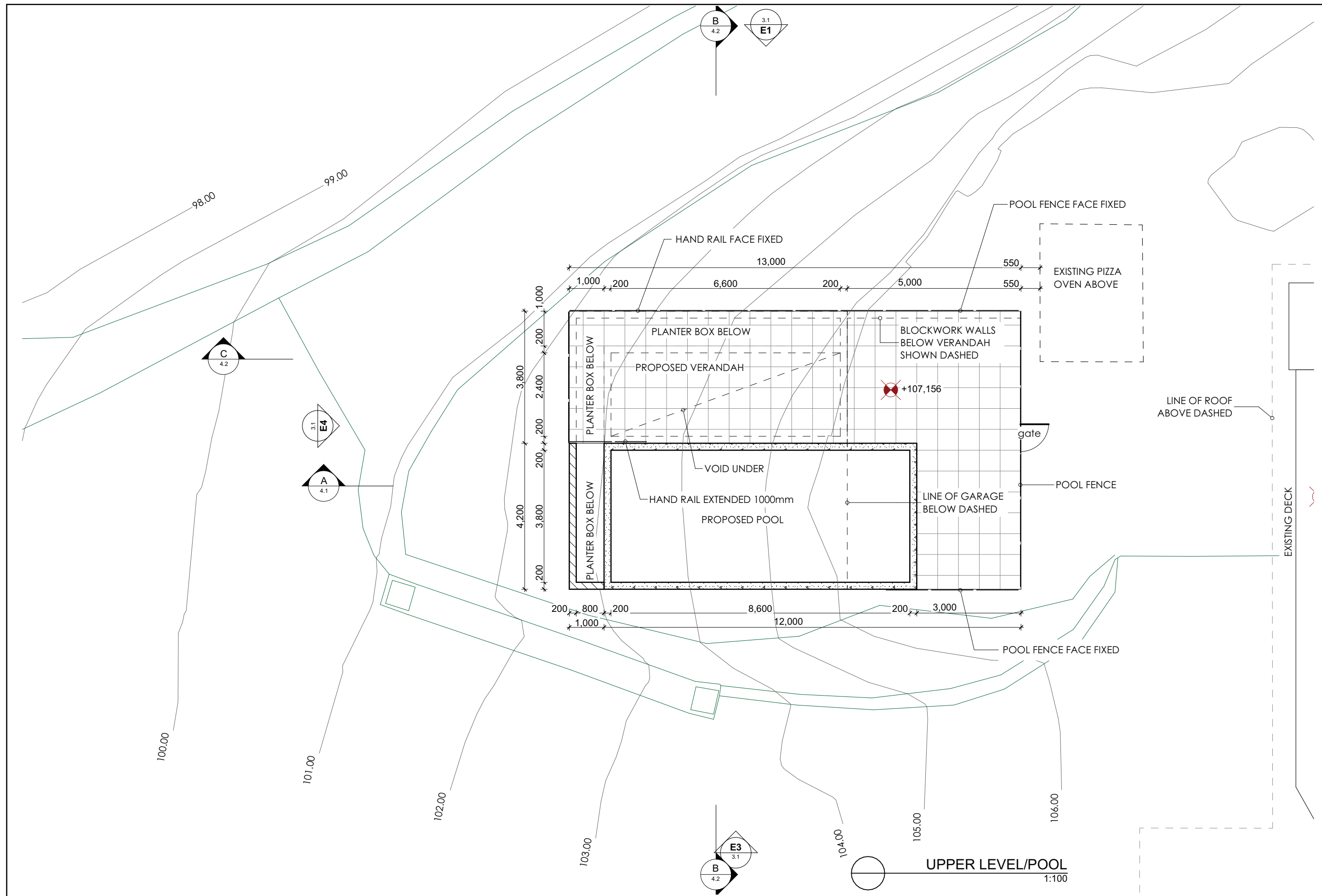




THESE DRAWINGS ARE COPYRIGHT. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK & MUST BE READ IN ACCORDANCE WITH ALL OTHER CONSULTANT DRAWINGS & DOCUMENTATION. DO NOT SCALE FROM THESE DRAWINGS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT "NATIONAL CONSTRUCTION CODE" (NCC) AND ALL OTHER APPLICABLE AUSTRALIAN STANDARDS.

VOS
danny
Architect
m 0415 300 748

PROPOSED RENOVATION
ALLEN & CHRISTINE PERRY
72 SYNDICATE RD, MIALLO QLD (Lot 3 on RP 746143)

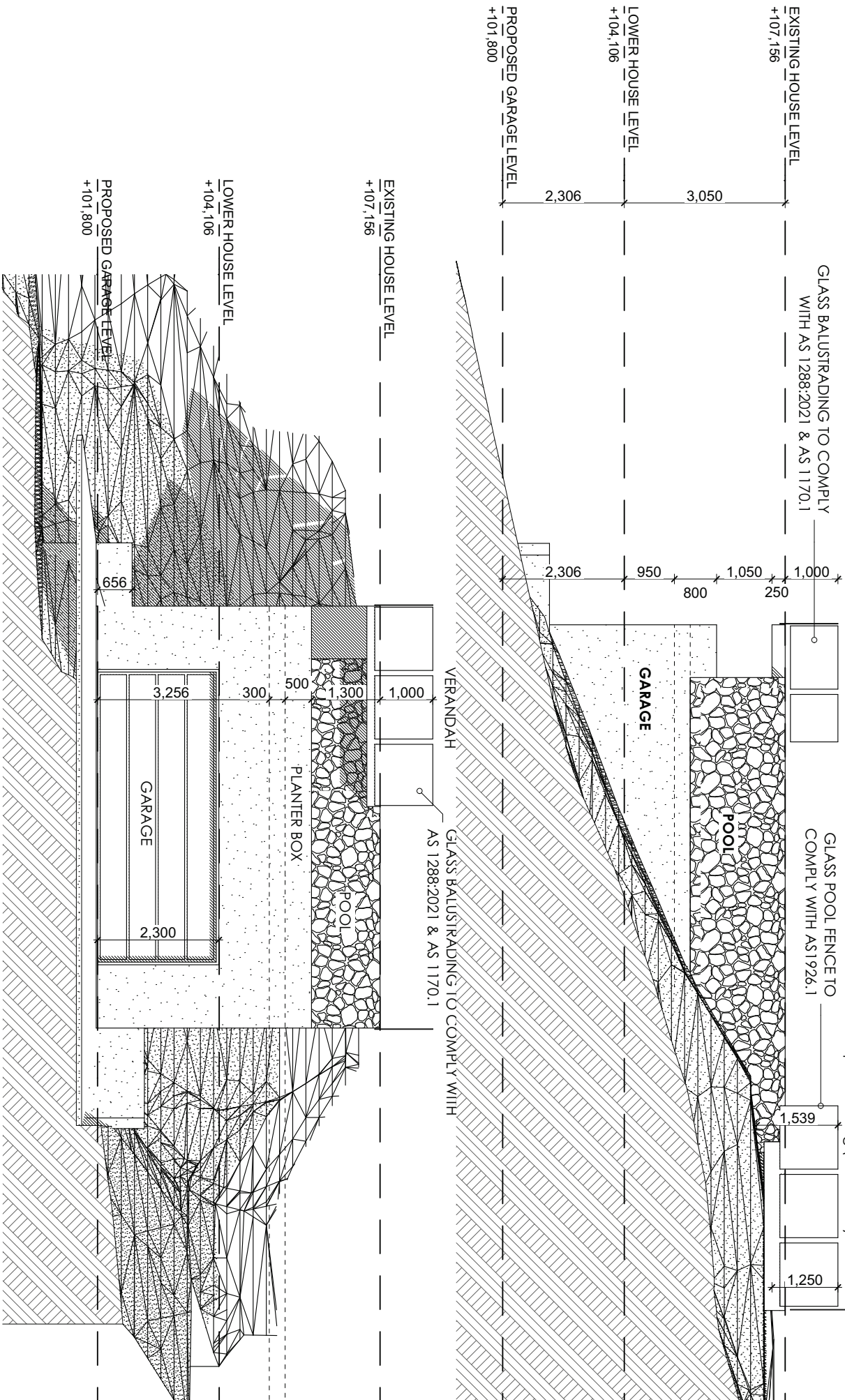
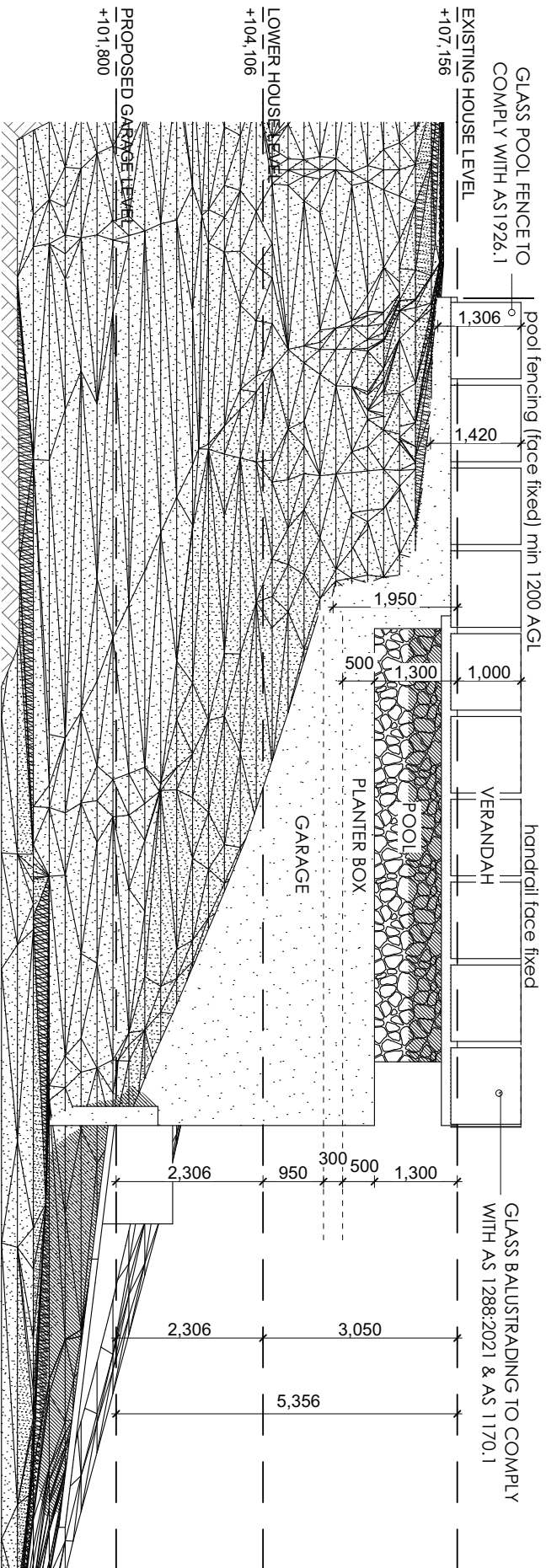


THESE DRAWINGS ARE COPYRIGHT. ALL DRAWINGS AND DIMENSIONS MUST BE CHECKED PRIOR TO COMMENCEMENT OF ANY WORK & MUST BE READ IN ACCORDANCE WITH ALL OTHER CONSULTANT DRAWINGS & DOCUMENTATION. DO NOT SCALE FROM THESE DRAWINGS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN ACCORDANCE WITH CURRENT "NATIONAL CONSTRUCTION CODE" (NCC) AND ALL OTHER APPLICABLE AUSTRALIAN STANDARDS.

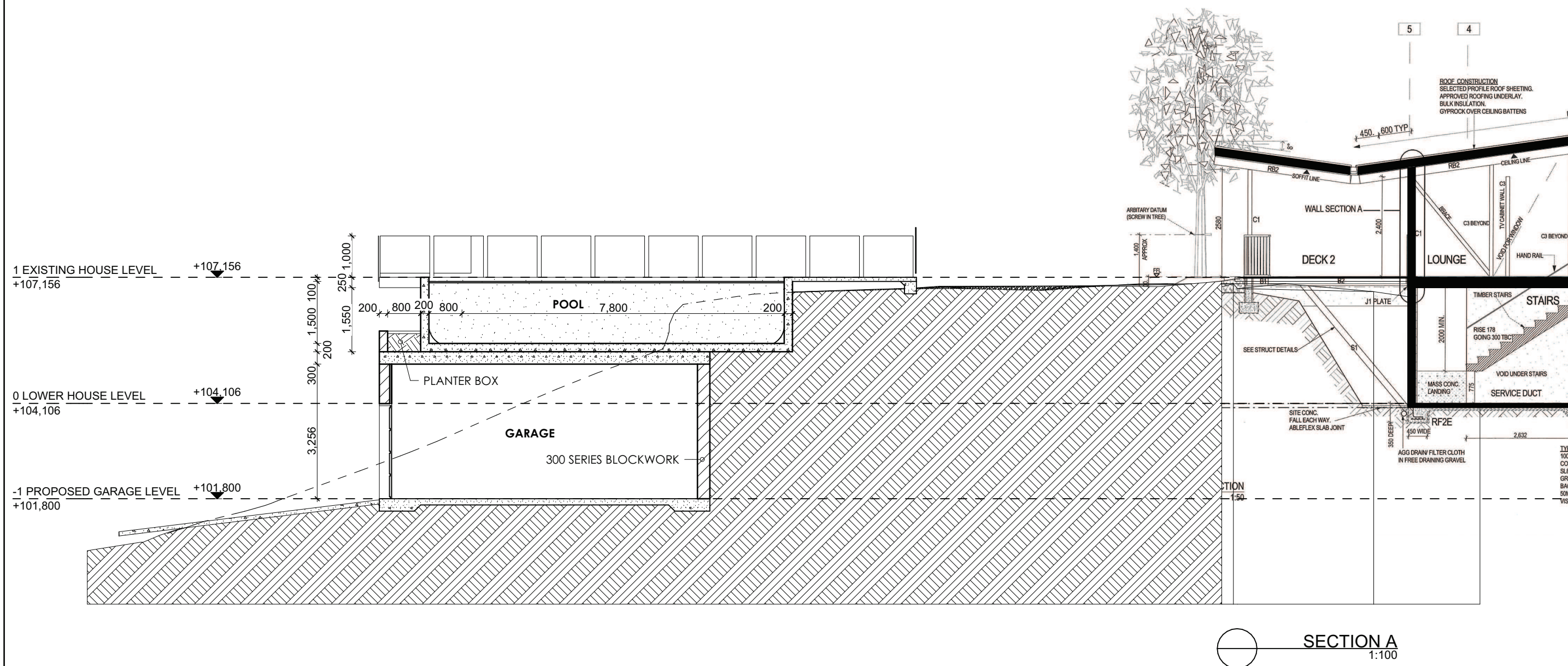
VOS
danny
Architect
m 0415 300 748

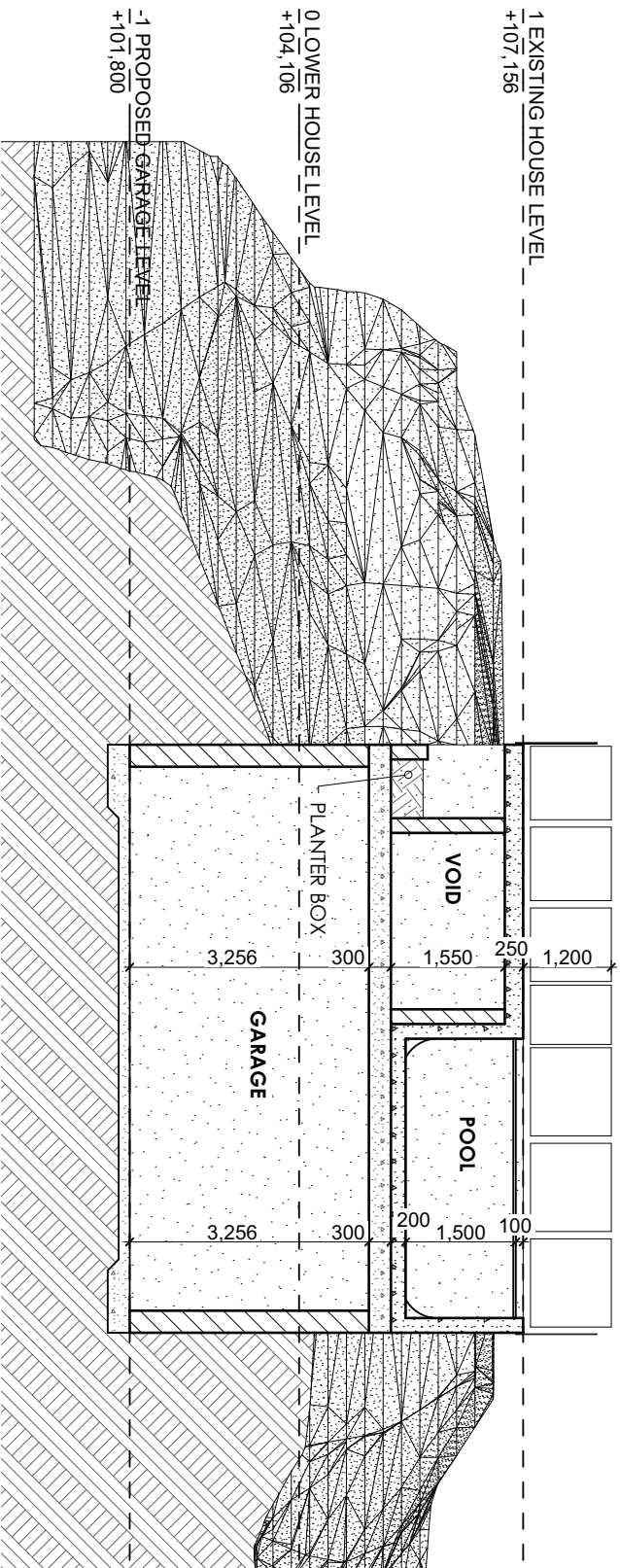
P R O P O S E D R E N O V A T I O N
72 SYNDICATE RD, MIALLO QLD (Lot 3 on RP 746143)
ALLEN & CHRISTINE PERRY

A3 SHEET
12/08/2026
REV E

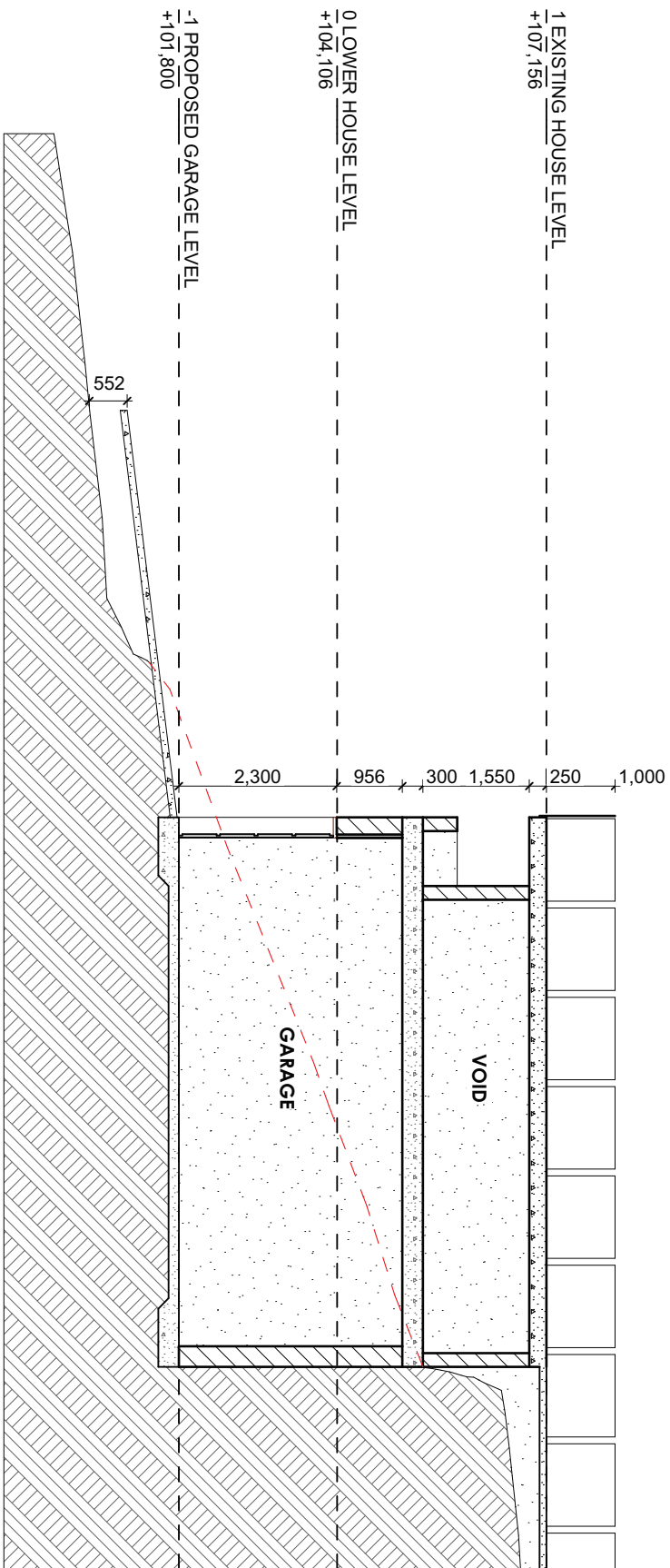


THESE DRAWINGS ARE COPYRIGHT, ALL DRAWINGS AND DIMENSIONS MUST BE
CHECKED PRIOR TO COMMENCEMENT OF ANY WORK & MUST BE READ!
ACCORDANCE WITH ALL OTHER CONSULTANT DRAWINGS & DOCUMENTATION, DO
NOT SCALE FROM THESE DRAWINGS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN
ACCORDANCE WITH CURRENT 'NATIONAL CONSTRUCTION CODE' (NCC) AND ALL
OTHER APPLICABLE AUSTRALIAN STANDARDS.





SB

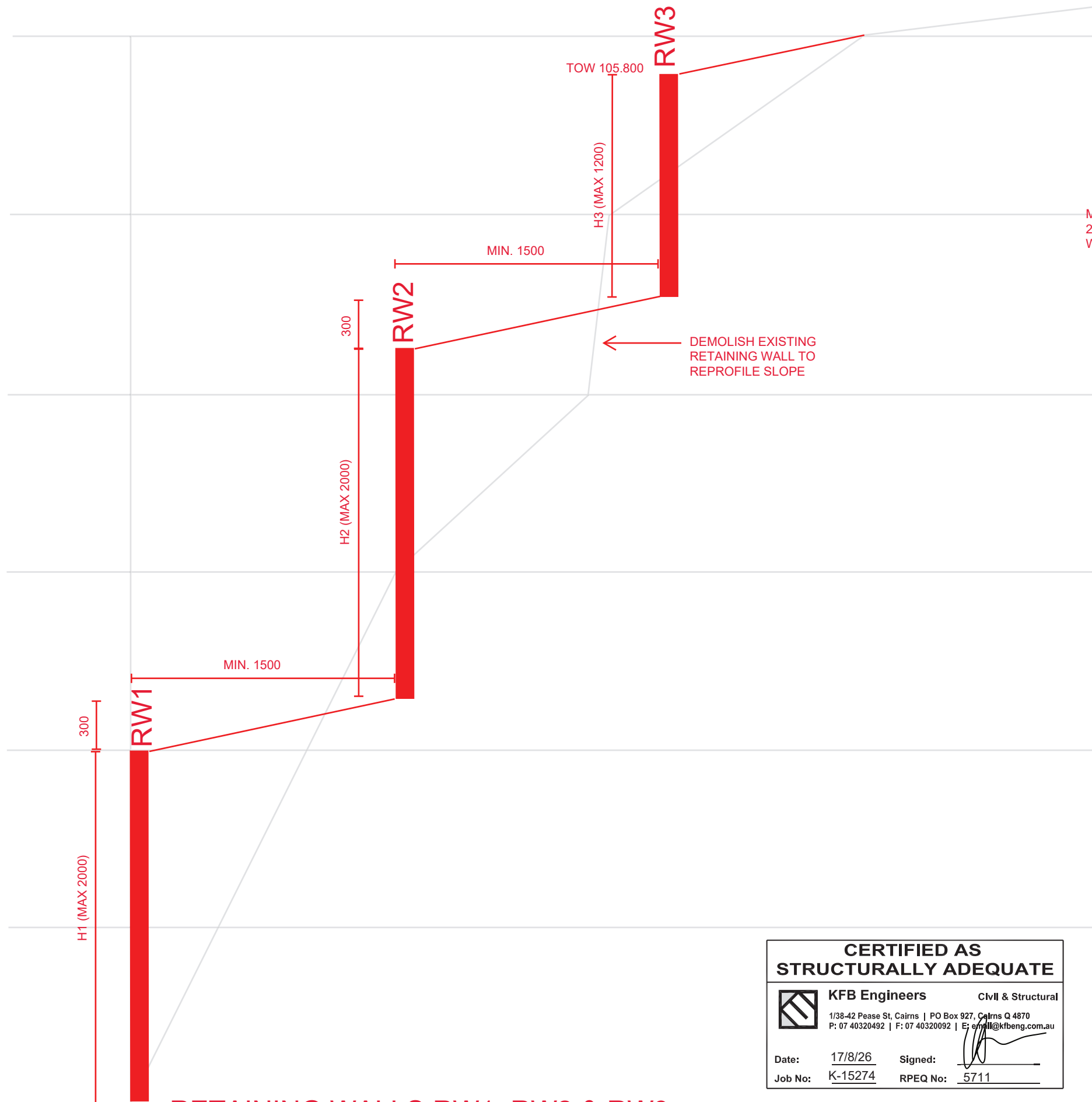


SB

THESE DRAWINGS ARE COPYRIGHT, ALL DRAWINGS AND DIMENSIONS MUST BE
CHECKED PRIOR TO COMMENCEMENT OF ANY WORK & MUST BE READ!
ACCORDANCE WITH ALL OTHER CONSULTANT DRAWINGS & DOCUMENTATION. DO
NOT SCALE FROM THESE DRAWINGS. ALL BUILDING WORKS ARE TO BE CARRIED OUT IN
ACCORDANCE WITH CURRENT 'NATIONAL CONSTRUCTION CODE' (NCC) AND ALL
OTHER APPLICABLE AUSTRALIAN STANDARDS.

danny
VOS
Architect
m 0415 300 748

P R O P O S E D
72 SYNDICATE



RETAINING WALLS RW1, RW2 & RW3
1:25

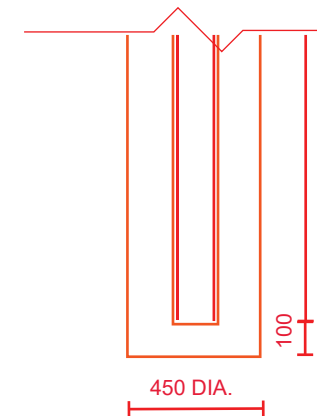
MIN. 300 THICKNESS
20-40mm DRAINAGE AGG
WRAPPED IN GEOFABRIC

100mm AG PIPE IN
GEOTEXTILE SOCK TO
POINT OF DISCHARGE

HDG POSTS AS SPECIFIED
@ 2m CRS TYPICAL

200x75 CONCRETE
SLEEPERS

N25 CONCRETE



	POSTS	DEPTH
RW1	150UC23.4	2500mm
RW2	150UC23.4	4000mm
RW3	100UC14.8	3000mm

**CERTIFIED AS
STRUCTURALLY ADEQUATE**

KFB Engineers Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092 | E: email@kfbeng.com.au

Date: 17/8/26 Signed: [Signature]
Job No: K-15274 RPEQ No: 5711

RETAINING WALLS RW1, RW2 & RW3
TYP. SECTION
1:25

A	17/8/26	Original Issue	KFB	KFB
No.	Date	Issue / Revisions	Dm	Chkd
Dwg File:		XRef File: N/A		

ALLEN & CHRISTINE PERRY
172 Syndicate Rd, Miallo Qld 4873
Proposed Retaining Walls



KFB ENGINEERS
ABN 73 618 014 261

Civil & Structural
1/38-42 Pease St, Cairns | PO Box 927, Cairns Q 4870
P: 07 40320492 | F: 07 40320092
E: email@kfbeng.com.au

Job No: K-15274
Sheet: 1 A
Scale: As Shown (A3)

K-15274-CRT-015-1

This form is the approved form that must be used in accordance with section 10 of the *Building Act 1975* and sections 73 and 77 of the Building Regulation 2021 (Design-specification certificate) stating that an aspect of building work or specification will, if installed or carried out as stated in this form, comply with the building assessment provisions.

Additional explanatory information is included in the Appendix at the end of this form.

1. Property description

This section need only be completed if details of street address and property description are applicable.

E.g. in the case of (standard/generic) pool design/shell manufacture and/or patio and carport systems this section may not be applicable.

Where applicable, the description must identify all land the subject of the application.

The lot and plan details (e.g. SP/RP) are shown on title documents or a rates notice.

If the plan is not registered by title, provide previous lot and plan details.

Street address	172 Syndicate Road		
		Suburb/locality	MIALLO
State	QLD	Postcode	4873

Lot and plan details (*attach list if necessary*)

Lot 3 on RP746143

Local government area the land is situated in

Cairns Regional Council

2. Description of aspect/s certified

Clearly describe the extent of work covered by this certificate, e.g. all structural aspects of the steel roof beams.

Structural aspects of proposed retaining walls.

3. Basis of certification

Detail the basis for giving the certificate and the extent to which tests, specifications, rules, standards, codes of practice and other publications were relied upon.

Certified as structurally adequate in accordance with relevant Australian codes and standards and otherwise in accordance with good engineering practice.

Design conditions:

Wind - Wind Classification C3 (W60C)

Foundations - Site Classification 'P'

4. Reference documentation

Clearly identify any relevant documentation, e.g. numbered structural engineering plans.

DA Drawings 1.1/E, 1/2/E, 2.1/E, 2.2/E, 3.1/E, 4.1/E, 4.2/E
Erosion Control & Batter Treatment Plan, 1 sheet only
KFB Engineers Drawing No. K-15274-1A
AS1170.01/2, AS3600, AS4055, AS4100, AS4678

5. Building certifier reference number and building development approval number

Building certifier reference number		Building development application number (if available)	
-------------------------------------	--	--	--

6. Appointed competent person details

Under Part 6 of the Building Regulation 2021 a person must be assessed as a competent for the type of work (design-specification) by the relevant building certifier.

Name (in full)	Kel Fraser Bruce		
Company name (if applicable)	KFB Engineers		
Contact person	Kel Bruce		
Business phone number	07 40320492	Mobile	0419769017
Email address	kel@kfbeng.com.au		
Postal address	PO Box 927		
		Suburb/locality	CAIRNS
State	QLD	Postcode	4870
Licence class or registration type (if applicable)	Registered Professional Engineer, Queensland		
Licence or registration number (if applicable)	RPEQ 5711		

7. Signature of appointed competent person

This certificate must be signed by the individual assessed and appointed by the building certifier as competent to give design-specification help.

Signature		Date	17/08/2026
-----------	---	------	------------

LOCAL GOVERNMENT USE ONLY

Date received	Click or tap to enter a date.	Reference number/s	
---------------	-------------------------------	--------------------	--

Appendix – explanatory information

IMPORTANT NOTE: It is an offence for a competent person to give a building certifier a document, including this form, that the person knows or reasonably suspects, is false or misleading.

Who can complete this certificate? (section 10 of the *Building Act 1975* (Building Act) and 73 and 77 of the Building Regulation 2021 (BR 2021).

A building certifier can accept from a competent person (design-specification) a certificate stating that the competent person has assessed the building design or specification for the aspect of building work, and it will, if installed or carried out under the certificate, comply with the building assessment provisions, including any relevant standards and codes.

Schedule 10 of the BR 2021 defines *building design or specification* as any material, system, method of building or other thing related to the design of or specifications for building work.

When completing the certificate, a competent person is required under section 77 of the BR 2021 to include the basis for giving the certificate and state the extent to which the competent person has relied on tests, specifications, rules, standards, codes of practice or other publications.

What is the purpose of this form? (section 10 of the Building Act and sections 73 and 77 of the BR2 2021)

The information in this form informs the building certifier's decision making when they are assessing a building development application, issuing the building development approval for the building work the subject of the certificate (form) and when amending the building development approval due to the receipt of updated aspect information such as glazing or truss specifications or revised excavation drawings.

Can a manufacturer or supplier give this Form 15?

A building certifier can accept this form from a manufacturer or supplier who the certifier has decided is a competent person (design-specification).

A manufacturer or supplier of building materials can give this form if they have undertaken the design component for the product. For example a window manufacturer who designs, constructs and supplies the windows to industry could give this form.

Competent person (section 10 of the *Building Act 1975* and Part 6 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can accept design-specification help.

When deciding whether a person can be a competent person, the building certifier must assess the person having regard to their experience, qualifications and skills and ensure the person holds a licence or registration if required.

The building certifier is required to keep detailed records about what was considered when appointing a competent person.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

What is required if a manufacturer or supplier did not do the design work for the product?

A manufacturer or supplier who is not part of the design process may give the construction contractor, builder, competent person or the building certifier evidence of suitability such as a product technical statement under Part A5 of the Building Code of Australia (BCA), for an aspect or material stating that it is compliant with the relevant reference documents in the BCA i.e. the applicable Australian Standard/s.

What if there is not enough space for all the supporting material/documents?

Items 2, 3 and 4 requires the competent person to clearly identify the extent of the assessment that was undertaken for aspect/s of work identified in this form.

For instance, there is provision for material such as specifications, standards, codes or other relevant publications to be referenced in the form. However, if the space in the form is not sufficient to accommodate all of this material, you can create and refer to additional material in an addendum or attachment to the form.

The form is the Microsoft Word version, that you can download and edited to include additional material in the relevant parts of the form. **Note:** that editing the form in the Microsoft Word version may cause the relevant boxes to expand and increase the length of the document. This is acceptable and does not change the approved form, provided the section text (description on the left-hand side of the page) is not altered.

Appointed competent person (design-specification) – (sections 34 and 36 of the BR 2021)

A building certifier must assess and decide to appoint an individual as a competent person before they can, as a competent person, give design-specification help. The building certifier is required to keep detailed records about what was considered when appointing a competent person.

A building certifier must be satisfied that an individual is competent to give the type of help having regard to the individual's experience, qualifications and skills and if required by law to hold a licence or registration, that the individual is appropriately registered or licensed.

An individual is appointed as competent to give design-specification help on or from a particular day.

For further information about assessment of someone as a competent person refer to the **Guideline for the assessment of competent persons**.

PRIVACY NOTICE

The Department of Energy and Public Works is collecting personal information as required under the *Building Act 1975*. This information may be stored by the Department, and will be used for administration, compliance, statistical research and evaluation of building laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the *Building Act 1975*. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

Attachment 4

Environmental Technical Note – prepared by 4
Elements Consulting



21 May 2026

Gilvear Planning Pty Ltd

PO Box 228 Babinda QLD 4861

Attn: Hayley Bain

1.0 Introduction

Four Elements Consulting was engaged by Gilvear Planning Pty Ltd to prepare a technical ecological letter for the proposed Operational works to be undertaken on Lot 3 on RP892095, including the removal of a 10 meter by 30 m corridor of modified native vegetation and ornamental plantings. This clearing is intended to facilitate an extension of the existing residence and provide slope stabilisation works along the existing access road which has become significantly eroded (see **Figure 1**).

The property where the works are proposed is accessed via 172 Syndicate Road, Miallo within the Douglas Shire Council local government area. This following assessment has been prepared in response to pre-lodgement advice from Douglas Shire Council requesting a review of the property's ecological constraints for proposed vegetation clearing. Specifically, related to the Douglas Shire Planning Scheme 2018, the project site is mapped under the Natural Areas Overlay Code. Specific triggers under this code to be specially addressed directly are;

- ▶ MSES – Wildlife Habitat (southern cassowary),
- ▶ MSES- Regulated Vegetation (intersecting a watercourse)

Additionally, this assessment considers any potential for a significant impact to Matters of State Environmental Significance (MSES) and Matters of National Environmental Significance (MNES) as a result of potential vegetation clearing.

For the purposes of this letter:

- ▶ The "direct clearing alignment" is defined as the location of the proposed vegetation clearing (**Figure 1**);
- ▶ The 'project site' is defined as vegetation surrounding the direct clearing alignment within 100m of the direct clearing alignment.
- ▶ The property is defined as the entire Lot 3 on RP892095;
- ▶ The 'locality' is defined as the 10km search radius around the project area; and
- ▶ The 'region' is defined as the Wet Tropics Bioregion



1.1 Site Description

The proposed direct clearing alignment is located on the margin of an existing residential dwelling on Mount Somerset, Mossman at an elevation of 171m (ASL). This dwelling is bounded to the North and Northeast by an existing access track which has been benched to a width of ~5m. Within the direct clearing alignment vegetation is consistent with being landscaped to retain widely spaced canopy trees representative of Regional Ecosystem (RE) 7.11.5 (REDD v13.1). The vegetation immediately downslope of the direct clearing alignment is broadly consistent with the mapped regulated vegetation category B (see **Figure 2**).

1.2 Project Works Description

The works are anticipated to include vegetation clearing/removal of approximately 6 mature trees >10m in height, and greater than 30cm Diameter at breast height (DBH), removal of sparse regrowth, ornamental plantings and seedlings, installation of slope stabilisation measures (Retaining walls), and associated earthworks within the proposed disturbance footprint to facilitate a dwelling extension shown on the attached plan (see **Figure 1**). Although the direct clearing alignment is mapped as Category B remnant vegetation under the Vegetation Management Act 1999, all proposed works are all located within landscaped areas which have been cleared historically to maintain asset protect of the existing residence. No additional asset protection clearing is required for the proposed residence extension due to the existing access track clearing that surrounds the site.



Figure 1 Project site and scope of works

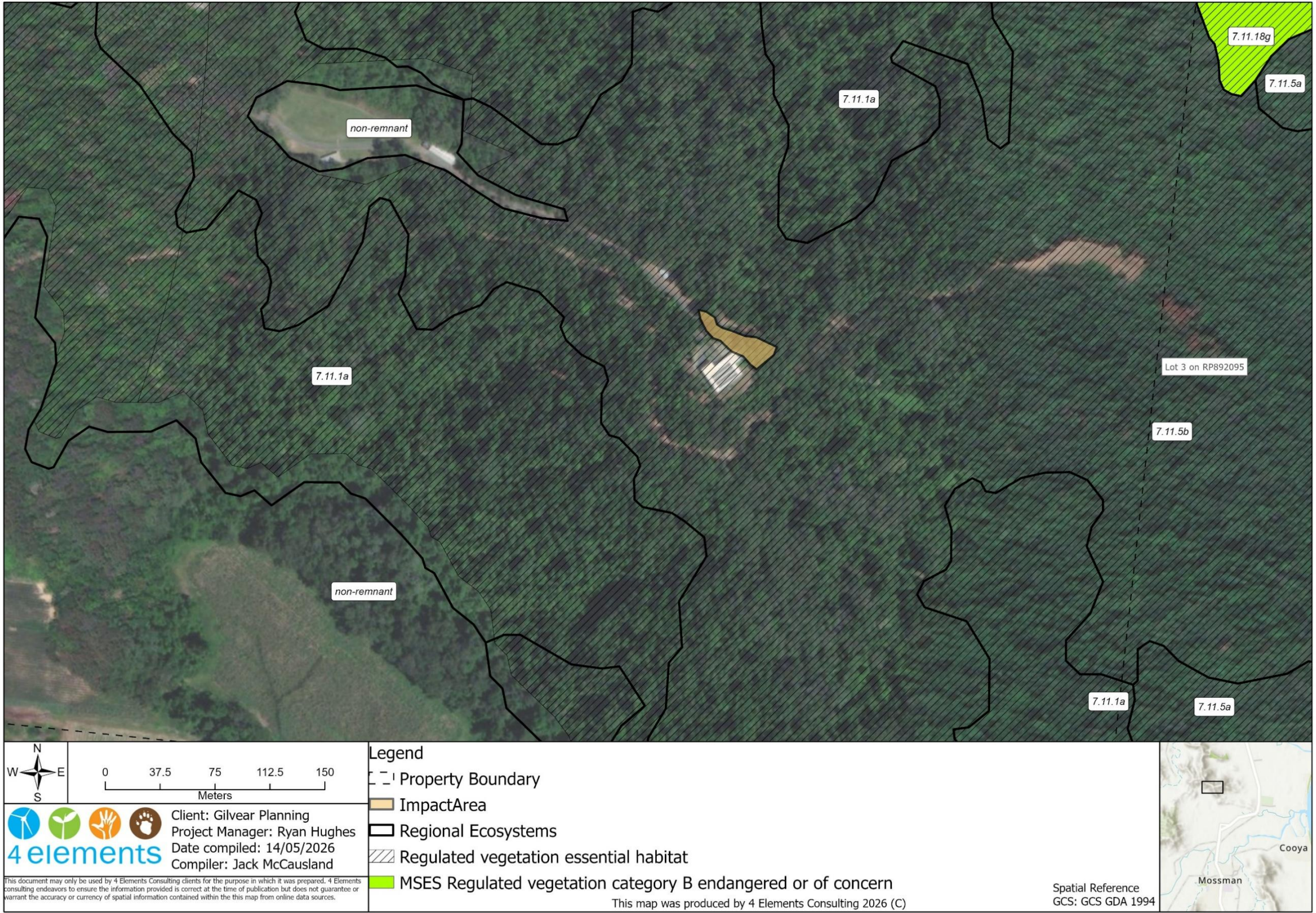


Figure 2 – Impact Area and Regional Ecosystem Mapping



2.0 Methods

2.1 Desktop Assessment

Four Elements Consulting completed a review of relevant mapping, databases, legislation and associated plans and policies to identify potential matters of ecological significance, including species and other ecological features, that may occur on or within proximity to planned works. This review included an assessment of the following:

- ▶ Protected Matters database of MNES (**Appendix A**). This database applies a range of bio-models to predict the presence of species of flora and fauna and other MNES within a given radius of the site (a search parameter was prescribed limiting the search area to a 10 km radius) as cited under the Commonwealth's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act).
- ▶ Wildlife Online database of flora and fauna (**Appendix B**). This database holds records of plants and animals that have either been sighted or collected within a given radius of the site (a search parameter was prescribed limiting the search area to a 10 km radius around the project site) as cited under Queensland's *Nature Conservation Act 1994* (NC Act). The records held in this database are maintained by Department of Environment, Science and Innovation.
- ▶ Review of Environmental Reports Online database of matters mapped pursuant to the *Vegetation Management Act 1999* (**Appendix C**) and Matters of State Environmental Significance (**Appendix D**).
- ▶ Review of relevant legislation and associated plans and policies, including but not limited to the QLD NC Act, VM Act, EPBC Act, and the Water Act.
- ▶ Review of aerial imagery and mapping via Queensland Globe to determine the broad categorisation of vegetation within and surrounding the site and to review the extent of historical clearing and land use, and any other significant environmental features such as watercourses and wetlands.
- ▶ Australian Virtual Herbarium and Atlas of Living Australia for voucher notes and other details in relation to flora and fauna records.

Likelihood of Occurrence Assessment

A targeted likelihood of occurrence assessment was undertaken for threatened flora and fauna species listed under the EPBC Act and NC Act and identified through the Protected Matters Search Tool (PMST) and Wildlife Online searches for the project area and 10 km locality. The assessment considered:

- ▶ database records within the locality;
- ▶ known species distribution;
- ▶ habitat requirements of each species;
- ▶ availability and condition of habitat within the project area; and



- ▶ observations made during the site inspection.

A full species-by-species assessment is provided in **Appendix E**.

2.2 Field Survey

A site inspection was undertaken on 7th of May 2026 by Four Elements Consulting Ecologist Jack McCausland.

The purpose of the project site inspection was to:

- ▶ Verify mapped vegetation communities (REDD v13.1)
- ▶ Assess vegetation structure and condition within the proposed impact area;
- ▶ Observe existing land use management practices and disturbance and extent of erosion;
- ▶ Identify fauna habitat features such as tree hollows, active nests etc. and,
- ▶ Determine potential utilisation for threatened and or migratory species

3.0 Results

3.1 Vegetation Descriptions

Field verification confirmed that vegetation within the project area is broadly consistent with RE 7.11.5a. The vegetation comprised *Corymbia intermedia*, *Eucalyptus pellita* woodland and *Acacia mangium* open forest to a height of 14 m. The open understory comprised *Alstonia muelleriana*, *Flindersia schottiana* and *Endiandra hypotephra*. A mix of native saplings, planted shrubs and palms included red lipstick palm (*Cryptostachya renda*), *Cordyline* sp., *Licuala ramsayi* and *Ixora coccinea* were present below 2 m. The soils were heavily eroded with many of the Eucalypt canopy specimens having exposed structural roots. The upslope batter of the access road contained significant voids which will likely result in failure over time and require stabilisation (see **Plate 1 & 2**). Hollow bearing trees were not recorded in any portion of the direct clearing alignment.

Immediately outside of the direct clearing alignment, vegetation below the existing access road rapidly transitions to a well-developed vine forest vegetation representative of RE 7.11.1a. This vegetation will not be impacted as a result of the proposal. A comprehensive flora list of native and cultivated vascular plant species located within the direct clearing alignment has been provided within **Appendix F**.



Plate 1. Direct clearing alignment eroded batter (South east)

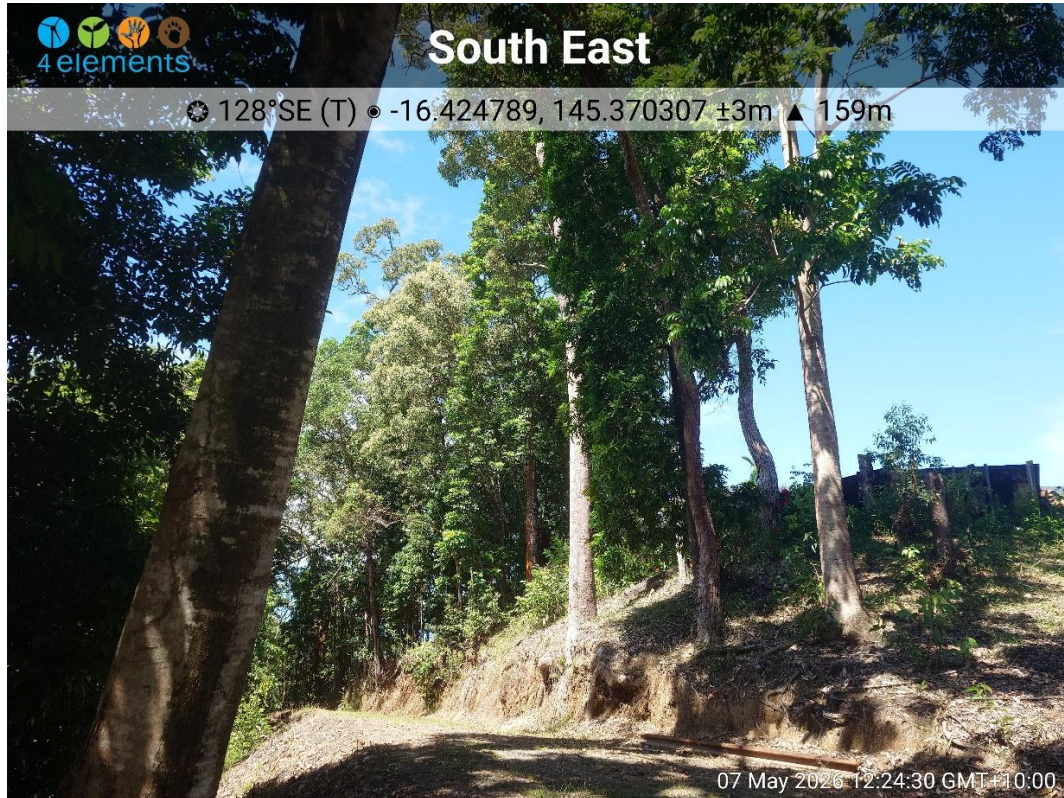
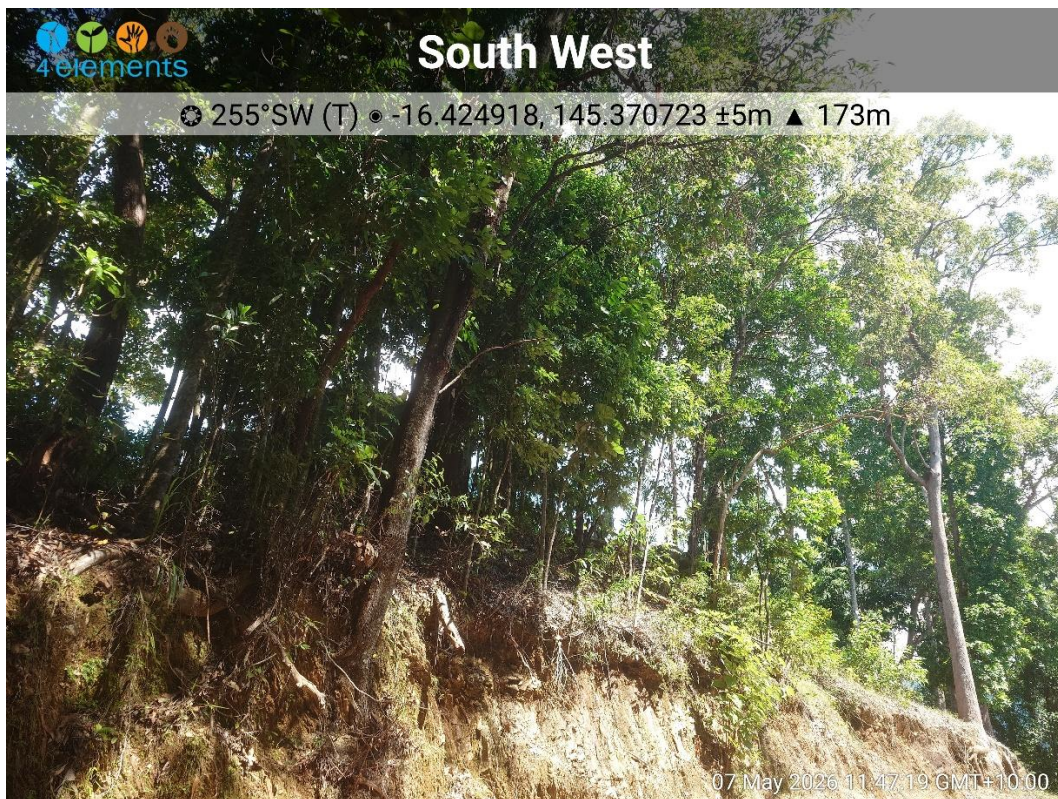


Plate 2. Direct clearing alignment eroded batter (South west)





3.2 General Habitat Assessment

An assessment of potential habitat for both threatened and migratory species considers the direct clearing alignment only. Given the limited habitat value of the direct clearing alignment, the potential occurrence assessment does not include species which have no potential to utilise the vegetation which will be impacted. The direct clearing alignment does not contain:

- ▶ Hollow bearing trees for obligate hollow nesting species
- ▶ Wetlands, estuaries, or permanent waterbodies;
- ▶ Freshwater streams (permanent or ephemeral);
- ▶ Mangrove communities or intertidal areas;
- ▶ Melaleuca swamp forest or sedgeland; or
- ▶ Coastal mudflats, sandflats, or roosting habitat.

The proposed clearing will result in the removal of approximately 300 m² of highly disturbed generic foraging habitat, which was not observed to contain suitable denning or roosting habitat. No tree hollows identified within the impact area. Vegetation within the impact area is also influenced by the existing access road below, and existing dwelling above, further reducing habitat value for threatened and migratory species.

3.3 Essential Habitat Assessment

Southern Cassowary (*Casuarius casuarius subs. johnsonii*)

The Southern Cassowary is typically associated with lowland and upland tropical rainforest, rainforest margins, and dense riparian vegetation containing a wide diversity of fleshy-fruited plant species. Important habitat generally comprises large, connected rainforest areas supporting year-round food resources and movement corridors. The primarily woody fruiting trees species present within the canopy layer (Eucalypt, *Flindersia* spp. and *Acacia* spp.) of the direct clearing alignment are not consistent with preferred habitat for the species. Based on the desktop assessment and field verification, the following conclusions are made regarding potential utilisation of the Southern Cassowary:

- ▶ Vegetation within the project area is consistent with a partially cleared and highly disturbed RE 7.11.5a subject to landscape planting in the lower structural layers.
- ▶ Rainforest associated canopy forming tree species observed due to be removed, (*Flindersia iffaiiana*, *Flindersia schottiana*, *Toeichima erythrocarpum*), either produce woody fruits or are not of high foraging value for the southern cassowary.



- ▶ The site does not contain habitat characteristics required by the southern cassowary despite being mapped as essential habitat and wildlife habitat for the species.
- ▶ The mapping of the site as essential habitat for this species is not supported by site-specific assessment;
- ▶ The proposed development footprint is small in area (300m²) and is entirely located within a previously disturbed vegetation adjacent to existing cleared areas; and
- ▶ No reduction in landscape connectivity will occur as result of the proposal for the Southern Cassowary.

3.4 Threatened Species – Likelihood of Occurrence

The PMST and Wildlife Online database returned records for 55 listed fauna species and 36 listed flora species. All marine turtles, cetaceans, shark species and pelagic sea birds were discounted due to a distinct lack of suitable habitat within the terrestrial environment of the project site. This refined list included 48 fauna species comprising seventeen (17) birds, sixteen (16) mammals, six (6) amphibians and Five (5) reptiles. A further 10 species of migratory birds were also identified by the PMST.

A likelihood of occurrence assessment (**Appendix E**) was undertaken, identifying two (2) CEVNT-listed threatened species with a moderate potential to occur within the direct clearing alignment:

- ▶ *Pteropus conspicillatus* – spectacled flying-fox (EPBC: E; NC: E)
- ▶ *Hipposideros semoni* – Semon's Leaf-nosed Bat (EPBC: V; NC: E)

Both above listed species may only utilise the project site for dispersal and marginal foraging habitat. The foraging habitat present would at best be considered a minor portion of a much larger foraging resource. Preferred foraging habitat while remain intact immediately outside of the direct clearing alignment. No roosting or denning habitat will be impacted by the proposal. There is no reasonable likelihood of a significant impact to these species as a result of the proposal.

As a result, a referral under the EPBC Act 1999 and NC Act 1992 is not considered to be required for the proposal.

3.5 Migratory Species – Likelihood of Occurrence

The likelihood of occurrence assessment also identified the following migratory species as having a moderate potential to occur within the project area:

- ▶ *Cuculus opatus* - Oriental Cuckoo (EPBC Mi)
- ▶ *Hirundo rustica* - Barn Swallow (EPBC Mi)



- ▶ *Motacilla flava* - Yellow Wagtail (EPBC Mi)
- ▶ *Cuculus optatus* - Oriental Cuckoo, Horsfield's Cuckoo (EPBC Mi)
- ▶ *Cecropis daurica* - Red-rumped Swallow (EPBC Mi)
- ▶ *Hirundapus caudacutus* - White-throated Needletail (EPBC Mi, V)

Marine and Wetland migratory species were omitted from the assessment due to a distinct lack of suitable habitat within the impact area. The above listed migratory species may only utilise the project site for dispersal and marginal foraging habitat. Species are likely only to occur within the property as flyover species. No roosting or denning habitat will be impacted as a result of the proposal. None of the above listed species would accumulate in significant numbers to potentially impact >1% of the population to trigger a significant impact. There is no reasonable likelihood of a significant impact to these species as a result of the proposal. **As a result, a referral under the EPBC Act 1999 is not considered to be required for the proposal.**

3.6 Douglas Shire Council – Natural Areas Overlay Assessment

The purpose of the Natural areas overlay code is to:

- (a) implement the policy direction in the Strategic Framework, in particular:
 - (i) Theme 2: Environment and landscape values, Element 3.5.3 Biodiversity, Element 3.5.4 Coastal zones;
 - (ii) Theme 3: Natural resource management Element 3.6.2 Land and catchment management, Element 3.6.3 Primary production, forestry and fisheries.
- (b) enable an assessment of whether development is suitable on land within the Biodiversity area overlay sub-categories.

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

- (a) development is avoided within:
 - (i) areas containing matters of state environmental significance (MSES);
 - (ii) other natural areas;
 - (iii) wetlands and wetland buffers;



- (iv) waterways and waterway corridors.
- (b) where development cannot be avoided, development:
 - (i) protects and enhances areas containing matters of state environmental significance;
 - (ii) provides appropriate buffers;
 - (iii) protects the known populations and supporting habitat of rare and threatened flora and fauna species, as listed in the relevant State and Commonwealth legislation;
 - (iv) ensures that adverse direct or indirect impacts on areas of environmental significance are minimised through design, siting, operation, management and mitigation measures;
 - (v) does not cause adverse impacts on the integrity and quality of water in upstream or downstream catchments, including the Great Barrier Reef World Heritage Area;
 - (vi) protects and maintains ecological and hydrological functions of wetlands, waterways and waterway corridors;
 - (vii) enhances connectivity across barriers for aquatic species and habitats;
 - (viii) rehabilitates degraded areas to provide improved habitat condition, connectivity, function and extent;
 - (ix) protects areas of environmental significance from weeds, pests and invasive species.
- (c) strategic rehabilitation is directed to areas on or off site, where it is possible to achieve expanded habitats and increased connectivity.

The below **Table 1** addresses all responses to the DSC Natural Areas Overlay relevant to the proposal.

Table 1. Douglas Shire Council Natural Areas Code response

Performance outcomes	Acceptable outcomes	Response
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values. or AO1.2	Project Complies with AO1.2 The proposed clearing alignment is designed to minimise impacts on sensitive environmental matters. The vegetation clearance for the project will not exceed 300m ² and will be within already cleared vegetation areas. The proposed clearing is

Performance outcomes	Acceptable outcomes	Response
	A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance. or AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	on the edge of already cleared areas including the existing building envelope and the associated access roads. The project survey determined that there is no potential for the proposed clearing to impact on any matters of MNES listed under the EPBC Act 1999 or MSES listed under the NC Act 1992. No clearing of vegetation will occur within 25 m of any mapped waterways. No removal of MSES Wildlife Habitat will occur.

Management of impacts on matters of environmental significance

PO2 Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	AO2 The design and layout of development minimizes adverse impacts on ecologically important areas by: - focusing development in cleared areas to protect existing habitat; - utilizing design to consolidate density and preserve existing habitat and native vegetation; - aligning new property boundaries to maintain ecologically important areas; - ensuring that alterations to natural landforms, hydrology and drainage	Project Complies with AO2 The proposed clearing alignment is designed to minimise impacts on sensitive environmental matters. The vegetation clearance for the project will not exceed 300m² and will be within already cleared vegetation areas. The proposed clearing is on the edge of already cleared areas including the existing building envelope and the associated access roads. The project survey determined that there is no potential for the proposed clearing to impact on any matters of MNES listed under
--	--	---

Performance outcomes	Acceptable outcomes	Response
	patterns on the development site do not negatively affect ecologically important areas; ensuring that significant fauna habitats are protected in their environmental context; and incorporating measures that allow for the safe movement of fauna through the site.	the EPBC Act 1999 or MSES listed under the NC Act 1992. No clearing of vegetation will occur within 25 m of any mapped waterways. No removal of MSES Wildlife Habitat will occur.
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. or AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values, including the function and threats to matters of environmental significance.	Project Complies with AO3.2 The proposed clearing alignment is located within mapped MSES wildlife habitat for the Southern Cassowary. However, this vegetation clearance is already heavily modified as part of an established residence. The clearing will not exceed 300m² and is located on the edge of already cleared areas including the existing building envelope and the associated access roads. The project survey determined that there is no potential for the proposed clearing to impact on any matters of MNES listed under the EPBC Act 1999 or MSES listed under the NC Act 1992. No removal of MSES Wildlife Habitat will occur.
PO4 Wetland and wetland buffer areas are maintained, protected and	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained. AO4.2	Project Complies with AO4.1 No clearing of vegetation will occur within 25 m of any mapped waterways.

Performance outcomes	Acceptable outcomes	Response
restored. Note – Wetland buffer areas are identified in AO3.1.	Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Appropriate buffers are maintained as a result.
PO5 Development avoids the introduction of nonnative pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species. AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	Project Complies with AO5.1 The project site survey did not record any High Priority Weeds listed under the Douglas Shire Council Biosecurity Management Plan. Project machinery undertaking clearing and civil construction works will be required to arrive clean with a weed declaration to avoid introducing priority weeds to the site.
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. and AO6.2 Development within an ecological corridor rehabilitates native vegetation. and AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	Project Complies with AO6.1 The vegetation clearing is restricted to 300m ² and is located on the edge of already cleared areas including the existing building envelope and the associated access roads. Connectivity will not be impacted for any threatened species as a result. Avoided remnant vegetation areas immediately adjacent to the proposed clearing alignment will maintain ecological values, functions and processes of the property.
PO7 Development minimises disturbance to matters of state environmental	AO7.1 Development avoids shading of vegetation by setting back buildings	Project Complies with AO7.1 and AO7.2 No structures are expected to result in shading to the native vegetation.

Performance outcomes	Acceptable outcomes	Response
significance (including existing ecological corridors).	by a distance equivalent to the height of the native vegetation. and AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	The built structure proposed will be located on the edge of an existing cleared access road providing a minimum buffer of 5 m to any native remnant vegetation. The canopy layer below the existing cleared access road has a canopy 14-18 m in height which will be above the proposed structure. The proposal does not encroach within 10 meters of existing riparian vegetation and watercourses.
Waterways in an urban Area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; or AO8.2 Development does not occur on the part of the site affected by the waterway corridor.	N/A
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values;	AO9 Development does not occur on that part of the site affected by a waterway corridor.	Project Complies with AO9 The proposal does not require encroachment into a waterway corridor. All clearing will occur above an existing access road cutting which limits the potential to impact waterway corridors.



Performance outcomes	Acceptable outcomes	Response
(e) riparian and in-stream habitat values and connectivity; (f) in-stream migration		No vegetation clearing will occur within 25m of the high bank of any mapped watercourse.

4.0 Recommendations

4.1 Erosion and sediment control

A site-specific ESCP will be required during construction to ensure downstream aquatic habitats are not impacted as a result of the proposed works. This includes the use of silt fences and sediment traps to ensure downstream aquatic habitats are not compromised by the works. Care should be taken when conducting earthworks in proximity to drainage lines.

4.2 Clearing to the Minimum Required

All approved clearing areas must be clearly delineated prior the commencement of vegetation clearing. Clearing and earthworks is to avoid damage to root zones of the retained trees outside of the proposed clearing alignment.

4.3 Fauna spotter-catcher during clearing operations

During vegetation clearing works it is a requirement under the NC Act 1992 that a fauna spotter-catcher working under a rehabilitation permit (DETSI) be present on-site to capture and relocate any fauna that may occur within the clearing alignments.



5.0 Conclusions

5.1 EPBC Act 1999

Threatened Species

The likelihood of occurrence assessment (**Appendix E**) determined that two (2) listed threatened species have a moderate potential to occur within the project site. It is determined that the extent and quality of the habitat to be impacted will not result in a significant impact to either listed species.

A referral under the EPBC Act 1999 is not required for any potentially occurring threatened species.

Migratory Species

The likelihood of occurrence assessment (**Appendix E**) determined that two (2) listed migratory species have a moderate potential to occur within the project site. It is determined that the extent and quality of the habitat to be impacted will not result in a significant impact to either listed species.

A referral under the EPBC Act 1999 is not required for migratory species.

5.2 NC Act 1992

Threatened Species

The likelihood of occurrence assessment (**Appendix E**) determined that two (2) listed threatened fauna species have a moderate potential to occur within the project site. It is determined that the extent and quality of the habitat to be impacted will not result in a significant impact to either listed species.

A referral to the Qld Department of Environment, Tourism, Science and innovation under the NC Act 1992 is NOT required for any potentially occurring threatened species.

5.2 Vegetation Management Act 1999

Although the project is mapped entirely as remnant vegetation under the VM Act 1999, all native vegetation clearing is within previously cleared areas within 20 m of existing infrastructure. Many of the tree's requiring removal are related to undermining of the bank of road batters from heavy rain events. These trees are likely to require removal due to the safety risk of exposed structural roots of the trees near to the residential dwelling. The clearing of vegetation is likely to conform to necessary clearing for maintaining existing infrastructure (the residential dwelling).



5.3 Douglas Shire Council (Natural Areas Overlay)

The project site is mapped under the DSC Planning Scheme 2018 as having MSES wildlife values and Regulated Vegetation intersecting a watercourse. The MSES Southern Cassowary habitat is entirely excluded due to the location of the project and the quality of vegetation to be cleared. An assessment of the project alignment against the performance outcomes of the DSC natural areas overlay determined that the project is compliant against all performance outcomes.

Kind regards,

Jack McCausland

Ecologist

4 Elements Consulting



Appendix A Protect Matters Search Tool (EPBC Act 1999)



Australian Government

Department of Climate Change, Energy,
the Environment and Water

EPBC Act Protected Matters Report

This report provides general guidance on matters of national environmental significance and other matters protected by the EPBC Act in the area you have selected. Please see the caveat for interpretation of information provided here.

Report created: 14-May-2026

[Summary](#)

[Details](#)

[Matters of NES](#)

[Other Matters Protected by the EPBC Act](#)

[Extra Information](#)

[Caveat](#)

[Acknowledgements](#)



Summary

Matters of National Environment Significance

This part of the report summarises the matters of national environmental significance that may occur in, or may relate to, the area you nominated. Further information is available in the detail part of the report, which can be accessed by scrolling or following the links below. If you are proposing to undertake an activity that may have a significant impact on one or more matters of national environmental significance then you should consider the [Administrative Guidelines on Significance](#).

World Heritage Properties:	2
National Heritage Places:	3
Wetlands of International Importance (Ramsar)	None
Great Barrier Reef Marine Park:	3
Commonwealth Marine Area:	None
Listed Threatened Ecological Communities:	3
Listed Threatened Species:	91
Listed Migratory Species:	48

Other Matters Protected by the EPBC Act

This part of the report summarises other matters protected under the Act that may relate to the area you nominated. Approval may be required for a proposed activity that significantly affects the environment on Commonwealth land, when the action is outside the Commonwealth land, or the environment anywhere when the action is taken on Commonwealth land. Approval may also be required for the Commonwealth or Commonwealth agencies proposing to take an action that is likely to have a significant impact on the environment anywhere.

The EPBC Act protects the environment on Commonwealth land, the environment from the actions taken on Commonwealth land, and the environment from actions taken by Commonwealth agencies. As heritage values of a place are part of the 'environment', these aspects of the EPBC Act protect the Commonwealth Heritage values of a Commonwealth Heritage place. Information on the new heritage laws can be found at <https://www.dcceew.gov.au/parks-heritage/heritage>

A [permit](#) may be required for activities in or on a Commonwealth area that may affect a member of a listed threatened species or ecological community, a member of a listed migratory species, whales and other cetaceans, or a member of a listed marine species.

Commonwealth Lands:	2
Commonwealth Heritage Places:	None
Listed Marine Species:	101
Whales and Other Cetaceans:	13
Critical Habitats:	None
Commonwealth Reserves Terrestrial:	None
Australian Marine Parks:	None
Habitat Critical to the Survival of Marine Turtles:	None

Extra Information

This part of the report provides information that may also be relevant to the area you have

State and Territory Reserves:	7
Regional Forest Agreements:	None
Nationally Important Wetlands:	None
EPBC Act Referrals:	7
Key Ecological Features (Marine):	None
Biologically Important Areas:	4
Bioregional Assessments:	None
Geological and Bioregional Assessments:	None



Details

Matters of National Environmental Significance

World Heritage Properties [\[Resource Information \]](#)

Name	State	Legal Status	Buffer Status
Great Barrier Reef	QLD	Declared property	In buffer area only
Wet Tropics of Queensland	QLD	Declared property	In buffer area only

National Heritage Places [\[Resource Information \]](#)

Name	State	Legal Status	Buffer Status
Indigenous			
Wet Tropics World Heritage Area (Indigenous Values)	QLD	Within listed place	In buffer area only

Natural

Great Barrier Reef	QLD	Listed place	In buffer area only
Wet Tropics of Queensland	QLD	Listed place	In buffer area only

Great Barrier Reef Marine Park [\[Resource Information \]](#)

Zone Type	Zone ID	IUCN	Buffer Status
Conservation Park	CP-16-4032	IV	In buffer area only
General Use	GU-16-6004	VI	In buffer area only
Habitat Protection	HP-16-5124	VI	In buffer area only

Listed Threatened Ecological Communities [\[Resource Information \]](#)

For threatened ecological communities where the distribution is well known, maps are derived from recovery plans, State vegetation maps, remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Status of Vulnerable, Disallowed and Ineligible are not MNES under the EPBC Act.

Community Name	Threatened Category	Presence Text	Buffer Status
Broad leaf tea-tree (<i>Melaleuca viridiflora</i>) woodlands in high rainfall coastal north Queensland	Endangered	Community may occur within area	In buffer area only
Littoral Rainforest and Coastal Vine Thickets of Eastern Australia	Critically Endangered	Community likely to occur within area	In buffer area only
Lowland tropical rainforest of the Wet Tropics	Endangered	Community likely to occur within area	In feature area

Listed Threatened Species [\[Resource Information \]](#)

Status of Conservation Dependent and Extinct are not MNES under the EPBC Act.

Number is the current name ID.



Scientific Name	Threatened Category	Presence Text	Buffer Status
BIRD			
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Casuarius casuarius listed as Casuarius casuarius johnsonii</u> Southern Cassowary [1096]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Charadrius leschenaultii</u> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Erythrotriorchis radiatus</u> Red Goshawk [942]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Falco hypoleucos</u> Grey Falcon [929]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Fregetta grallaria grallaria</u> White-bellied Storm-Petrel (Tasman Sea), White-bellied Storm-Petrel (Australasian) [64438]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Limnodromus semipalmatus</u> Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Limosa lapponica baueri</u> Nunivak Bar-tailed Godwit, Western Alaskan Bar-tailed Godwit [86380]	Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Rostratula australis</u> Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Sternula albifrons</u> Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Tringa nebularia</u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Tyto novaehollandiae kimberli</u> Masked Owl (northern) [26048]	Vulnerable	Species or species habitat likely to occur within area	In feature area
CRUSTACEAN			
<u>Euastacus fleckeri</u> Flecker's Crayfish, Red and Blue Spiny Crayfish [86600]	Endangered	Species or species habitat may occur within area	In buffer area only
FISH			
<u>Stiphodon semoni</u> Opal Cling Goby [83909]	Critically Endangered	Species or species habitat may occur within area	In feature area
FROG			
<u>Cophixalus aenigma</u> Tapping Nursery-frog [79086]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Cophixalus hosmeri</u> Hosmer's Frog, Rattling Nursery-frog [1789]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
<u>Cophixalus monticola</u> Mountain-top Nursery-frog [64384]	Critically Endangered	Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Litoria dayi</u> Australian Lace-lid, Lace-eyed Tree Frog, Day's Big-eyed Treefrog [86707]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Litoria nyakalensis</u> Mountain Mist Frog, Nyakala Frog [1820]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Taudactylus rheophilus</u> Tinkling Frog [1890]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
MAMMAL			
<u>Balaenoptera musculus</u> Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Dasyurus hallucatus</u> Northern Quoll, Digul [Gogo-Yimidir], Wijingadda [Dambimangari], Wiminji [Martu] [331]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Dasyurus maculatus gracilis</u> Spotted-tailed Quoll (North Queensland), Yarri [64475]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Hemibelideus lemuroides</u> Lemuroid Ringtail Possum [274]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Hipposideros semoni</u> Semon's Leaf-nosed Bat, Greater Wart-nosed Horseshoe-bat [180]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Macroderma gigas</u> Ghost Bat [174]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Mesembriomys gouldii rattoides</u> Black-footed Tree-rat (north Queensland), Shaggy Rabbit-rat [87620]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Orcaella heinsohni</u> Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Petauroides minor</u>			
Greater Glider (northern), Greater Glider (north-eastern Queensland) [92008]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Petaurus australis brevirostrum listed as Petaurus australis Wet Tropics subspecies</u>			
Northern Yellow-bellied Glider, Wet Tropics Yellow-bellied Glider [93739]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Phascolarctos cinereus (combined populations of Qld, NSW and the ACT)</u>			
Koala (combined populations of Queensland, New South Wales and the Australian Capital Territory) [85104]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Pteropus conspicillatus</u>			
Spectacled Flying-fox [185]	Endangered	Roosting known to occur within area	In feature area
<u>Rhinolophus robertsi</u>			
Large-eared Horseshoe Bat, Greater Large-eared Horseshoe Bat, Lesser Large-eared Horseshoe Bat [87639]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Saccolaimus saccolaimus nudicluniatus</u>			
Bare-rumped Sheath-tailed Bat, Bare-rumped Sheath-tail Bat [66889]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Sousa sahalensis</u>			
Australian Humpback Dolphin [87942]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Xeromys myoides</u>			
Water Mouse, False Water Rat, Yirrkoo [66]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
PLANT			
<u>Acriopsis emarginata</u>			
Pale Chandelier Orchid [83928]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Amyema plicatula</u>			
[81879]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Arthraxon hispidus</u>			
Hairy-joint Grass [9338]	Vulnerable	Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Bruguiera x hainesii</u> Haines's Orange Mangrove [91351]	Critically Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Canarium acutifolium</u> [23956]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Chingia australis</u> [24603]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Cyclophyllum costatum</u> a shrub [82770]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Dendrobium callitrophilum listed as Tropilis callitrophilis</u> Thin Feather Orchid [56050]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Dendrobium carronii listed as Cepobaculum carronii</u> an orchid [10822]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Dendrobium johannis</u> Chocolate Tea Tree Orchid [13585]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Dendrobium mirbelianum</u> Dark-stemmed Antler Orchid, Mangrove Orchid [14310]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Dendrobium nindii</u> an orchid [11289]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Hymenasplenium wildii listed as Asplenium wildii</u> [92431]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Leichhardtia araujacea</u> [91900]	Critically Endangered	Species or species habitat likely to occur within area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Mitrantia bilocularis</u> [8269]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Myrmecodia beccarii</u> Ant Plant [11852]	Vulnerable	Species or species habitat likely to occur within area	In feature area
<u>Oberonia attenuata</u> Mossman Fairy Orchid [5388]	Critically Endangered	Species or species habitat known to occur within area	In buffer area only
<u>Oreogrammitis reinwardtii</u> [83552]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Phaius australis</u> Lesser Swamp-orchid [5872]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Phaius pictus</u> [22564]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Phalaenopsis rosenstromii listed as Phalaenopsis amabilis subsp. rosenstromii</u> Native Moth Orchid [15984]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Phaleria biflora</u> [82049]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Phlegmariurus delbrueckii listed as Phlegmariurus marsupiiiformis</u> Water Tassel-fern, Tea Leaf Tassel, Tea-leaf Tassel-fern [90429]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Phlegmariurus filiformis</u> Rat's Tail Tassel-fern [86551]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Phlegmariurus lockyeri</u> [86552]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Phlegmariurus squarrosus</u> Rock Tassel-fern, Water Tassel-fern [86556]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Phlegmariurus tetrastichoides</u> Square Tassel Fern [86555]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Polyscias bellendenkerensis</u> [7237]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Prostanthera albohirta</u> [82052]	Critically Endangered	Species or species habitat may occur within area	In buffer area only
<u>Rhodamnia sessiliflora</u> Iron Malletwood [18516]	Endangered	Species or species habitat likely to occur within area	In feature area
<u>Toechima pterocarpum</u> [4690]	Endangered	Species or species habitat known to occur within area	In feature area
<u>Tomophyllum walleri</u> [83507]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Vappodes lithocola</u> Dwarf Butterfly Orchid, Cooktown Orchid [78893]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Vappodes phalaenopsis</u> Cooktown Orchid [78894]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Vrydagzynea grayi</u> Tonsil Orchid [83575]	Endangered	Species or species habitat likely to occur within area	In buffer area only
<u>Zeuxine polygonoides</u> Velvet Jewel Orchid [46794]	Vulnerable	Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Caretta caretta</u> Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Chelonia mydas</u> Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In buffer area only
<u>Dermochelys coriacea</u> Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Egernia rugosa</u> Yakka Skink [1420]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Elseya irwini</u> Irwin's Turtle, White-headed Snapping Turtle [78961]	Vulnerable	Species or species habitat may occur within area	In feature area
<u>Eretmochelys imbricata</u> Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Lepidochelys olivacea</u> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Natator depressus</u> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Varanus mertensi</u> Mertens' Water Monitor [1568]	Endangered	Species or species habitat may occur within area	In feature area
SHARK			
<u>Carcharodon carcharias</u> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Pristis pristis</u> Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Endangered	Species or species habitat may occur within area	In feature area
<u>Pristis zijsron</u> Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
Rhincodon typus Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Sphyrna lewini Scalloped Hammerhead [85267]	Conservation Dependent	Species or species habitat likely to occur within area	In buffer area only
Listed Migratory Species [Resource Information]			
Scientific Name	Threatened Category	Presence Text	Buffer Status
null			
Balaenoptera omurai Omura's Whale [87136]		Species or species habitat likely to occur within area	In buffer area only
Migratory Marine Birds			
Anous stolidus Common Noddy [825]		Species or species habitat known to occur within area	In buffer area only
Apus pacificus Fork-tailed Swift [678]		Species or species habitat likely to occur within area	In feature area
Fregata ariel Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In buffer area only
Fregata minor Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In buffer area only
Phaethon lepturus White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
Phaethon rubricauda Red-tailed Tropicbird [994]		Species or species habitat likely to occur within area	In buffer area only
Sternula albifrons Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
Migratory Marine Species			



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Anoxypristis cuspidata</u> Narrow Sawfish, Knifetooth Sawfish [68448]		Species or species habitat likely to occur within area	In buffer area only
<u>Balaenoptera edeni</u> Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
<u>Balaenoptera musculus</u> Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Carcharhinus longimanus</u> Oceanic Whitetip Shark [84108]		Species or species habitat may occur within area	In buffer area only
<u>Carcharias taurus</u> Grey Nurse Shark [64469]		Species or species habitat may occur within area	In buffer area only
<u>Carcharodon carcharias</u> White Shark, Great White Shark [64470]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Caretta caretta</u> Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Chelonia mydas</u> Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In buffer area only
<u>Crocodylus porosus</u> Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
<u>Dermochelys coriacea</u> Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Dugong dugon</u> Dugong [28]		Species or species habitat known to occur within area	In buffer area only
<u>Eretmochelys imbricata</u> Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Lepidochelys olivacea</u> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Megaptera novaeangliae</u> Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
<u>Mobula alfredi as Manta alfredi</u> Reef Manta Ray, Coastal Manta Ray [90033]		Species or species habitat likely to occur within area	In buffer area only
<u>Mobula birostris as Manta birostris</u> Giant Manta Ray [90034]		Species or species habitat likely to occur within area	In buffer area only
<u>Natator depressus</u> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Orcaella heinsohni</u> Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Orcinus orca</u> Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
<u>Pristis pristis</u> Largetooth Sawfish, Freshwater Sawfish, River Sawfish, Leichhardt's Sawfish, Northern Sawfish [60756]	Endangered	Species or species habitat may occur within area	In feature area
<u>Pristis zijsron</u> Green Sawfish, Dindagubba, Narrowsnout Sawfish [68442]	Vulnerable	Breeding likely to occur within area	In buffer area only
<u>Rhincodon typus</u> Whale Shark [66680]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u>Sousa sahalensis as Sousa chinensis</u> Australian Humpback Dolphin [87942]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Migratory Terrestrial Species			



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Cecropis daurica</u> Red-rumped Swallow [80610]		Species or species habitat known to occur within area	In feature area
<u>Cuculus optatus</u> Oriental Cuckoo, Horsfield's Cuckoo [86651]		Species or species habitat known to occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Hirundo rustica</u> Barn Swallow [662]		Species or species habitat known to occur within area	In feature area
<u>Motacilla flava</u> Yellow Wagtail [644]		Species or species habitat known to occur within area	In feature area
Migratory Wetlands Species			
<u>Actitis hypoleucos</u> Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat known to occur within area	In feature area
<u>Charadrius leschenaultii</u> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
Gallinago hardwickii Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area	In feature area
Limnodromus semipalmatus Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area	In feature area
Limosa lapponica Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
Numenius madagascariensis Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
Pandion haliaetus Osprey [952]		Breeding known to occur within area	In feature area
Tringa nebularia Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area	In feature area

Other Matters Protected by the EPBC Act

Commonwealth Lands [\[Resource Information \]](#)

The Commonwealth area listed below may indicate the presence of Commonwealth land in this vicinity. Due to the unreliability of the data source, all proposals should be checked as to whether it impacts on a Commonwealth area, before making a definitive decision. Contact the State or Territory government land department for further information.

Commonwealth Land Name	State	Buffer Status
Australian Postal Corporation		
Lot 2 RP727568 [AGPR7336]	QLD	In buffer area only
Lot 3 RP732401 [AGPR7334]	QLD	In buffer area only

Listed Marine Species [\[Resource Information \]](#)

Scientific Name	Threatened Category	Presence Text	Buffer Status
Bird			
Actitis hypoleucos Common Sandpiper [59309]		Species or species habitat known to occur within area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Anous stolidus</u> Common Noddy [825]		Species or species habitat known to occur within area	In buffer area only
<u>Anseranas semipalmata</u> Magpie Goose [978]		Species or species habitat may occur within area overfly marine area	In feature area
<u>Apus pacificus</u> Fork-tailed Swift [678]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Bubulcus ibis as Ardea ibis</u> Cattle Egret [66521]		Species or species habitat may occur within area overfly marine area	In feature area
<u>Calidris acuminata</u> Sharp-tailed Sandpiper [874]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Calidris canutus</u> Red Knot, Knot [855]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Calidris ferruginea</u> Curlew Sandpiper [856]	Critically Endangered	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Calidris melanotos</u> Pectoral Sandpiper [858]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Cecropis daurica as Hirundo daurica</u> Red-rumped Swallow [80610]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Chalcites osculans as Chrysococcyx osculans</u> Black-eared Cuckoo [83425]		Species or species habitat may occur within area overfly marine area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Charadrius leschenaultii</u> Greater Sand Plover, Large Sand Plover [877]	Vulnerable	Species or species habitat known to occur within area	In feature area
<u>Fregata ariel</u> Lesser Frigatebird, Least Frigatebird [1012]		Species or species habitat known to occur within area	In buffer area only
<u>Fregata minor</u> Great Frigatebird, Greater Frigatebird [1013]		Species or species habitat known to occur within area	In buffer area only
<u>Gallinago hardwickii</u> Latham's Snipe, Japanese Snipe [863]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Haliaeetus leucogaster</u> White-bellied Sea-Eagle [943]		Species or species habitat known to occur within area	In feature area
<u>Hirundapus caudacutus</u> White-throated Needletail [682]	Vulnerable	Species or species habitat known to occur within area overfly marine area	In feature area
<u>Hirundo rustica</u> Barn Swallow [662]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Limnodromus semipalmatus</u> Asian Dowitcher [843]	Vulnerable	Species or species habitat may occur within area overfly marine area	In feature area
<u>Limosa lapponica</u> Bar-tailed Godwit [844]		Species or species habitat known to occur within area	In buffer area only
<u>Merops ornatus</u> Rainbow Bee-eater [670]		Species or species habitat may occur within area overfly marine area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Monarcha frater</u> Black-winged Monarch [607]		Species or species habitat likely to occur within area overfly marine area	In feature area
<u>Monarcha melanopsis</u> Black-faced Monarch [609]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Motacilla flava</u> Yellow Wagtail [644]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Myiagra cyanoleuca</u> Satin Flycatcher [612]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Numenius madagascariensis</u> Eastern Curlew, Far Eastern Curlew [847]	Critically Endangered	Species or species habitat known to occur within area	In feature area
<u>Pandion haliaetus</u> Osprey [952]		Breeding known to occur within area	In feature area
<u>Phaethon lepturus</u> White-tailed Tropicbird [1014]		Species or species habitat may occur within area	In buffer area only
<u>Phaethon rubricauda</u> Red-tailed Tropicbird [994]		Species or species habitat likely to occur within area	In buffer area only
<u>Rhipidura rufifrons</u> Rufous Fantail [592]		Species or species habitat known to occur within area overfly marine area	In feature area
<u>Rostratula australis as Rostratula benghalensis (sensu lato)</u> Australian Painted Snipe [77037]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u><i>Sternula albifrons</i> as <i>Sterna albifrons</i></u> Little Tern [82849]	Vulnerable	Species or species habitat may occur within area	In buffer area only
<u><i>Symposiachrus trivirgatus</i> as <i>Monarcha trivirgatus</i></u> Spectacled Monarch [83946]		Species or species habitat known to occur within area overfly marine area	In feature area
<u><i>Tringa nebularia</i></u> Common Greenshank, Greenshank [832]	Endangered	Species or species habitat likely to occur within area overfly marine area	In feature area
Fish			
<u><i>Acentronura tentaculata</i></u> Shortpouch Pygmy Pipehorse [66187]		Species or species habitat may occur within area	In buffer area only
<u><i>Bulbonaricus davaoensis</i></u> Davao Pughead Pipefish [66190]		Species or species habitat may occur within area	In buffer area only
<u><i>Choeroichthys brachysoma</i></u> Pacific Short-bodied Pipefish, Short-bodied Pipefish [66194]		Species or species habitat may occur within area	In buffer area only
<u><i>Choeroichthys sculptus</i></u> Sculptured Pipefish [66197]		Species or species habitat may occur within area	In buffer area only
<u><i>Choeroichthys suillus</i></u> Pig-snouted Pipefish [66198]		Species or species habitat may occur within area	In buffer area only
<u><i>Corythoichthys amplexus</i></u> Fijian Banded Pipefish, Brown-banded Pipefish [66199]		Species or species habitat may occur within area	In buffer area only
<u><i>Corythoichthys flavofasciatus</i></u> Reticulate Pipefish, Yellow-banded Pipefish, Network Pipefish [66200]		Species or species habitat may occur within area	In buffer area only
<u><i>Corythoichthys intestinalis</i></u> Australian Messmate Pipefish, Banded Pipefish [66202]		Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Corythoichthys ocellatus</u> Orange-spotted Pipefish, Ocellated Pipefish [66203]		Species or species habitat may occur within area	In buffer area only
<u>Corythoichthys paxtoni</u> Paxton's Pipefish [66204]		Species or species habitat may occur within area	In buffer area only
<u>Corythoichthys schultzi</u> Schultz's Pipefish [66205]		Species or species habitat may occur within area	In buffer area only
<u>Cosmocampus maxweberi</u> Maxweber's Pipefish [66209]		Species or species habitat may occur within area	In buffer area only
<u>Doryrhamphus dactyliophorus</u> Banded Pipefish, Ringed Pipefish [66210]		Species or species habitat may occur within area	In buffer area only
<u>Doryrhamphus excisus</u> Bluestripe Pipefish, Indian Blue-stripe Pipefish, Pacific Blue-stripe Pipefish [66211]		Species or species habitat may occur within area	In buffer area only
<u>Doryrhamphus janssi</u> Cleaner Pipefish, Janss' Pipefish [66212]		Species or species habitat may occur within area	In buffer area only
<u>Festucalex cinctus</u> Girdled Pipefish [66214]		Species or species habitat may occur within area	In buffer area only
<u>Festucalex gibbsi</u> Gibbs' Pipefish [66215]		Species or species habitat may occur within area	In buffer area only
<u>Halicampus dunckeri</u> Red-hair Pipefish, Duncker's Pipefish [66220]		Species or species habitat may occur within area	In buffer area only
<u>Halicampus grayi</u> Mud Pipefish, Gray's Pipefish [66221]		Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Halicampus macrorhynchus</u> Whiskered Pipefish, Ornate Pipefish [66222]		Species or species habitat may occur within area	In buffer area only
<u>Halicampus mataafae</u> Samoan Pipefish [66223]		Species or species habitat may occur within area	In buffer area only
<u>Halicampus nitidus</u> Glittering Pipefish [66224]		Species or species habitat may occur within area	In buffer area only
<u>Halicampus spinirostris</u> Spiny-snout Pipefish [66225]		Species or species habitat may occur within area	In buffer area only
<u>Hippichthys cyanospilos</u> Blue-speckled Pipefish, Blue-spotted Pipefish [66228]		Species or species habitat may occur within area	In buffer area only
<u>Hippichthys heptagonus</u> Madura Pipefish, Reticulated Freshwater Pipefish [66229]		Species or species habitat may occur within area	In buffer area only
<u>Hippichthys penicillus</u> Beady Pipefish, Steep-nosed Pipefish [66231]		Species or species habitat may occur within area	In buffer area only
<u>Hippichthys spicifer</u> Belly-barred Pipefish, Banded Freshwater Pipefish [66232]		Species or species habitat may occur within area	In buffer area only
<u>Hippocampus bargibanti</u> Pygmy Seahorse [66721]		Species or species habitat may occur within area	In buffer area only
<u>Hippocampus histrix</u> Spiny Seahorse, Thorny Seahorse [66236]		Species or species habitat may occur within area	In buffer area only
<u>Hippocampus kuda</u> Spotted Seahorse, Yellow Seahorse [66237]		Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Hippocampus planifrons</u> Flat-face Seahorse [66238]		Species or species habitat may occur within area	In buffer area only
<u>Hippocampus zebra</u> Zebra Seahorse [66241]		Species or species habitat may occur within area	In buffer area only
<u>Micrognathus andersonii</u> Anderson's Pipefish, Shortnose Pipefish [66253]		Species or species habitat may occur within area	In buffer area only
<u>Micrognathus brevirostris</u> thorntail Pipefish, Thorn-tailed Pipefish [66254]		Species or species habitat may occur within area	In buffer area only
<u>Microphis brachyurus</u> Short-tail Pipefish, Short-tailed River Pipefish [66257]		Species or species habitat may occur within area	In buffer area only
<u>Nannocampus pictus</u> Painted Pipefish, Reef Pipefish [66263]		Species or species habitat may occur within area	In buffer area only
<u>Phoxocampus diacanthus</u> Pale-blotched Pipefish, Spined Pipefish [66266]		Species or species habitat may occur within area	In buffer area only
<u>Siokunichthys breviceps</u> Softcoral Pipefish, Soft-coral Pipefish [66270]		Species or species habitat may occur within area	In buffer area only
<u>Solegnathus hardwickii</u> Pallid Pipehorse, Hardwick's Pipehorse [66272]		Species or species habitat may occur within area	In buffer area only
<u>Solenostomus cyanopterus</u> Robust Ghostpipefish, Blue-finned Ghost Pipefish, [66183]		Species or species habitat may occur within area	In buffer area only
<u>Solenostomus paradoxus</u> Ornate Ghostpipefish, Harlequin Ghost Pipefish, Ornate Ghost Pipefish [66184]		Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Syngnathoides biaculeatus</u> Double-end Pipehorse, Double-ended Pipehorse, Alligator Pipefish [66279]		Species or species habitat may occur within area	In buffer area only
<u>Trachyrhamphus bicoarctatus</u> Bentstick Pipefish, Bend Stick Pipefish, Short-tailed Pipefish [66280]		Species or species habitat may occur within area	In buffer area only
<u>Trachyrhamphus longirostris</u> Straightstick Pipefish, Long-nosed Pipefish, Straight Stick Pipefish [66281]		Species or species habitat may occur within area	In buffer area only
Mammal			
<u>Dugong dugon</u> Dugong [28]		Species or species habitat known to occur within area	In buffer area only
Reptile			
<u>Aipysurus duboisii</u> Dubois' Sea Snake, Dubois' Seasnake, Reef Shallows Sea Snake [1116]		Species or species habitat may occur within area	In buffer area only
<u>Aipysurus laevis</u> Olive Sea Snake, Olive-brown Sea Snake [1120]		Species or species habitat may occur within area	In buffer area only
<u>Aipysurus mosaicus as Aipysurus eydouxii</u> Mosaic Sea Snake [87261]		Species or species habitat may occur within area	In buffer area only
<u>Caretta caretta</u> Loggerhead Turtle [1763]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Chelonia mydas</u> Green Turtle [1765]	Vulnerable	Breeding known to occur within area	In buffer area only
<u>Crocodylus porosus</u> Salt-water Crocodile, Estuarine Crocodile [1774]		Species or species habitat likely to occur within area	In feature area
<u>Dermochelys coriacea</u> Leatherback Turtle, Leathery Turtle, Luth [1768]	Endangered	Breeding likely to occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Eretmochelys imbricata</u> Hawksbill Turtle [1766]	Vulnerable	Species or species habitat known to occur within area	In buffer area only
<u>Hydrophis elegans</u> Elegant Sea Snake, Bar-bellied Sea Snake [1104]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis hardwickii as Lapemis hardwickii</u> Spine-bellied Sea Snake [93516]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis kingii as Disteira kingii</u> Spectacled Sea Snake [93511]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis macdowelli as Hydrophis mcdowelli</u> MacDowell's Sea Snake, Small-headed Sea Snake, [75601]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis major as Disteira major</u> Olive-headed Sea Snake [93512]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis ornatulus</u> Spotted Sea Snake, Ornate Reef Sea Snake [1111]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis peronii as Acalyptophis peronii</u> Horned Sea Snake [93509]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis platura as Pelamis platurus</u> Yellow-bellied Sea Snake [93746]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis stokesii as Astrotia stokesii</u> Stokes' Sea Snake [93510]		Species or species habitat may occur within area	In buffer area only
<u>Hydrophis zweifeli as Enhydrina schistosa</u> Australian Beaked Sea Snake [93514]		Species or species habitat may occur within area	In buffer area only



Scientific Name	Threatened Category	Presence Text	Buffer Status
<u>Laticauda colubrina</u> Yellow-lipped Sea Krait [1092]		Species or species habitat may occur within area	In buffer area only
<u>Laticauda laticaudata</u> a sea krait [1093]		Species or species habitat may occur within area	In buffer area only
<u>Lepidochelys olivacea</u> Olive Ridley Turtle, Pacific Ridley Turtle [1767]	Endangered	Breeding likely to occur within area	In buffer area only
<u>Natator depressus</u> Flatback Turtle [59257]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
Whales and Other Cetaceans [Resource Information]			
Current Scientific Name	Status	Type of Presence	Buffer Status
Mammal			
<u>Balaenoptera acutorostrata</u> Minke Whale [33]		Species or species habitat may occur within area	In buffer area only
<u>Balaenoptera edeni</u> Bryde's Whale [35]		Species or species habitat may occur within area	In buffer area only
<u>Balaenoptera musculus</u> Blue Whale [36]	Endangered	Species or species habitat may occur within area	In buffer area only
<u>Balaenoptera omurai</u> Omura's Whale [87136]		Species or species habitat likely to occur within area	In buffer area only
<u>Delphinus delphis</u> Common Dolphin, Short-beaked Common Dolphin [60]		Species or species habitat may occur within area	In buffer area only
<u>Grampus griseus</u> Risso's Dolphin, Grampus [64]		Species or species habitat may occur within area	In buffer area only



Current Scientific Name	Status	Type of Presence	Buffer Status
<u>Megaptera novaeangliae</u> Humpback Whale [38]		Species or species habitat known to occur within area	In buffer area only
<u>Orcaella heinsohni</u> Australian Snubfin Dolphin [81322]	Vulnerable	Species or species habitat likely to occur within area	In buffer area only
<u>Orcinus orca</u> Killer Whale, Orca [46]		Species or species habitat may occur within area	In buffer area only
<u>Sousa sahalensis</u> Australian Humpback Dolphin [87942]	Vulnerable	Foraging, feeding or related behaviour known to occur within area	In buffer area only
<u>Stenella attenuata</u> Spotted Dolphin, Pantropical Spotted Dolphin [51]		Species or species habitat may occur within area	In buffer area only
<u>Tursiops aduncus</u> Indian Ocean Bottlenose Dolphin, Spotted Bottlenose Dolphin [68418]		Species or species habitat likely to occur within area	In buffer area only
<u>Tursiops truncatus s. str.</u> Bottlenose Dolphin [68417]		Species or species habitat may occur within area	In buffer area only

Extra Information

State and Territory Reserves			<u>[Resource Information]</u>
Protected Area Name	Reserve Type	State	Buffer Status
Daintree	National Park Aboriginal	QLD	In buffer area only
Great Barrier Reef Coast	Marine Park	QLD	In buffer area only
Janbal	Nature Refuge	QLD	In buffer area only
Kahana	Nature Refuge	QLD	In buffer area only
Maraverde	Nature Refuge	QLD	In buffer area only
Mount Lewis	National Park	QLD	In buffer area only
Mowbray	National Park	QLD	In buffer area only



EPBC Act Referrals [Resource Information]

Title of referral	Reference	Referral Outcome	Assessment Status	Buffer Status
Douglas Shire Council Mossman Water Intake	2023/09533		Completed	In buffer area only
Controlled action				
Mossman Gorge Visitor & Training Centre (MGVTC)	2010/5320	Controlled Action	Post-Approval	In buffer area only
Not controlled action				
Baio Bridge Replacement, QLD	2012/6428	Not Controlled Action	Completed	In buffer area only
Increased Tablelands cane haulage road transport to Mossman Mill, Far North Queensland	2013/7037	Not Controlled Action	Completed	In buffer area only
Mossman Wastewater Treatment Plant Upgrade, QLD	2012/6570	Not Controlled Action	Completed	In buffer area only
Not controlled action (particular manner)				
Relocation of a Spectacled Flying-fox colony	2003/1013	Not Controlled Action (Particular Manner)	Post-Approval	In buffer area only
Referral decision				
Mossman Waste Water Treatment Plant Upgrade, QLD	2012/6429	Referral Decision	Completed	In buffer area only

Biologically Important Areas [Resource Information]

Scientific Name	Behaviour	Presence	Buffer Status
Dolphins			
Sousa chinensis			
Indo-Pacific Humpback Dolphin [50]	Foraging	Known to occur	In buffer area only
Tursiops aduncus			
Indo-Pacific/Spotted Bottlenose Dolphin [68418]	Breeding	Likely to occur	In buffer area only
Seabirds			
Sterna sumatrana			
Black-naped Tern [800]	Breeding	Known to occur	In buffer area only
Whales			
Megaptera novaeangliae			
Humpback Whale [38]	Breeding and calving	Known to occur	In buffer area only



Caveat

1 PURPOSE

This report is designed to assist in identifying the location of matters of national environmental significance (MNES) and other matters protected by the Environment Protection and Biodiversity Conservation Act 1999 (Cth) (EPBC Act) which may be relevant in determining obligations and requirements under the EPBC Act.

The report contains the mapped locations of:

- World and National Heritage properties;
- Wetlands of International and National Importance;
- Commonwealth and State/Territory reserves;
- distribution of listed threatened, migratory and marine species;
- listed threatened ecological communities; and
- other information that may be useful as an indicator of potential habitat value.

2 DISCLAIMER

This report is not intended to be exhaustive and should only be relied upon as a general guide as mapped data is not available for all species or ecological communities listed under the EPBC Act (see below). Persons seeking to use the information contained in this report to inform the referral of a proposed action under the EPBC Act should consider the limitations noted below and whether additional information is required to determine the existence and location of MNES and other protected matters.

Where data is available to inform the mapping of protected species, the presence type (e.g. known, likely or may occur) that can be determined from the data is indicated in general terms. It is the responsibility of any person using or relying on the information in this report to ensure that it is suitable for the circumstances of any proposed use. The Commonwealth cannot accept responsibility for the consequences of any use of the report or any part thereof. To the maximum extent allowed under governing law, the Commonwealth will not be liable for any loss or damage that may be occasioned directly or indirectly through the use of, or reliance on the contents of this report.

3 DATA SOURCES

Threatened ecological communities

For threatened ecological communities where the distribution is well known, maps are generated based on information contained in recovery plans, State vegetation maps and remote sensing imagery and other sources. Where threatened ecological community distributions are less well known, existing vegetation maps and point location data are used to produce indicative distribution maps.

Threatened, migratory and marine species

Threatened, migratory and marine species distributions have been discerned through a variety of methods. Where distributions are well known and if time permits, distributions are inferred from either thematic spatial data (i.e. vegetation, soils, geology, elevation, aspect, terrain, etc.) together with point locations and described habitat; or modelled (MAXENT or BIOCLIM habitat modelling) using point locations and environmental data layers.

Where little information is available for a species or large number of maps are required in a short time-frame, maps are derived either from 0.04 or 0.02 decimal degree cells; by an automated process using polygon capture techniques (static two kilometre grid cells, alpha-hull and convex hull); or captured manually or by using topographic features (national park boundaries, islands, etc.).

In the early stages of the distribution mapping process (1999-early 2000s) distributions were defined by degree blocks, 100K or 250K map sheets to rapidly create distribution maps. More detailed distribution mapping methods are used to update these distributions when time permits.

4 LIMITATIONS

The following species and ecological communities have not been mapped and do not appear in this report:

- threatened species listed as extinct or considered vagrants;
- some recently listed species and ecological communities;
- some listed migratory and listed marine species, which are not listed as threatened species; and
- migratory species that are very widespread, vagrant, or only occur in Australia in small numbers.

The following groups have been mapped, but may not cover the complete distribution of the species:

- listed migratory and/or listed marine seabirds, which are not listed as threatened, have only been mapped for recorded breeding sites; and
- seals which have only been mapped for breeding sites near the Australian continent

The breeding sites may be important for the protection of the Commonwealth Marine environment.

Refer to the metadata for the feature group (using the Resource Information link) for the currency of the information.



Acknowledgements

This database has been compiled from a range of data sources. The department acknowledges the following custodians who have contributed valuable data and advice:

- [-Office of Environment and Heritage, New South Wales](#)
- [-Department of Environment and Primary Industries, Victoria](#)
- [-Department of Primary Industries, Parks, Water and Environment, Tasmania](#)
- [-Department of Environment, Water and Natural Resources, South Australia](#)
- [-Department of Land and Resource Management, Northern Territory](#)
- [-Department of Environmental and Heritage Protection, Queensland](#)
- [-Department of Parks and Wildlife, Western Australia](#)
- [-Environment and Planning Directorate, ACT](#)
- [-Birdlife Australia](#)
- [-Australian Bird and Bat Banding Scheme](#)
- [-Australian National Wildlife Collection](#)
- [-Natural history museums of Australia](#)
- [-Museum Victoria](#)
- [-Australian Museum](#)
- [-South Australian Museum](#)
- [-Queensland Museum](#)
- [-Online Zoological Collections of Australian Museums](#)
- [-Queensland Herbarium](#)
- [-National Herbarium of NSW](#)
- [-Royal Botanic Gardens and National Herbarium of Victoria](#)
- [-Tasmanian Herbarium](#)
- [-State Herbarium of South Australia](#)
- [-Northern Territory Herbarium](#)
- [-Western Australian Herbarium](#)
- [-Australian National Herbarium, Canberra](#)
- [-University of New England](#)
- [-Ocean Biogeographic Information System](#)
- [-Australian Government, Department of Defence](#)
- [Forestry Corporation, NSW](#)
- [-Geoscience Australia](#)
- [-CSIRO](#)
- [-Australian Tropical Herbarium, Cairns](#)
- [-eBird Australia](#)
- [-Australian Government – Australian Antarctic Data Centre](#)
- [-Museum and Art Gallery of the Northern Territory](#)
- [-Australian Government National Environmental Science Program](#)
- [-Australian Institute of Marine Science](#)
- [-Reef Life Survey Australia](#)
- [-American Museum of Natural History](#)
- [-Queen Victoria Museum and Art Gallery, Inveresk, Tasmania](#)
- [-Tasmanian Museum and Art Gallery, Hobart, Tasmania](#)
- [-Other groups and individuals](#)

The Department is extremely grateful to the many organisations and individuals who provided expert advice and information on numerous draft distributions.



Please feel free to provide feedback via the [Contact us](#) page.

[© Commonwealth of Australia](#)

[Department of Climate Change, Energy, the Environment and Water](#)

GPO Box 3090

Canberra ACT 2601 Australia

+61 2 6274 1111



Appendix B MSES Report



Queensland Government

Department of the Environment, Tourism, Science and Innovation

Environmental Reports

Matters of State Environmental Significance

For the selected area of interest

Lot: 3 Plan: RP892095



Environmental Reports - General Information

The Environmental Reports portal provides for the assessment of selected matters of interest relevant to a user specified location, or area of interest (AOI). All area and derivative figures are relevant to the extent of matters of interest contained within the AOI unless otherwise stated. Please note, if a user selects an AOI via the "central coordinates" option, the resulting assessment area encompasses an area extending for a 2km radius from the point of interest.

All area and area derived figures included in this report have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 2020). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.

Figures in tables may be affected by rounding.

The matters of interest reported on in this document are based upon available state mapped datasets. Where the report indicates that a matter of interest is not present within the AOI (e.g. where area related calculations are equal to zero, or no values are listed), this may be due either to the fact that state mapping has not been undertaken for the AOI, that state mapping is incomplete for the AOI, or that no values have been identified within the site.

The information presented in this report should be considered as a guide only and a field survey may be required to validate values on the ground.

Please direct queries about these reports to: Planning.Support@detsi.qld.gov.au

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.





Table of Contents

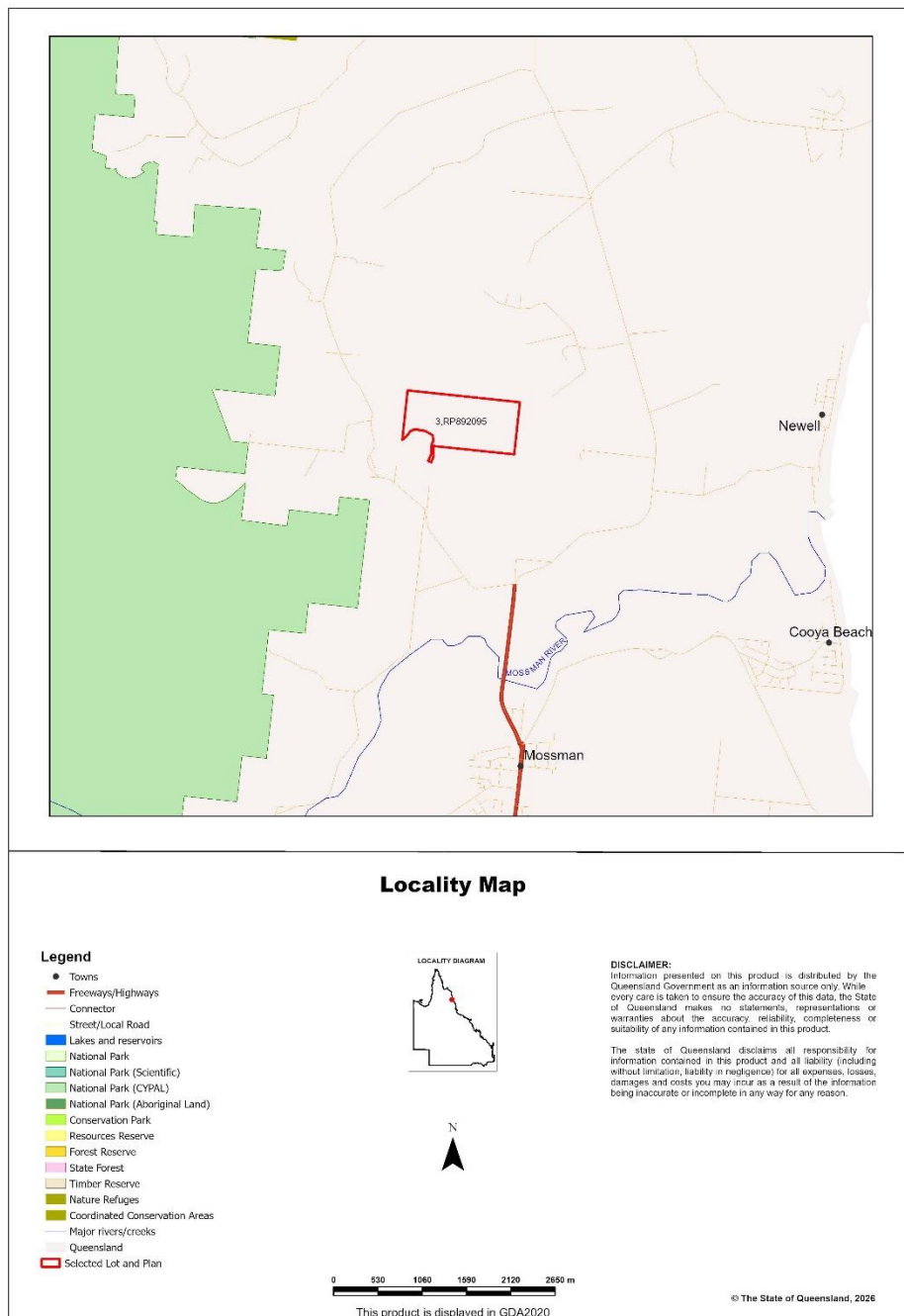
Assessment Area Details	4
Matters of State Environmental Significance (MSES)	5
MSES Categories	5
MSES Values Present	6
Additional Information with Respect to MSES Values Present	6
MSES - State Conservation Areas	6
MSES - Wetlands and Waterways	7
MSES - Species	7
MSES - Regulated Vegetation	10
MSES - Offsets	11
Maps	12
Map 1 - MSES - State Conservation Areas	12
Map 2 - MSES - Wetlands and Waterways	13
Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals.....	14
Map 3b - MSES - Species - Koala habitat area (SEQ)	15
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)	16
Map 4 - MSES - Regulated Vegetation	17
Map 5 - MSES - Offset Areas	18
Appendices	19
Appendix 1 - Matters of State Environmental Significance (MSES) methodology	19
Appendix 2 - Source Data	20
Appendix 3 - Acronyms and Abbreviations	21

Assessment Area Details

The following table provides an overview of the area of interest (AOI) with respect to selected topographic and environmental values.

Table 1: Summary table, details for AOI: Lot: 3 Plan: RP892095, with area 76.17 ha

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Mossman	Wet Tropics	Daintree - Bloomfield
	Daintree		





Matters of State Environmental Significance (MSES)

MSES Categories

Queensland's State Planning Policy (SPP) includes a biodiversity State interest that states:

'The sustainable, long-term conservation of biodiversity is supported. Significant impacts on matters of national or state environmental significance are avoided, or where this cannot be reasonably achieved; impacts are minimised and residual impacts offset.'

The MSES mapping product is a guide to assist implementation of the SPP biodiversity policy. While it supports the SPP, the mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

The SPP defines matters of state environmental significance as:

- Protected areas (including all classes of protected area except coordinated conservation areas) under the *Nature Conservation Act 1992*;

- *Marine parks and land within a 'marine national park', 'conservation park', 'scientific research', 'preservation' or 'buffer' zone under the Marine Parks Act 2004* ;

- *Areas within declared fish habitat areas that are management A areas or management B areas under the Fisheries Regulation 2008*;

- *Threatened wildlife under the Nature Conservation Act 1992* and special least concern animals under the Nature Conservation (Wildlife) Regulation 2006;

- Regulated vegetation under the *Vegetation Management Act 1999* that is:

- Category B areas on the regulated vegetation management map, that are 'endangered' or 'of concern' regional ecosystems;
- Category C areas on the regulated vegetation management map that are 'endangered' or 'of concern' regional ecosystems;
- Category R areas on the regulated vegetation management map;
- Regional ecosystems that intersect with watercourses identified on the vegetation management watercourse and drainage feature map;
- Regional ecosystems that intersect with wetlands identified on the vegetation management wetlands map;

- Strategic Environmental Areas under the *Regional Planning Interests Act 2014* ;

- Wetlands in a wetland protection area of wetlands of high ecological significance shown on the Map of Queensland Wetland Environmental Values under the Environment Protection Regulation 2019;

- Wetlands and watercourses in high ecological value waters defined in the Environmental Protection (Water) Policy 2009, schedule 2;

- Legally secured offset areas.

MSES Values Present

The MSES values that are present in the area of interest are summarised in the table below:

Table 2: Summary of MSES present within the AOI

1a Protected Areas- estates	0 ha	0.0%
1b Protected Areas- nature refuges	0 ha	0.0%
1c Protected Areas- special wildlife reserves	0 ha	0.0%
2 State Marine Parks- highly protected zones	0 ha	0.0%
3 Fish habitat areas (A and B areas)	0 ha	0.0%
4 Strategic Environmental Areas (SEA)	0 ha	0.0%
5 High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values	0 ha	0.0%
6a High Ecological Value (HEV) wetlands	0ha	0.0%
6b High Ecological Value (HEV) waterways	0 km	Not applicable
7a Threatened (endangered or vulnerable) wildlife	63.73 ha	83.7%
7b Special least concern animals	0 ha	0.0%
7c i Koala habitat area - core (SEQ)	0 ha	0.0%
7c ii Koala habitat area - locally refined (SEQ)	0 ha	0.0%
7d Sea turtle nesting areas	0 km	Not applicable
8a Regulated Vegetation - Endangered/Of concern in Category B (remnant)	0 ha	0.0%
8b Regulated Vegetation - Endangered/Of concern in Category C (regrowth)	0 ha	0.0%
8c Regulated Vegetation - Category R (GBR riverine regrowth)	0 ha	0.0%
8d Regulated Vegetation - Essential habitat	61.9 ha	81.3%
8e Regulated Vegetation - intersecting a watercourse	0 km	Not applicable
8f Regulated Vegetation - within 100m of a Vegetation Management Wetland	0 ha	0.0%
9a Legally secured offset areas- offset register areas	0 ha	0.0%
9b Legally secured offset areas- vegetation offsets through a Property Map of Assessable Vegetation	0 ha	0.0%

Additional Information with Respect to MSES Values Present

MSES - State Conservation Areas

1a. Protected Areas - estates

(No results)

1b. Protected Areas - nature refuges

(No results)

1c. Protected Areas - special wildlife reserves

(No results)

2. State Marine Parks - highly protected zones

(No results)

3. Fish habitat areas (A and B areas)

(No results)

Refer to **Map 1 - MSES - State Conservation Areas** for an overview of the relevant MSES.

MSES - Wetlands and Waterways

4. Strategic Environmental Areas (SEA)

(No results)

5. High Ecological Significance wetlands on the Map of Queensland Wetland Environmental Values

(no results)

6a. Wetlands in High Ecological Value (HEV) waters

(no results)

6b. Waterways in High Ecological Value (HEV) waters

(no results)

Refer to **Map 2 - MSES - Wetlands and Waterways** for an overview of the relevant MSES.

MSES - Species

7a. Threatened (endangered or vulnerable) wildlife

Values are present

7b. Special least concern animals

Not applicable

7c i. Koala habitat area - core (SEQ)

Not applicable

7c ii. Koala habitat area - locally refined (SEQ)



Not applicable

7d. Wildlife habitat (sea turtle nesting areas)

Not applicable

Threatened (endangered or vulnerable) wildlife habitat suitability models

Species	Common name	NCA status	Presence
<i>Boronia keysii</i>	Keys boronia	V	None
<i>Calyptorhynchus lathamii</i>	Glossy black cockatoo	V	None
<i>Casuarius casuarius johnsonii</i>	Sthn population cassowary	E	Core
<i>Crinia tinnula</i>	Wallum froglet	V	None
<i>Denisonia maculata</i>	Ornamental snake	V	None
<i>Euastacus bindal</i>	Mount Elliot crayfish	CR	None
<i>Euastacus binzayedii</i>		CR	None
<i>Euastacus eungella</i>		E	None
<i>Euastacus hystricosus</i>		E	None
<i>Euastacus jagara</i>	Jagara hairy crayfish	CR	None
<i>Euastacus maidae</i>		CR	None
<i>Euastacus monteithorum</i>		E	None
<i>Euastacus robertsi</i>		E	None
<i>Taudactylus pleione</i>	Kroombit tinkerfrog	E	None
<i>Litoria freycineti</i>	Wallum rocketfrog	V	None
<i>Litoria olongburensis</i>	Wallum sedgefrog	V	None
<i>Macadamia integrifolia</i>		V	None
<i>Melaleuca irbyana</i>	swamp tea-tree	E	None
<i>Macadamia ternifolia</i>		V	None
<i>Macadamia tetraphylla</i>	bopple nut	V	None
<i>Petrogale penicillata</i>	brush-tailed rock-wallaby	V	None
<i>Petrogale coenensis</i>	Cape York rock-wallaby	E	None
<i>Petrogale purpureicollis</i>	purple-necked rock-wallaby	V	None
<i>Petrogale sharmani</i>	Sharmans rock-wallaby	V	None
<i>Petrogale xanthopus celeris</i>	yellow-footed rock-wallaby (Qld subspecies)	V	None
<i>Petaurus gracilis</i>	Mahogany Glider	E	None
<i>Petrogale persephone</i>	Proserpine rock-wallaby	E	None
<i>Phascolarctos cinereus</i>	Koala - outside SEQ*	E	None
<i>Pezoporus wallicus wallicus</i>	Eastern ground parrot	V	None
<i>Xeromys myoides</i>	Water Mouse	V	None

*For koala model, this includes areas outside SEQ. Check 7c SEQ koala habitat for presence/absence.

Threatened (endangered or vulnerable) wildlife species records

Scientific name	Common name	NCA status	EPBC status	Migratory status
<i>Litoria dayi</i>	Australian lacelid	V	V	None
<i>Litoria rheocola</i>	common mistfrog	E	None	None

Special least concern animal species records

(No results)

Shorebird habitat (critically endangered/endangered/vulnerable)

Not applicable

Shorebird habitat (special least concern)

Not applicable

**Nature Conservation Act 1992 (NCA) Status- Endangered (E), Vulnerable (V) or Special Least Concern Animal (SL). Environment Protection and Biodiversity Conservation Act 1999 (EPBC) status: Critically Endangered (CE) Endangered (E), Vulnerable (V)*

Migratory status (M) - China and Australia Migratory Bird Agreement (C), Japan and Australia Migratory Bird Agreement (J), Republic of Korea and Australia Migratory Bird Agreement (R), Bonn Migratory Convention (B), Eastern Flyway (E)

To request a species list for an area, or search for a species profile, access Wildlife Online at:

<https://www.qld.gov.au/environment/plants-animals/species-list/>

Refer to **Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals** and **Map 3b - MSES - Species - Koala habitat area (SEQ)** and **Map 3c - MSES - Wildlife habitat (sea turtle nesting areas)** for an overview of the relevant MSES.

MSES - Regulated Vegetation

For further information relating to regional ecosystems in general, go to:

<https://www.qld.gov.au/environment/plants-animals/plants/ecosystems/>

For a more detailed description of a particular regional ecosystem, access the regional ecosystem search page at:

<https://environment.ehp.qld.gov.au/regional-ecosystems/>

8a. Regulated Vegetation - Endangered/Of concern in Category B (remnant)

Regional ecosystem	Vegetation management polygon	Vegetation management status
7.11.18g	O-dom	rem_oc

8b. Regulated Vegetation - Endangered/Of concern in Category C (regrowth)

Not applicable

8c. Regulated Vegetation - Category R (GBR riverine regrowth)

Not applicable

8d. Regulated Vegetation - Essential habitat

Values are present

8e. Regulated Vegetation - intersecting a watercourse**

Not applicable

8f. Regulated Vegetation - within 100m of a Vegetation Management wetland

Not applicable

Refer to **Map 4 - MSES - Regulated Vegetation** for an overview of the relevant MSES.

MSES - Offsets

9a. Legally secured offset areas - offset register areas

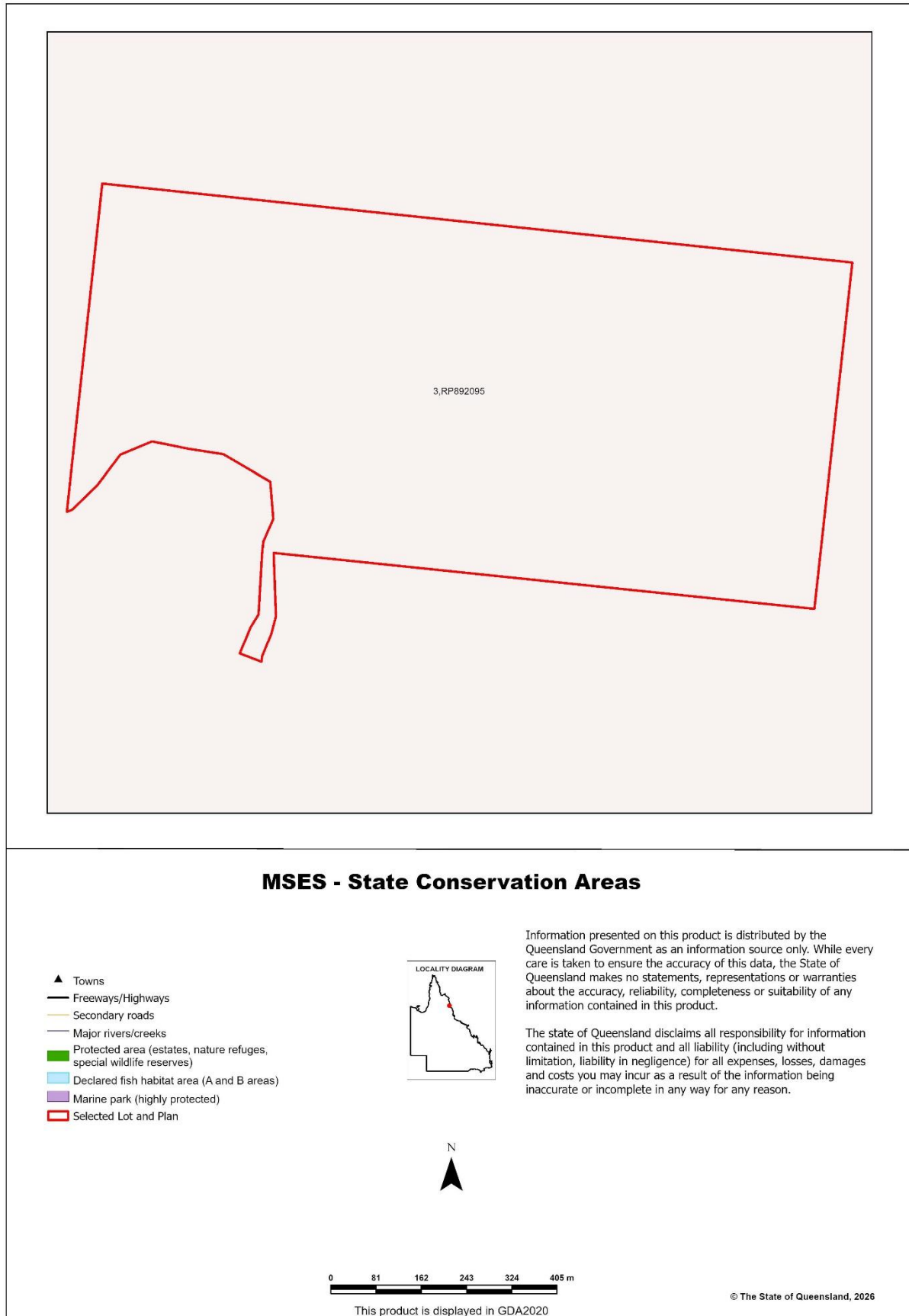
(No results)

9b. Legally secured offset areas - vegetation offsets through a Property Map of Assessable Vegetation

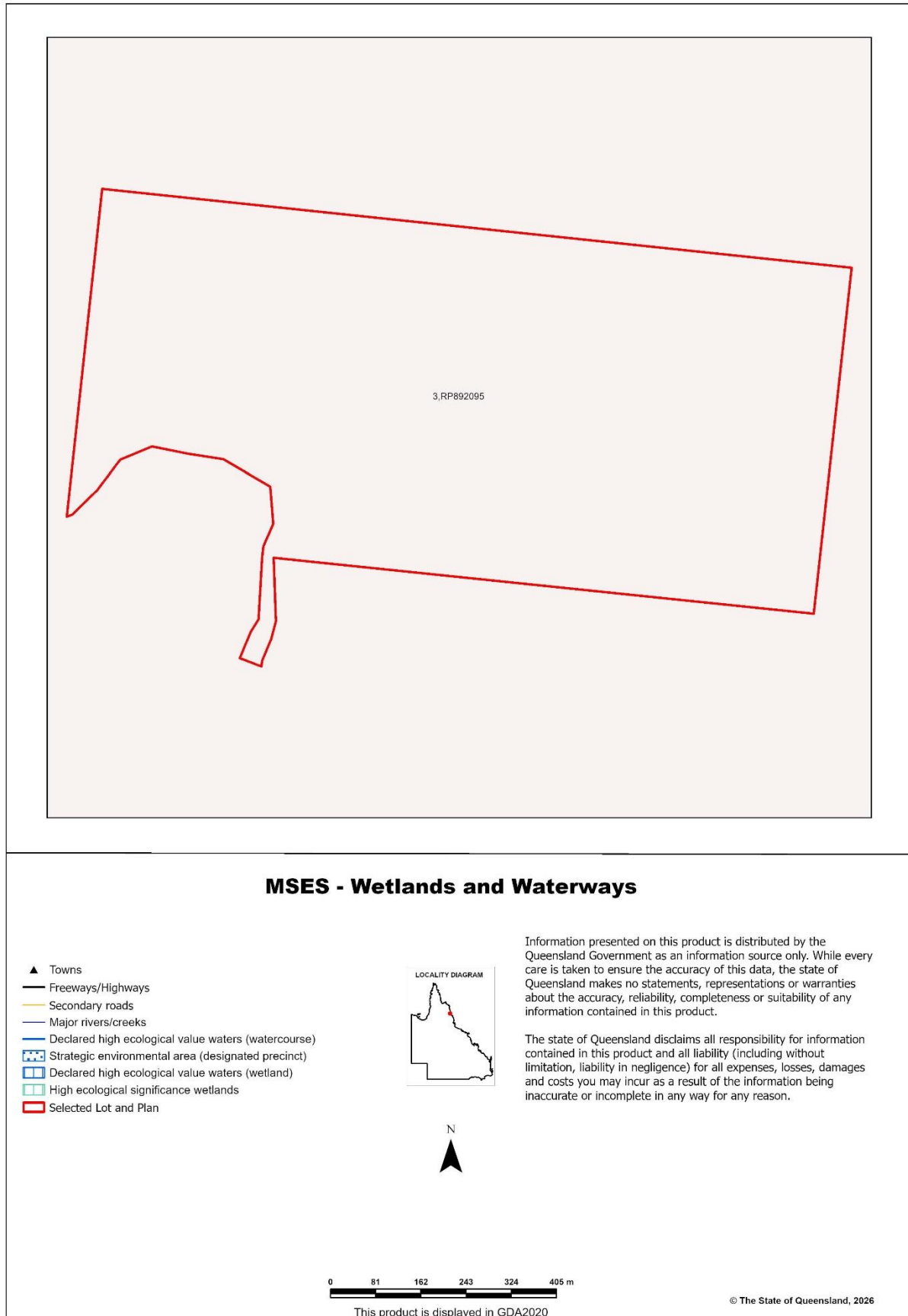
(No results)

Refer to **Map 5 - MSES - Offset Areas** for an overview of the relevant MSES.

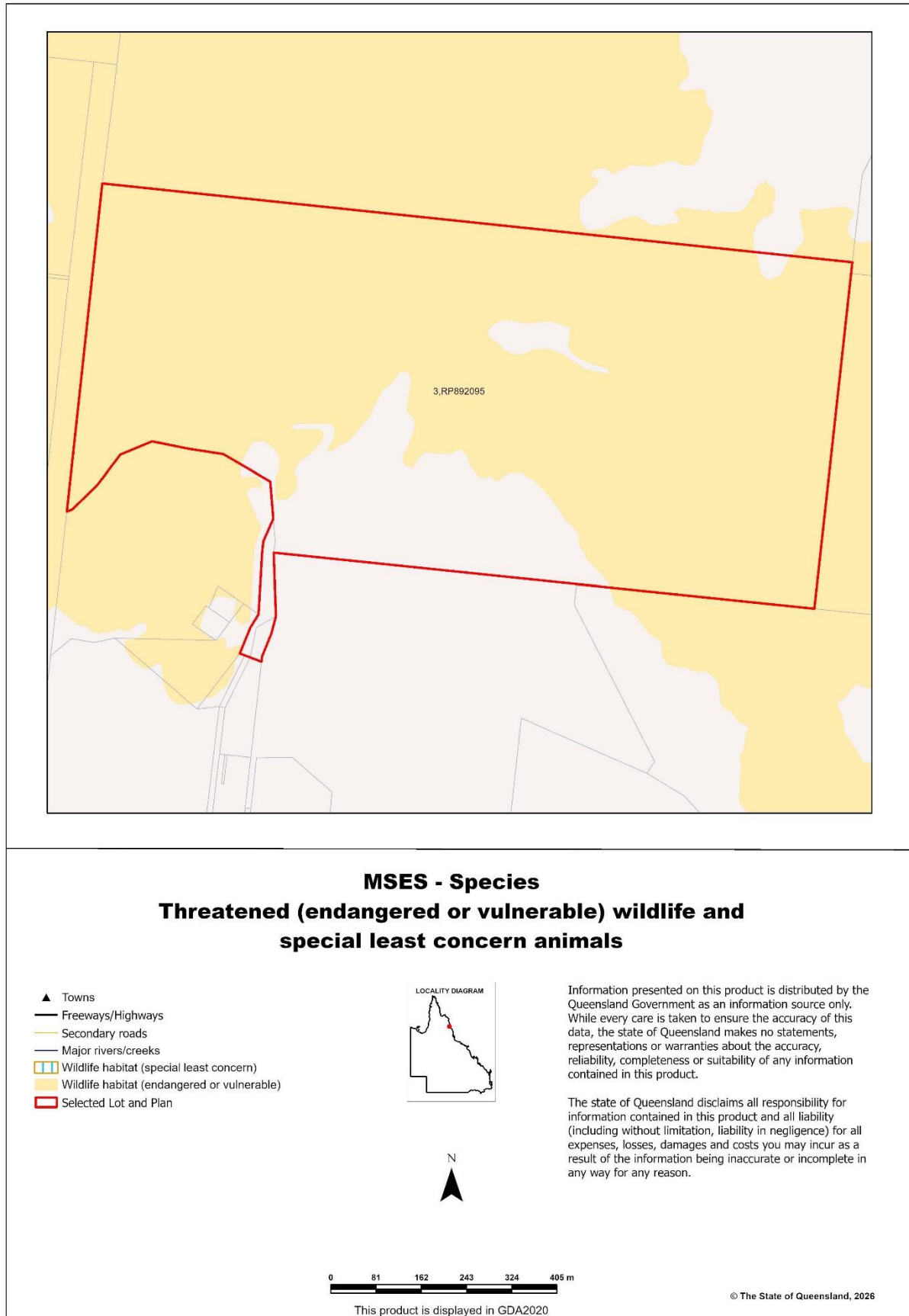
Map 1 - MSES - State Conservation Areas



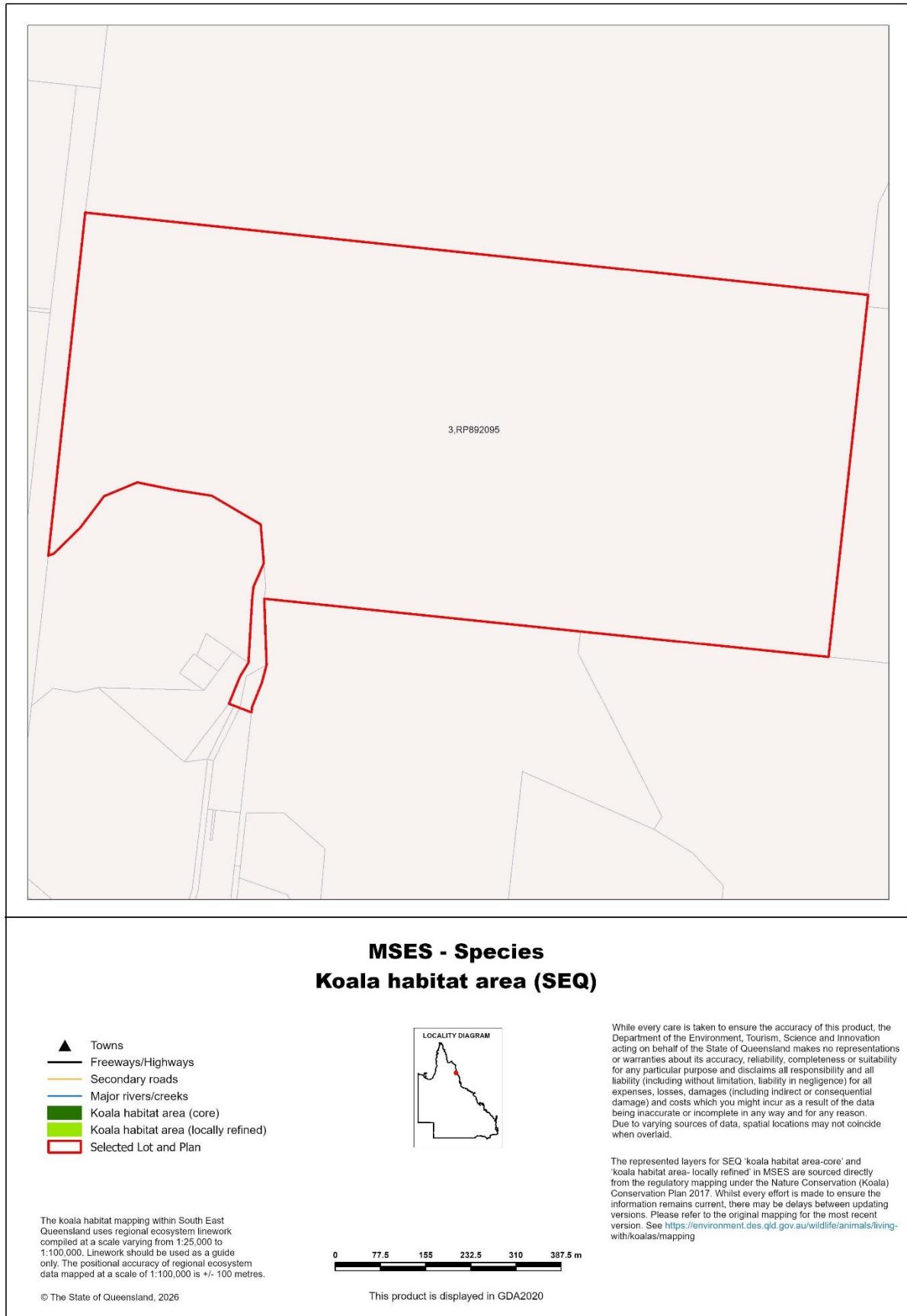
Map 2 - MSES - Wetlands and Waterways



Map 3a - MSES - Species - Threatened (endangered or vulnerable) wildlife and special least concern animals



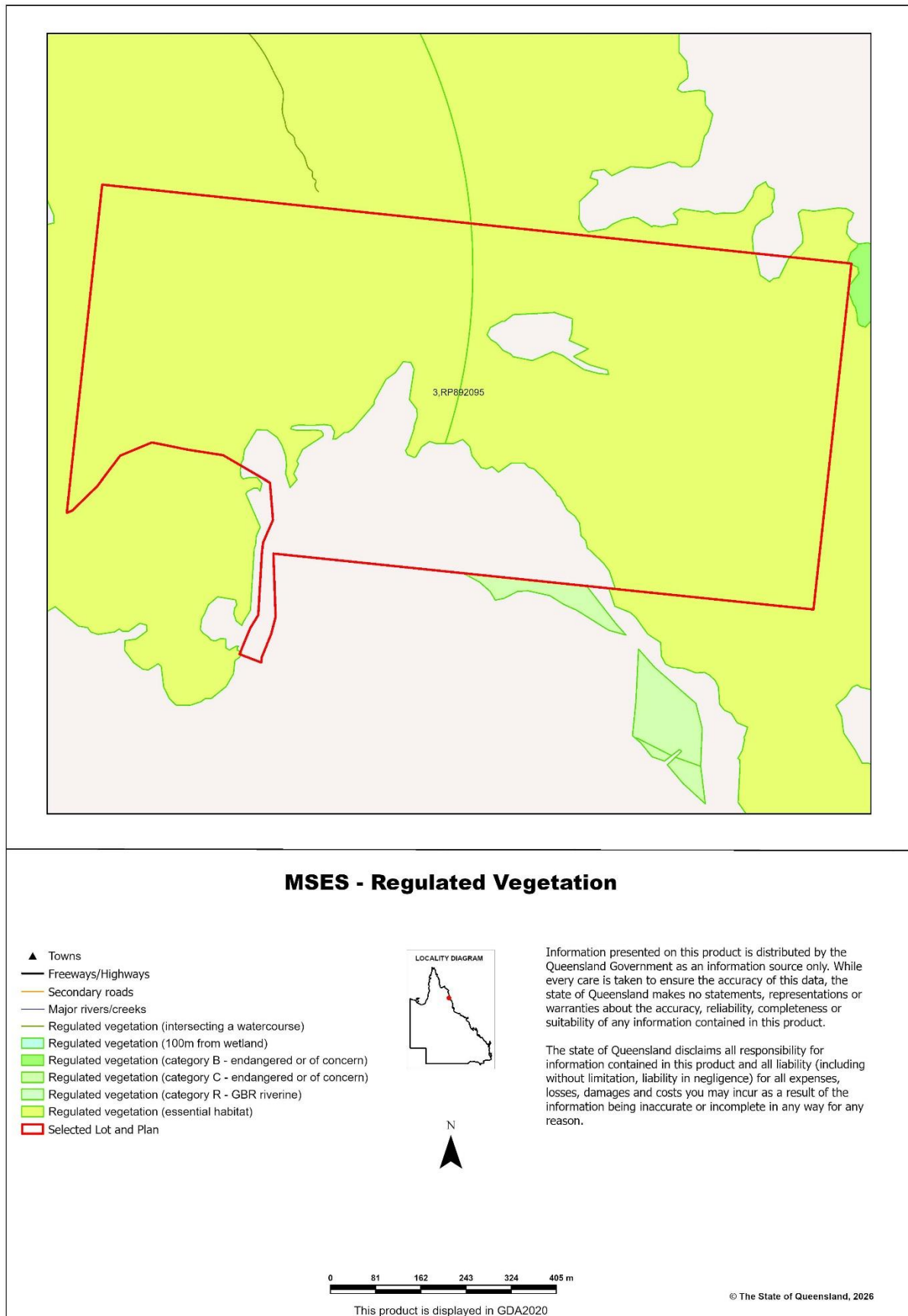
Map 3b - MSES - Species - Koala habitat area (SEQ)



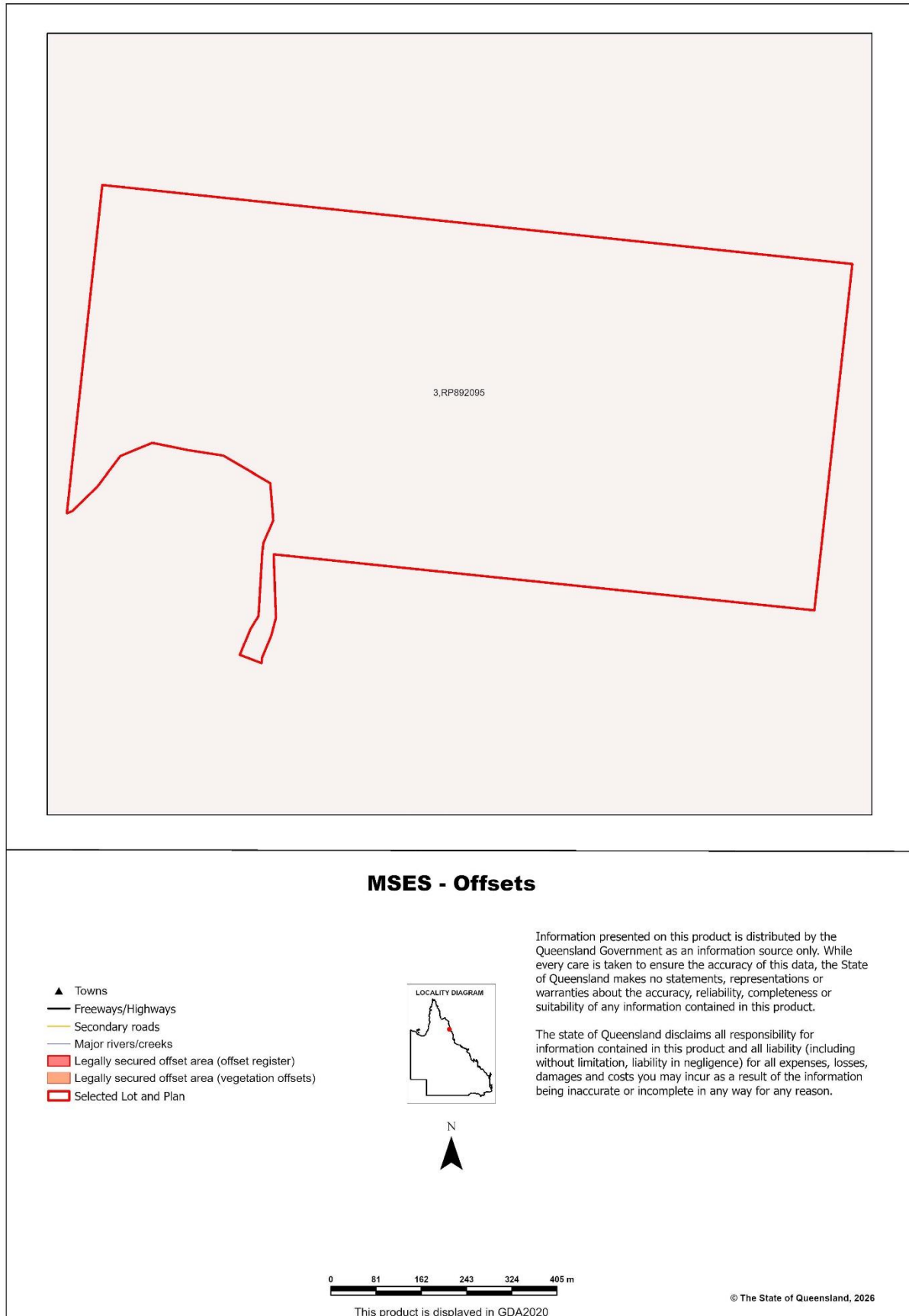
Map 3c - MSES - Species - Wildlife habitat (sea turtle nesting areas)



Map 4 - MSES - Regulated Vegetation



Map 5 - MSES - Offset Areas





Appendices

Appendix 1 - Matters of State Environmental Significance (MSES) methodology

MSES mapping is a regional-scale representation of the definition for MSES under the State Planning Policy (SPP). Its primary purpose is to support implementation of the SPP biodiversity policy.

MSES mapping does not replace the regulatory mapping or environmental values specifically called up under other laws or regulations.

MSES mapping does not determine whether state or local development assessment is required. For state assessment triggers refer to the Development Assessment Mapping System (DAMS). For local assessment triggers, refer to the relevant local planning scheme.

The Queensland Government's "Method for mapping - matters of state environmental significance can be downloaded from:

<http://www.ehp.qld.gov.au/land/natural-resource/method-mapping-mses.html> .



Appendix 2 - Source Data

The datasets listed below are available on request from:

<http://qldspatial.information.qld.gov.au/catalogue/custom/index.page>

- Matters of State environmental significance

Note: MSES mapping is not based on new or unique data. The primary mapping product draws data from a number of underlying environment databases and geo-referenced information sources. MSES mapping is a versioned product that is updated generally on a twice-yearly basis to incorporate the changes to underlying data sources. Several components of MSES mapping made for the current version may differ from the current underlying data sources. To ensure accuracy, or proper representation of MSES values, it is strongly recommended that users refer to the underlying data sources and review the current definition of MSES in the State Planning Policy, before applying the MSES mapping.

Individual MSES layers can be attributed to the following source data available at QSpatial:

MSES layers	current QSpatial data (http://qspatial.information.qld.gov.au)
Protected Areas-Estates, Nature Refuges, Special Wildlife Reserves	- Protected areas of Queensland - Nature Refuges - Queensland - Special Wildlife Reserves- Queensland
Marine Park-Highly Protected Zones	Moreton Bay marine park zoning 2008
Fish Habitat Areas	Queensland fish habitat areas
Strategic Environmental Areas-designated	Regional Planning Interests Act - Strategic Environmental Areas
HES wetlands	Map of Queensland Wetland Environmental Values
Wetlands in HEV waters	HEV waters: - EPP Water intent for waters Source Wetlands: - Queensland Wetland Mapping (Current version 5) Source Watercourses: - Vegetation management watercourse and drainage feature map (1:100000 and 1:250000)
Wildlife habitat (threatened and special least concern)	-WildNet database species records - habitat suitability models (various) - SEQ koala habitat areas under the Koala Conservation Plan 2019
VMA regulated regional ecosystems	Vegetation management regional ecosystem and remnant map
VMA Essential Habitat	Vegetation management - essential habitat map
VMA Wetlands	Vegetation management wetlands map
Legally secured offsets	Vegetation Management Act property maps of assessable vegetation. For offset register data-contact DETSI
Regulated Vegetation Map	Vegetation management - regulated vegetation management map



Appendix 3 - Acronyms and Abbreviations

AOI	- Area of Interest
DETSI	- Department of the Environment, Tourism, Science and Innovation
EP Act	- Environmental Protection Act 1994
EPP	- Environmental Protection Policy
GDA2020	- Geocentric Datum of Australia 2020
GEM	- General Environmental Matters
GIS	- Geographic Information System
MSES	- Matters of State Environmental Significance
NCA	- Nature Conservation Act 1992
RE	- Regional Ecosystem
SPP	- State Planning Policy
VMA	- Vegetation Management Act 1999



Appendix C Vegetation Management report (VM Act 1999)

Queensland Government



Vegetation management PROPERTY REPORT

For Lot: 3 Plan: RP892095
19/05/2026

DELIVERING
FOR QUEENSLAND



Queensland
Government



This publication has been compiled by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development.

© State of Queensland (2026)

The Queensland Government supports and encourages the dissemination and exchange of its information. The copyright in this publication is licensed under a Creative Commons - Attribution 4.0 International (CC BY) licence.

Under this licence you are free, without having to seek our permission, to use this publication in accordance with the licence terms.



You must keep intact the copyright notice and attribute the State of Queensland as the source of the publication.

Note: Some content in this publication may have different licence terms as indicated.

For more information on this licence, visit <https://creativecommons.org/licenses/by/4.0/>

The information contained herein is subject to change without notice. The Queensland Government shall not be liable for technical or other errors or omissions contained herein. The reader/user accepts all risks and responsibility for losses, damages, costs and other consequences resulting directly or indirectly from using this information.



Mapping versions

Vegetation mapping was released on 22 November 2023 and includes the most recent Queensland Herbarium scientific updates to the Regulated Vegetation Management Map, regional ecosystems, essential habitat, wetland and high-value regrowth mapping.

The Department of the Environment, Tourism, Science and Innovation have also updated their koala protection mapping to align with the Queensland Herbarium scientific updates.

The latest version (v10) of the Protected Plants Flora Survey Trigger Map (trigger map) was released on 6 September 2023.

Overview

Based on the lot on plan details you have supplied, this report provides the following detailed information:

Property details - information about the specified Lot on Plan, lot size, local government area, bioregion(s), subregion(s) and catchment(s);

Vegetation management framework - an explanation of the application of the framework and contact details for the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development which administers the framework;

Vegetation management framework details for the specified Lot on Plan including:

- the vegetation management categories on the property;
- the vegetation management regional ecosystems on the property;
- vegetation management watercourses or drainage features on the property;
- vegetation management wetlands on the property;
- vegetation management essential habitat on the property;
- whether any area management plans are associated with the property;
- whether the property is coastal or non-coastal; and
- whether the property is mapped as Agricultural Land Class A or B;

Protected plant framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework, including:

- high risk areas on the protected plant flora survey trigger map for the property;

Koala protection framework - an explanation of the application of the framework and contact details for the Department of the Environment, Tourism, Science and Innovation who administer the framework; and

Koala protection framework details for the specified Lot on Plan including:

- the koala district the property is located in;
- koala priority areas on the property;
- core and locally refined koala habitat areas on the property;
- whether the lot is located in an identified koala broad-hectare area; and
- koala habitat regional ecosystems on the property for core koala habitat areas.

This information will assist you to determine your options for managing vegetation under:

- the vegetation management framework, which may include:

- exempt clearing work;
- accepted development vegetation clearing code;
- an area management plan;
- a development approval;

- the protected plant framework, which may include:



- the need to undertake a flora survey;
 - exempt clearing;
 - a protected plant clearing permit;
- the koala protection framework, which may include:
- exempted development;
 - a development approval;
 - the need to undertake clearing sequentially and in the presence of a koala spotter.

Other laws

The clearing of native vegetation is regulated by both Queensland and Australian legislation, and some local governments also regulate native vegetation clearing. You may need to obtain an approval or permit under another Act, such as the Commonwealth Government's *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act). Section 8 of this guide provides contact details of other agencies you should confirm requirements with, before commencing vegetation clearing.



Table of Contents

1. Property details	6
1.1 Tenure and title area	6
1.2 Property location	6
2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMRRD)).....	7
2.1 Exempt clearing work	7
2.2 Accepted development vegetation clearing codes	7
2.3 Area management plans	8
2.4 Development approvals	8
2.5. Contact information for NRMRRD	8
3. Vegetation management framework for Lot: 3 Plan: RP892095	9
3.1 Vegetation categories	9
3.2 Property Map of Assessable Vegetation (PMAV)	9
3.3 Regional ecosystems	10
3.4 Watercourses	10
3.5 Wetlands	10
3.6 Essential habitat	11
3.7 Area Management Plan(s)	12
3.8 Coastal or non-coastal	12
3.9 Agricultural Land Class A or B	12
4. Vegetation management framework maps	13
4.1 Regulated vegetation management map	14
4.2 Vegetation management supporting map	15
4.3 Coastal/non-coastal map	16
4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture	17
5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation (DETSI)).....	18
5.1 Clearing in high risk areas on the flora survey trigger map	18
5.2 Clearing outside high risk areas on the flora survey trigger map	18
5.3 Exemptions	18
5.4 Contact information for DETSI	18
5.5 Protected plants flora survey trigger map	19
6. Koala protection framework (administered by DETSI)	21
6.1 Koala mapping	21
6.2 Koala habitat planning controls	22
6.3 Koala Conservation Plan clearing requirements	23
6.4 Contact information for DETSI	23
7. Koala protection framework details for Lot: 3 Plan: RP892095	24
7.1 Koala districts	24
7.2 Koala priority area, koala habitat area and identified koala broad-hectare map	24
7.3 Koala habitat regional ecosystems for core koala habitat areas	25
8. Other relevant legislation contacts list	26



1. Property details

1.1 Tenure and title area

All of the lot, plan, tenure and title area information associated with property Lot: 3 Plan: RP892095 are listed in Table 1.

Table 1: Lot, plan, tenure and title area information for the property

Lot	Plan	Tenure	Property title area (sq metres)
3	RP892095	Freehold	765,600
B	RP892095	Easement	4,878

The tenure of the land may affect whether clearing is considered exempt clearing work or may be carried out under an accepted development vegetation clearing code.

Does the property Lot: 3 Plan: RP892095 have a freehold tenure and is in the Wet Tropics of Queensland World Heritage Area?

No, this property is not located in the Wet Tropics of Queensland World Heritage Area.

1.2 Property location

Table 2 provides a summary of the locations for property Lot: 3 Plan: RP892095, in relation to natural and administrative boundaries.

Table 2: Property location details

Local Government(s)	Catchment(s)	Bioregion(s)	Subregion(s)
Douglas Shire	Mossman	Wet Tropics	Daintree - Bloomfield
	Daintree		



2. Vegetation management framework (administered by the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development (NRMRRD))

The *Vegetation Management Act 1999* (VMA), the *Vegetation Management Regulation 2023*, the *Planning Act 2016* and the *Planning Regulation 2017*, in conjunction with associated policies and codes, form the Vegetation Management Framework.

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

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

- grass or non-woody herbage;
- a plant within a grassland regional ecosystem identified in the Vegetation Management Regional Ecosystem Description Database (VM REDD) as having a grassland structure; and
- a mangrove.

2.1 Exempt clearing work

Exempt clearing work is an activity for which you do not need to notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development or obtain an approval under the vegetation management framework. Exempt clearing work was previously known as exemptions.

In areas that are mapped as Category X (white in colour) on the regulated vegetation management map (see section 4.1), and where the land tenure is freehold, indigenous land and leasehold land for agriculture and grazing purposes, the clearing of vegetation is considered exempt clearing work and does not require notification or development approval under the vegetation management framework. For all other land tenures, contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development before commencing clearing to ensure that the proposed activity is exempt clearing work.

A range of routine property management activities are considered exempt clearing work. A list of exempt clearing work is available at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/exemptions/>.

Exempt clearing work may be affected if the proposed clearing area is subject to development approval conditions, a covenant, an environmental offset, an exchange area, a restoration notice, or an area mapped as Category A. Exempt clearing work may require approval under other Commonwealth, State or Local Government laws, or local government planning schemes. Contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development prior to clearing in any of these areas.

2.2 Accepted development vegetation clearing codes

Some clearing activities can be undertaken under an accepted development vegetation clearing code. The codes can be downloaded at

<https://www.qld.gov.au/environment/land/management/vegetation/clearing-approvals/codes/>

If you intend to clear vegetation under an accepted development vegetation clearing code, you must notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development before commencing. The information in this report will assist you to complete the online notification form.

You can complete the online form at <https://vegetation-apps.nrmrrd.qld.gov.au>



2.3 Area management plans

Area Management Plans (AMP) provide an alternative approval system for vegetation clearing under the vegetation management framework. 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.

On 8 March 2020, AMPs ended for fodder harvesting, managing thickened vegetation and managing encroachment. New notifications cannot be made for these AMPs. You will need to consider options for fodder harvesting, managing thickened vegetation or encroachment under a relevant accepted development vegetation clearing code or apply for a development approval.

New notifications can be made for all other AMPs. These will continue to apply until their nominated end date.

If an Area Management Plan applies to your property for which you can make a new notification, it will be listed in Section 3.7 of this report. Before clearing under one of these AMPs, you must first notify the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development and then follow the conditions and requirements listed in the AMP.

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

2.4 Development approvals

If under the vegetation management framework your proposed clearing is not exempt clearing work, or is not permitted under an accepted development 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/management/vegetation/clearing-approvals/development>

2.5. Contact information for NRM MRD

For further information on the vegetation management framework:

Phone 135VEG (135 834)

Email vegetation@nrm.mrd.qld.gov.au

Visit <https://www.nrm.mrd.qld.gov.au/land-property/forms/enquiry-form> to submit an online enquiry.



3. Vegetation management framework for Lot: 3 Plan: RP892095

3.1 Vegetation categories

The vegetation categories on your property are shown on the regulated vegetation management map in section 4.1 of this report. A summary of vegetation categories on the subject lot are listed in Table 3. Descriptions for these categories are shown in Table 4.

Table 3: Vegetation categories for subject property

Vegetation category	Area (ha)
Category B	61.90
Category X	14.26

Table 4: Description of vegetation categories

Category	Colour on Map	Description	Requirements / options under the vegetation management framework
A	red	Compliance areas, environmental offset areas and voluntary declaration areas	Special conditions apply to Category A areas. Before clearing, contact the Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development to confirm any requirements in a Category A area.
B	dark blue	Remnant vegetation areas	Exempt clearing work, or notification and compliance with accepted development vegetation clearing codes, area management plans or development approval.
C	light blue	High-value regrowth areas	Exempt clearing work, or notification and compliance with managing Category C regrowth vegetation accepted development vegetation clearing code.
R	yellow	Regrowth within 50m of a watercourse or drainage feature in the Great Barrier Reef catchment areas	Exempt clearing work, or notification and compliance with managing Category R regrowth accepted development vegetation clearing code or area management plans.
X	white	Clearing on freehold land, indigenous land and leasehold land for agriculture and grazing purposes is considered exempt clearing work under the vegetation management framework. Contact the Department to clarify whether a development approval is required for other State land tenures.	No permit or notification required on freehold land, indigenous land and leasehold land for agriculture and grazing. A development approval may be required for some State land tenures.

3.2 Property Map of Assessable Vegetation (PMAV)

The following Property Map of Assessable Vegetation (PMAVs) may be present on this property.

Reference number:

2006/010372



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 4.2 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

Regional Ecosystem	VMA Status	Category	Area (Ha)	Short Description	Structure Category
7.11.18g	Of concern	B	less than 0.01	Corymbia intermedia and/or C. tessellaris +/- Eucalyptus tereticornis open forest to woodland (or vine forest with these species as emergents) on coastal metamorphic headlands and foothills	Mid-dense
7.11.1a	Least concern	B	33.20	Simple to complex mesophyll to notophyll vine forest on moderately to poorly drained metamorphics (excluding amphibolites) of moderate fertility of the moist and wet lowlands, foothills and uplands	Dense
7.11.5a	Least concern	B	less than 0.01	Eucalyptus pellita +/- Corymbia intermedia open forest (or vine forest with E. pellita and C. intermedia emergents) on lowlands and foothills on metamorphics	Mid-dense
7.11.5b	Least concern	B	28.71	Eucalyptus pellita +/- Corymbia intermedia open forest (or vine forest with E. pellita and C. intermedia emergents) on lowlands and foothills on metamorphics	Mid-dense
non-rem	None	X	14.26	None	None

Please note:

1. All area and area derived figures included in this table have been calculated via reprojecting relevant spatial features to Albers equal-area conic projection (central meridian = 146, datum Geocentric Datum of Australia 1994). As a result, area figures may differ slightly if calculated for the same features using a different co-ordinate system.
2. If Table 5 contains a Category 'plant', please be aware that this refers to 'plantations' such as forestry, and these areas are considered non-remnant under the VMA.

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:

- exempt clearing work;
- accepted development vegetation clearing codes;
- performance outcomes in State Code 16 of the State Development Assessment Provisions (SDAP).

3.4 Watercourses

Vegetation management watercourses and drainage features for this property are shown on the vegetation management supporting map in section 4.2.

3.5 Wetlands

There are no vegetation management wetlands present on this property.



3.6 Essential habitat

Under the VMA, essential habitat for protected wildlife is native wildlife prescribed under the *Nature Conservation Act 1992* (NCA) as critically endangered, endangered, vulnerable or near-threatened wildlife.

Essential habitat for protected wildlife includes suitable habitat on the lot, or where a species has been known to occur up to 1.1 kilometres from a lot on which there is assessable vegetation. These important habitat areas are protected under the VMA.

Any essential habitat on this property will be shown as blue hatching on the vegetation supporting map in section 4.2.

If essential habitat is identified on the lot, information about the protected wildlife species is provided in Table 6 below. The numeric labels on the vegetation management supporting map can be cross referenced with Table 6 to outline the essential habitat factors for that particular species. There may be essential habitat for more than one species on each lot, and areas of Category A, Category B and Category C can be mapped as Essential Habitat.

Essential habitat is compiled from a combination of species habitat models and buffered species records. Regional ecosystem is a mandatory essential habitat factor, unless otherwise stated. Essential habitat, for protected wildlife, means an area of vegetation shown on the Regulated Vegetation Management Map -

- 1) that has at least 3 essential habitat factors for the protected wildlife that must include any essential habitat factors that are stated as mandatory for the protected wildlife in the essential habitat database. Essential habitat factors are comprised of - regional ecosystem (mandatory for most species), vegetation community, altitude, soils, position in landscape; or
- 2) in which the protected wildlife, at any stage of its life cycle, is located.

If there is no essential habitat mapping shown on the vegetation management supporting map for this lot, and there is no table in the sections below, it confirms that there is no essential habitat on the lot.

Category A and/or Category B and/or Category C

Table 6: Essential habitat in Category A and/or Category B and/or Category C

Label	Scientific Name	Common Name	NCA Status	Vegetation Community	Altitude	Soils	Position in Landscape
1087	Casuarium casuarium johnsonii (southern population)	southern casuarina (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.		
579	Litoria dayi	Australian lacelid	V	Associated with fast flowing rocky streams and soaks in rocky areas in rainforest/monsoon vine forest, including margins.	Sea level to 1400m.		Near/in streams.
598	Litoria rheocola	common mistfrog	E	Among rocks and logs, in low ferns and overhanging vegetation, in and beside fast flowing streams and waterfalls in notophyll (simple evergreen & araucarian) rainforest/monsoon vine forest and wet sclerophyll forest.	Sea level to 1200m.		Near/in streams.
Label	Regional Ecosystem (mandatory unless otherwise specified)						
1087	3.8.2, 7.1.1, 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.1, 7.3.2, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.28, 7.3.29, 7.3.30, 7.3.31, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.39, 7.3.40, 7.3.42, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.18, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.34, 7.11.36, 7.11.38, 7.11.39, 7.11.40, 7.11.42, 7.11.44, 7.11.46, 7.11.47, 7.11.49, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.29, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.41, 7.12.43, 7.12.44, 7.12.45, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.59, 7.12.61, 7.12.66, 7.12.67, 7.12.68						
579	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.5, 7.2.6, 7.3.3, 7.3.4, 7.3.5, 7.3.10, 7.3.17, 7.3.20, 7.3.23, 7.3.25, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.49, 7.3.50, 7.5.2, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.16, 7.11.1, 7.11.2, 7.11.3, 7.11.7, 7.11.8, 7.11.12, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.32, 7.11.38, 7.11.40, 7.12.1, 7.12.2, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.19, 7.12.20, 7.12.26, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.66, 7.12.68						
598	3.8.2, 7.2.1, 7.2.2, 7.2.3, 7.2.4, 7.2.5, 7.2.6, 7.2.7, 7.2.8, 7.2.9, 7.2.10, 7.2.11, 7.3.3, 7.3.4, 7.3.5, 7.3.6, 7.3.7, 7.3.8, 7.3.9, 7.3.10, 7.3.12, 7.3.13, 7.3.16, 7.3.17, 7.3.19, 7.3.20, 7.3.21, 7.3.23, 7.3.25, 7.3.34, 7.3.35, 7.3.36, 7.3.37, 7.3.38, 7.3.40, 7.3.42, 7.3.43, 7.3.44, 7.3.45, 7.3.46, 7.3.47, 7.3.49, 7.3.50, 7.5.1, 7.5.2, 7.5.4, 7.8.1, 7.8.2, 7.8.3, 7.8.4, 7.8.7, 7.8.8, 7.8.11, 7.8.12, 7.8.13, 7.8.14, 7.8.15, 7.8.16, 7.8.17, 7.8.18, 7.8.19, 7.11.1, 7.11.2, 7.11.3, 7.11.5, 7.11.6, 7.11.7, 7.11.8, 7.11.10, 7.11.12, 7.11.13, 7.11.14, 7.11.16, 7.11.18, 7.11.19, 7.11.23, 7.11.24, 7.11.25, 7.11.26, 7.11.27, 7.11.28, 7.11.29, 7.11.30, 7.11.31, 7.11.32, 7.11.33, 7.11.38, 7.11.40, 7.11.43, 7.11.44, 7.11.45, 7.11.46, 7.11.47, 7.11.49, 7.11.51, 7.12.1, 7.12.2, 7.12.4, 7.12.5, 7.12.6, 7.12.7, 7.12.9, 7.12.10, 7.12.11, 7.12.12, 7.12.13, 7.12.16, 7.12.17, 7.12.19, 7.12.20, 7.12.21, 7.12.22, 7.12.23, 7.12.24, 7.12.25, 7.12.26, 7.12.27, 7.12.29, 7.12.33, 7.12.37, 7.12.38, 7.12.39, 7.12.40, 7.12.42, 7.12.43, 7.12.44, 7.12.45, 7.12.46, 7.12.47, 7.12.48, 7.12.49, 7.12.50, 7.12.53, 7.12.54, 7.12.59, 7.12.61, 7.12.66, 7.12.68						



3.7 Area Management Plan(s)

Nil

3.8 Coastal or non-coastal

For the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP), this property is regarded as*

Coastal

*See also Map 4.3

3.9 Agricultural Land Class A or B

The following can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code:

Does this lot contain land that is mapped as Agricultural Land Class A or B in the State Planning Interactive Mapping System?

Class A (with urban areas masked as per SPP): 6.86 ha

No Class B

Note - This confirms Agricultural Land Classes as per the State Planning Interactive Mapping System only. This response does not include Agricultural Land Classes identified under local government planning schemes. For further information, check the Planning Scheme for your local government area.

See Map 4.4 to identify the location and extent of Class A and/or Class B Agricultural land on Lot: 3 Plan: RP892095.



4. Vegetation management framework maps

Vegetation management maps included in this report may also be requested individually at:
<https://www.qld.gov.au/environment/land/management/vegetation/maps/map-request>

Regulated vegetation management map

The regulated vegetation management map shows vegetation categories needed to determine clearing requirements. These maps are updated monthly to show new [property maps of assessable vegetation \(PMAV\)](#).

Vegetation management supporting map

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

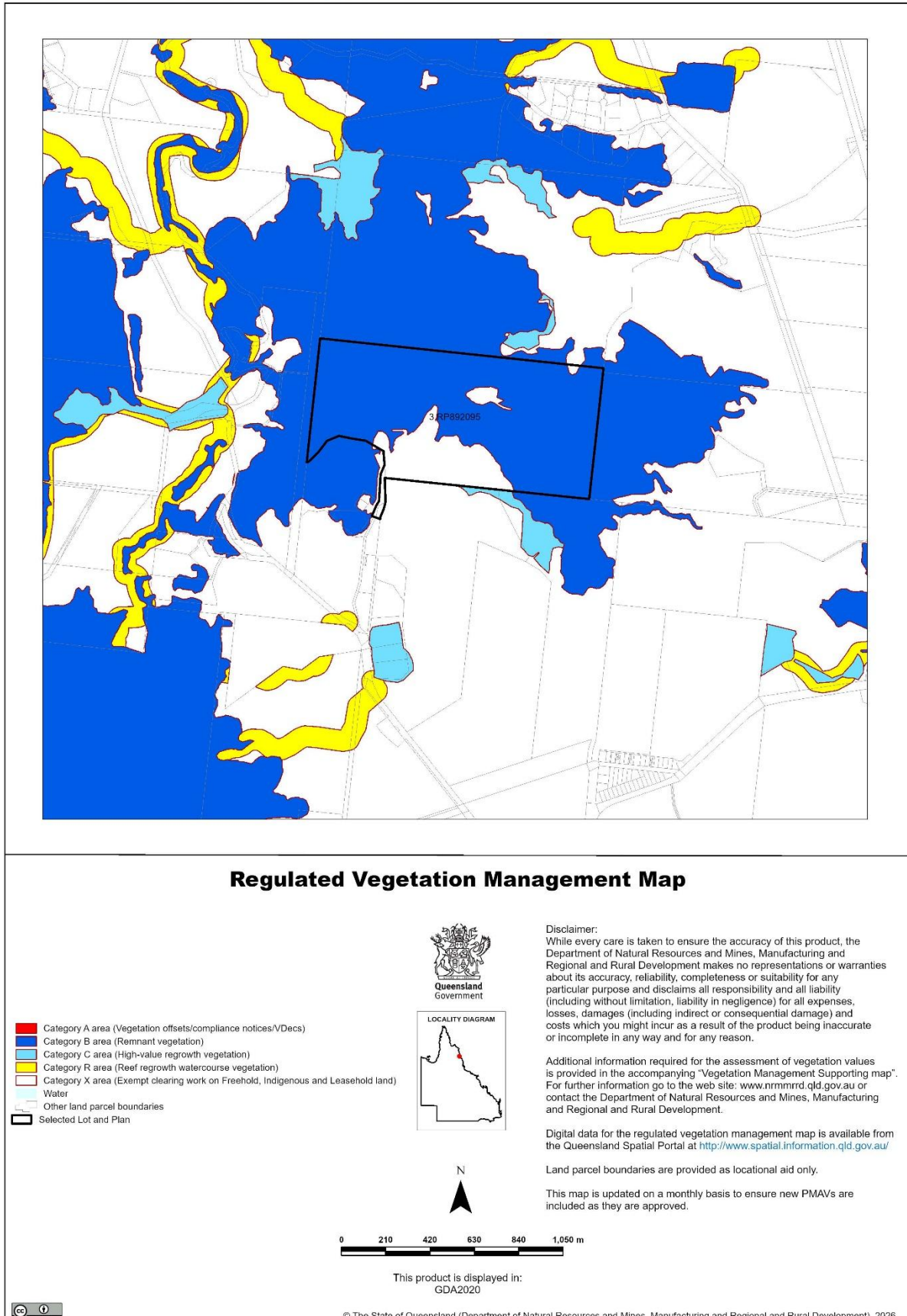
Coastal/non-coastal map

The coastal/non-coastal map confirms whether the lot, or which parts of the lot, are considered coastal or non-coastal for the purposes of the accepted development vegetation clearing codes and State Code 16 of the State Development Assessment Provisions (SDAP).

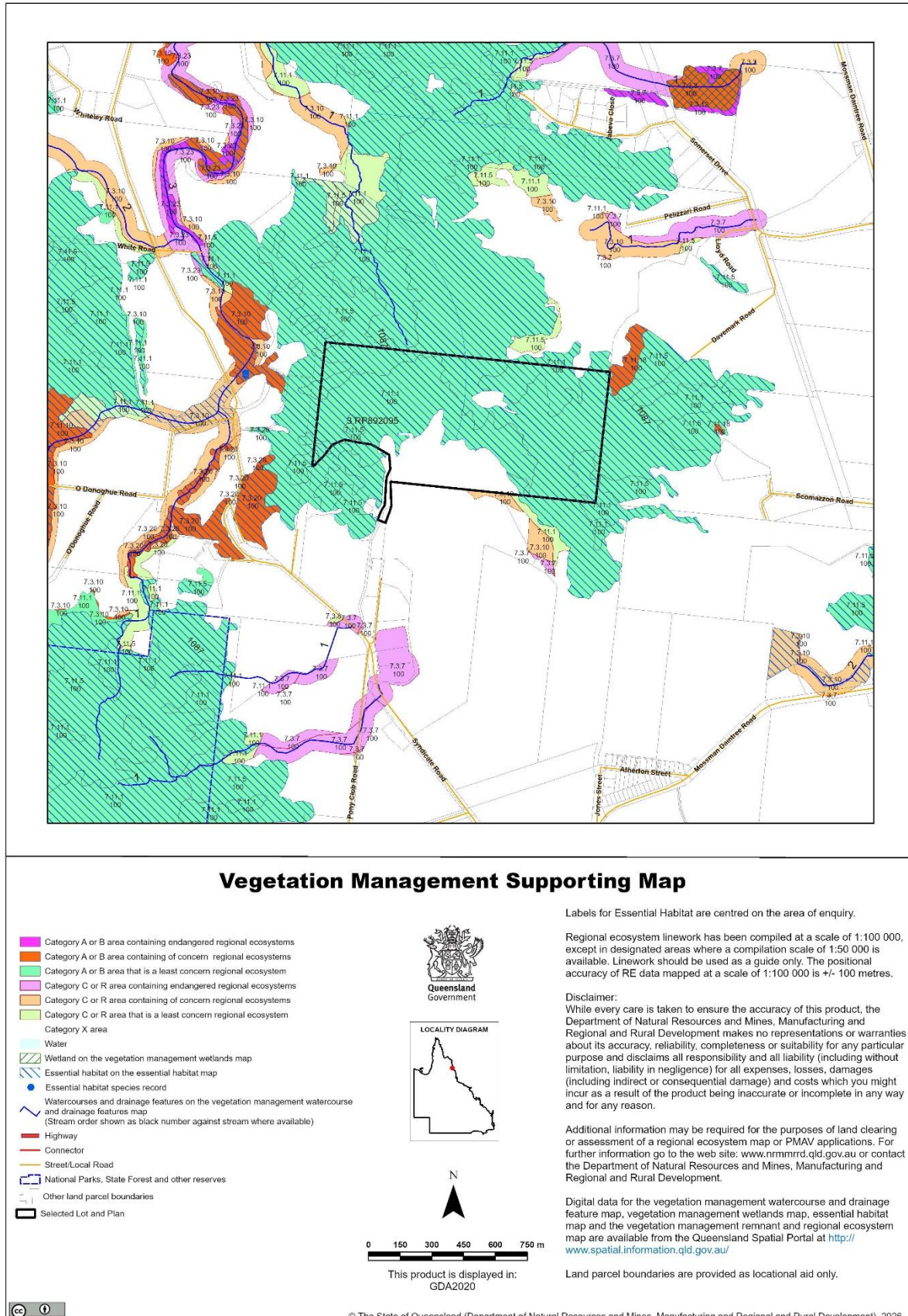
Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture

The Agricultural Land Class map confirms the location and extent of land mapped as Agricultural Land Classes A or B as identified on the State Planning Interactive Mapping System. Please note that this map does not include areas identified as Agricultural Land Class A or B in local government planning schemes. This map can be used to identify Agricultural Land Class A or B areas under the "Managing regulated regrowth vegetation" accepted development vegetation clearing code.

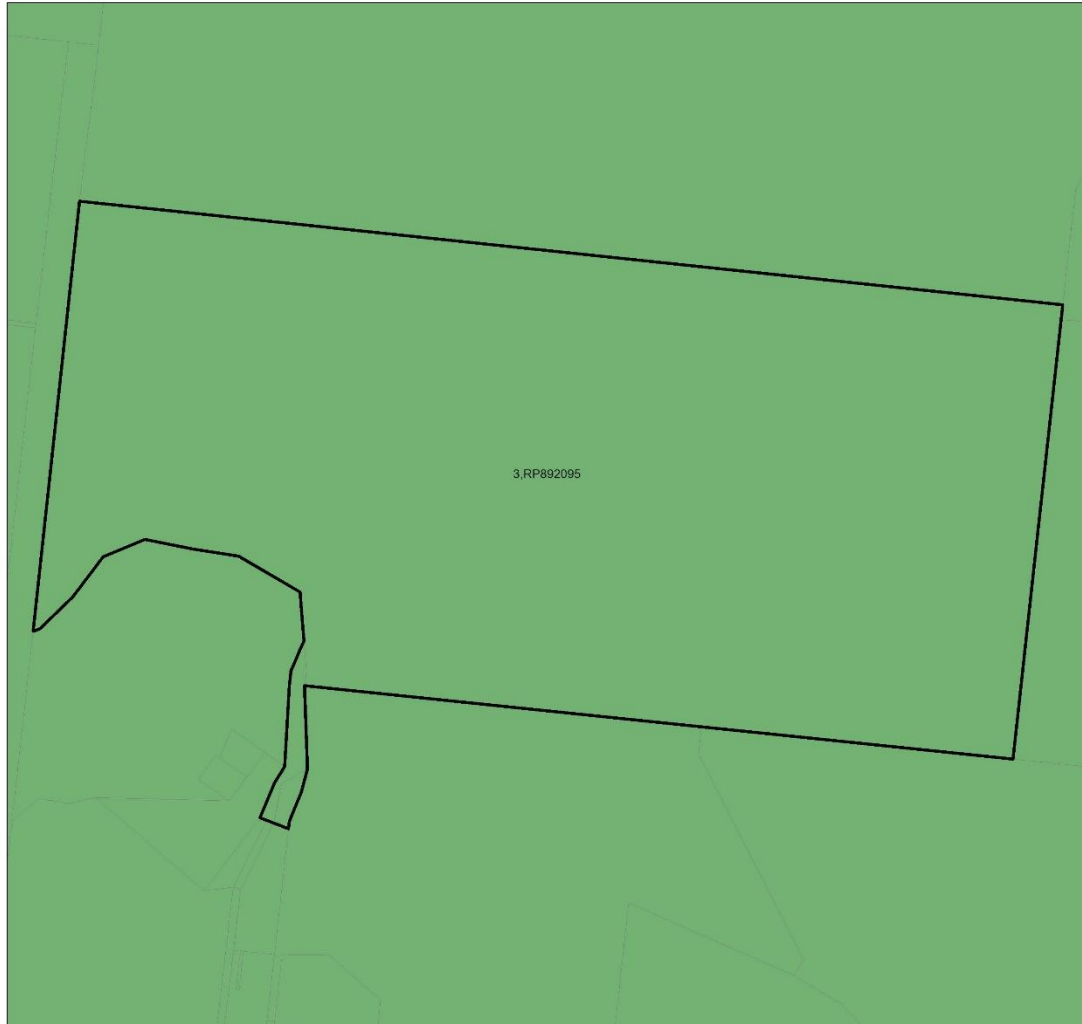
4.1 Regulated vegetation management map



4.2 Vegetation management supporting map

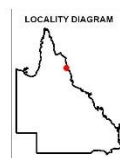


4.3 Coastal/non-coastal map



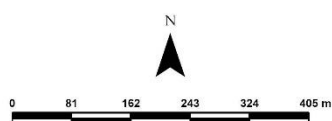
Coastal/Non Coastal Map

- Coastal
- Non Coastal
- Other land parcel boundaries
- Selected Lot and Plan



Disclaimer:
While every care is taken to ensure the accuracy of this product, the Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development makes no representations or warranties about its accuracy, reliability, completeness or suitability for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which you might incur as a result of the product being inaccurate or incomplete in any way and for any reason.

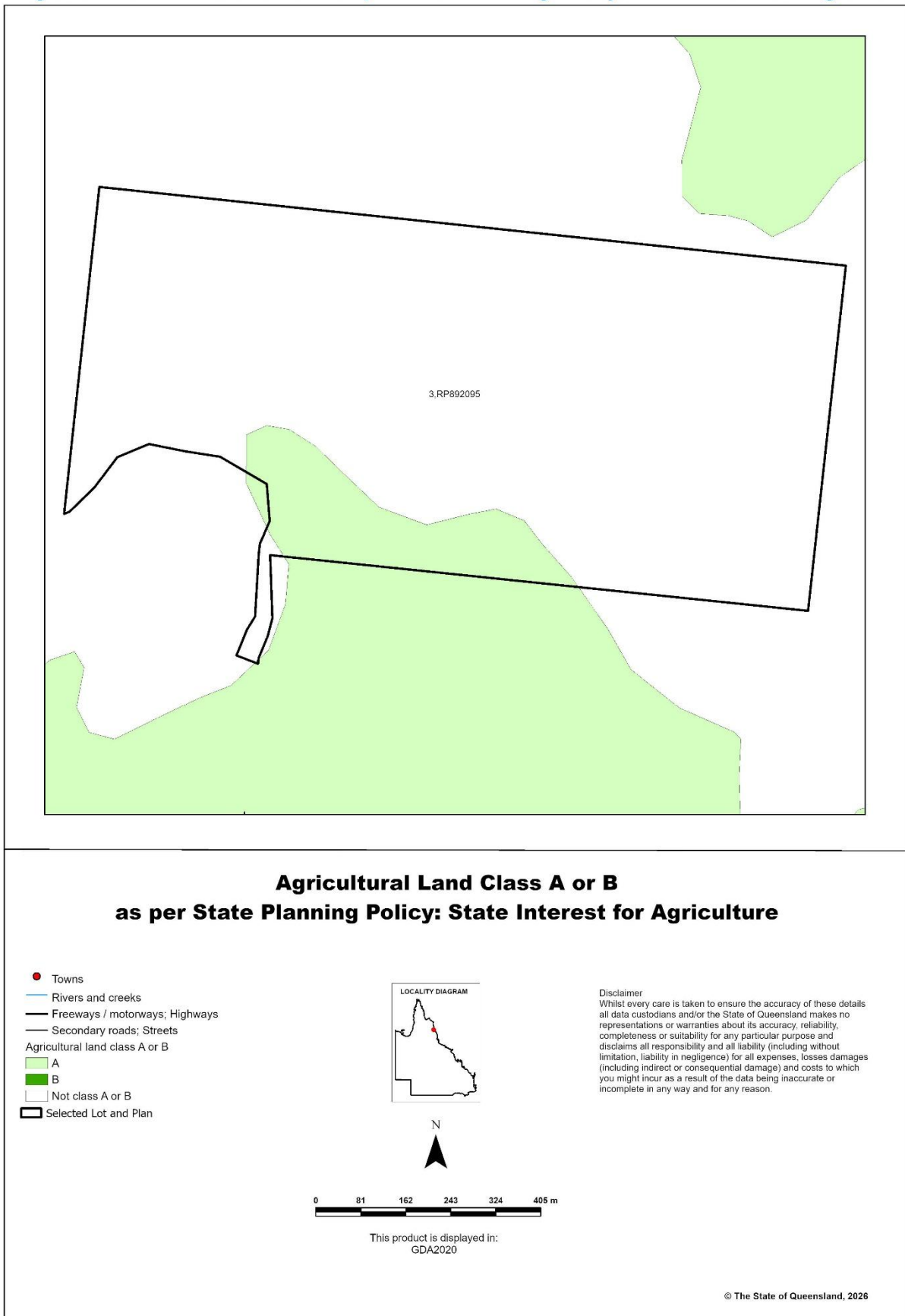
Land parcel boundaries shown are provided as a locational aid only.



This product is displayed in:
GDA2020

© The State of Queensland (Department of Natural Resources and Mines, Manufacturing, and Regional and Rural Development), 2026

4.4 Agricultural Land Class A or B as per State Planning Policy: State Interest for Agriculture





5. Protected plants framework (administered by the Department of the Environment, Tourism, Science and Innovation(DETSI))

In Queensland, all plants that are native to Australia are protected plants under the [Nature Conservation Act 1992](#) (NCA). The NCA regulates the clearing of protected plants 'in the wild' (see [Operational policy: When a protected plant in Queensland is considered to be 'in the wild'](#)) that are listed as critically endangered, endangered, vulnerable or near threatened under the Act.

Please note that the protected plant clearing framework applies irrespective of the classification of the vegetation under the *Vegetation Management Act 1999* and any approval or exemptions given under another Act, for example, the *Vegetation Management Act 1999* or *Planning Regulation 2017*.

5.1 Clearing in high risk areas on the flora survey trigger map

The flora survey trigger map identifies high-risk areas for threatened and near threatened plants. These are areas where threatened or near threatened plants are known to exist or are likely to exist based on the habitat present. The flora survey trigger map for this property is provided in section 5.5.

If you are proposing to clear an area shown as high risk on the flora survey trigger map, a flora survey of the clearing impact area must be undertaken by a suitably qualified person in accordance with the [Flora survey guidelines](#). The main objective of a flora survey is to locate any threatened or near threatened plants that may be present in the clearing impact area.

If the flora survey identifies that threatened or near threatened plants are not present within the clearing impact area or clearing within 100m of Endangered, Vulnerable, Near-Threatened (EVNT) plants can be avoided, the clearing activity is exempt from a permit. An [exempt clearing notification form](#) must be submitted to the Department of the Environment, Tourism, Science and Innovation, with a copy of the flora survey report, at least one week prior to clearing.

If the flora survey identifies that threatened or near threatened plants are present in, or within 100m of, the area to be cleared, a clearing permit is required before any clearing is undertaken. The flora survey report, as well as an impact management report, must be submitted with the [clearing permit application form](#).

5.2 Clearing outside high risk areas on the flora survey trigger map

In an area other than a high risk area, a clearing permit is only required where a person is, or becomes aware that threatened or near threatened plants are present in, or within 100m of, the area to be cleared. You must keep a copy of the flora survey trigger map for the area subject to clearing for five years from the day the clearing starts. If you do not clear within the 12 month period that the flora survey trigger map was printed, you need to print and check a new flora survey trigger map.

5.3 Exemptions

Many activities are 'exempt' under the protected plant clearing framework, which means that clearing of native plants that are in the wild can be undertaken for these activities with no need for a flora survey or a protected plant clearing permit. The Information sheet - General exemptions for the take of protected plants provides some of these exemptions.

Some exemptions under the NCA are the same as exempt clearing work (formerly known as exemptions) under the *Vegetation Management Act 1999* (i.e. listed in Schedule 21 of the Planning Regulations 2017) while some are different.

5.4 Contact information for DETSI

For further information on the protected plants framework:

Phone 1300 130 372 (and select option four)

Email palm@detsi.qld.gov.au

Visit <https://www.qld.gov.au/environment/plants-animals/plants/protected-plants>



5.5 Protected plants flora survey trigger map

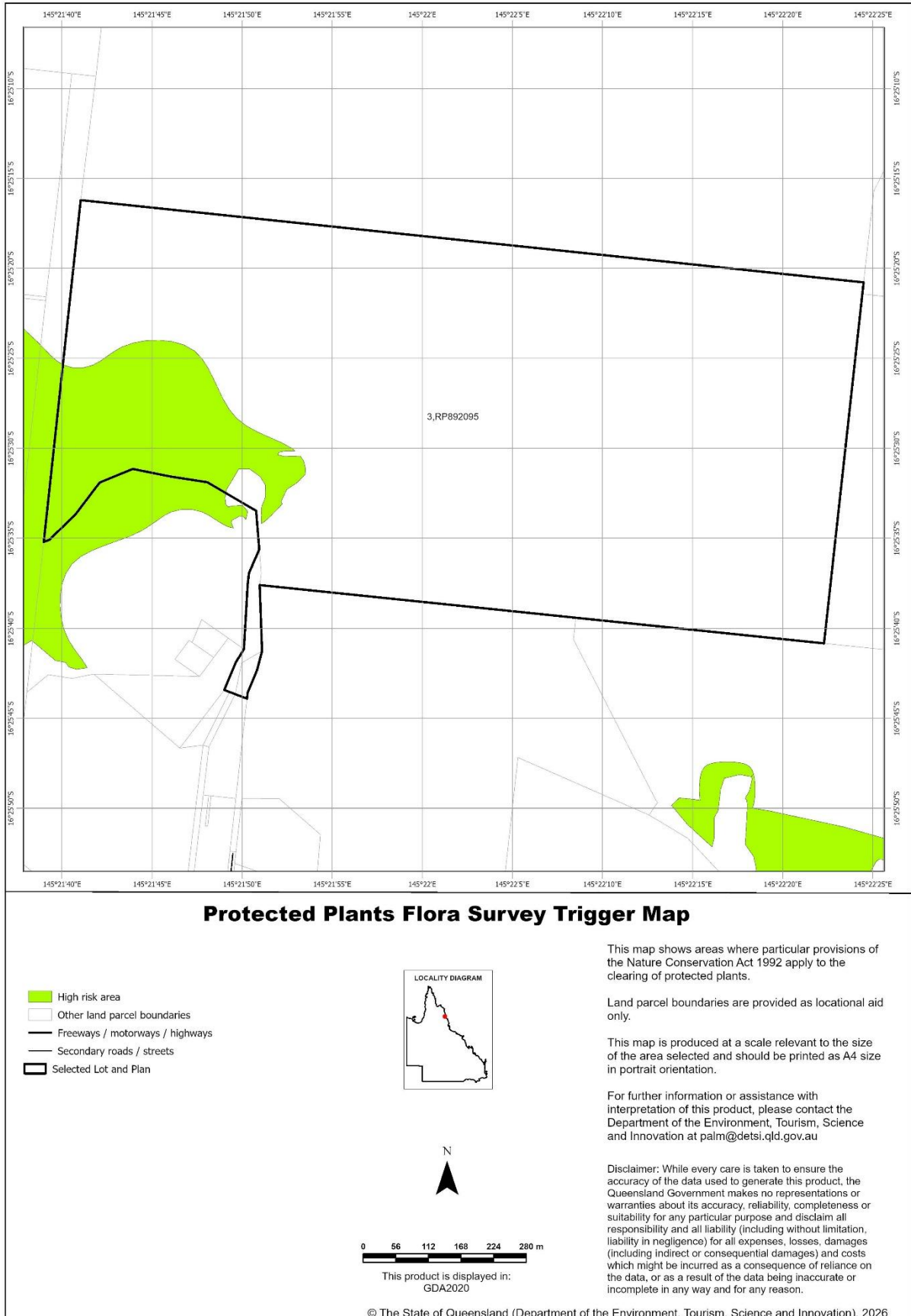
This map included may also be requested individually at: <https://apps.des.qld.gov.au/map-request/flora-survey-trigger/>.

Updates to the data informing the flora survey trigger map

The flora survey trigger map will be reviewed, and updated if necessary, at least every 12 months to ensure the map reflects the most up-to-date and accurate data available.

Species information

Please note that flora survey trigger maps do not identify species associated with 'high risk areas'. While some species information may be publicly available, for example via the [Queensland Spatial Catalogue](#), the Department of the Environment, Tourism, Science and Innovation does not provide species information on request. Regardless of whether species information is available for a particular high risk area, clearing plants in a high risk area may require a flora survey and/or clearing permit. Please see the Department of the Environment, Tourism, Science and Innovation webpage on the [clearing of protected plants](#) for more information.





6. Koala protection framework (administered by the Department of the Environment, Tourism, Science and Innovation(DETSI))

The koala (*Phascolarctos cinereus*) is listed in Queensland as endangered by the Queensland Government under *Nature Conservation Act 1992* and by the Australian Government under the *Environment Protection and Biodiversity Conservation Act 1999*.

The Queensland Government's koala protection framework is comprised of the *Nature Conservation Act 1992*, the *Nature Conservation (Animals) Regulation 2020*, the *Nature Conservation (Koala) Conservation Plan 2017*, the *Planning Act 2016* and the *Planning Regulation 2017*.

6.1 Koala mapping

6.1.1 Koala districts

The parts of Queensland where koalas are known to occur has been divided into three koala districts - koala district A, koala district B and koala district C. Each koala district is made up of areas with comparable koala populations (e.g. density, extent and significance of threatening processes affecting the population) which require similar management regimes.

Section 7.1 identifies which koala district your property is located in.

6.1.2 Koala habitat areas

Koala habitat areas are areas of vegetation that have been determined to contain koala habitat that is essential for the conservation of a viable koala population in the wild based on the combination of habitat suitability and biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water). In order to protect this important koala habitat, clearing controls have been introduced into the *Planning Regulation 2017* for development in koala habitat areas.

Please note that koala habitat areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

There are two different categories of koala habitat area (core koala habitat area and locally refined koala habitat), which have been determined using two different methodologies. These methodologies are described in the document [Spatial modelling in South East Queensland](#).

Section 7.2 shows any koala habitat area that exists on your property.

Under the *Nature Conservation (Koala) Conservation Plan 2017*, an owner of land (or a person acting on the owner's behalf with written consent) can request to make, amend or revoke a koala habitat area determination if they believe, on reasonable grounds, that the existing determination for all or part of their property is incorrect.

More information on requests to make, amend or revoke a koala habitat area determination can be found in the document [Guideline - Requests to make, amend or revoke a koala habitat area determination](#).

The koala habitat area map will be updated at least annually to include any koala habitat areas that have been made, amended or revoked.

Changes to the koala habitat area map which occur between annual updates because of a request to make, amend or revoke a koala habitat area determination can be viewed on the register of approved requests to make, amend or revoke a koala habitat area available at: <https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/koalamaps>. The register includes the lot on plan for the change, the date the decision was made and the map issued to the landholder that shows areas determined to be koala habitat areas.

6.1.3 Koala priority areas

Koala priority areas are large, connected areas that have been determined to have the highest likelihood of achieving conservation outcomes for koalas based on the combination of habitat suitability, biophysical variables with known relationships to koala habitat (e.g. landcover, soil, terrain, climate and ground water) and a koala conservation cost benefit analysis.

Conservation efforts will be prioritised in these areas to ensure the conservation of viable koala populations in the wild



including a focus on management (e.g. habitat protection, habitat restoration and threat mitigation) and monitoring. This includes a prohibition on clearing in koala habitat areas that are in koala priority areas under the Planning Regulation 2017 (subject to some exemptions).

Please note that koala priority areas only exist in koala district A which is the South East Queensland "Shaping SEQ" Regional Plan area. These areas include the local government areas of Brisbane, Gold Coast, Logan, Lockyer Valley, Ipswich, Moreton Bay, Noosa, Redland, Scenic Rim, Somerset, Sunshine Coast and Toowoomba (urban extent).

Section 7.2 identifies if your property is in a koala priority area.

6.1.4 Identified koala broad-hectare areas

There are seven identified koala broad-hectare areas in SEQ. These are areas of koala habitat that are located in areas committed to meet development targets in the SEQ Regional Plan to accommodate SEQ's growing population including bring-forward Greenfield sites under the Queensland Housing Affordability Strategy and declared master planned areas under the repealed *Sustainable Planning Act 2009* and the repealed *Integrated Planning Act 1997*.

Specific assessment benchmarks apply to development applications for development proposed in identified koala broad-hectare areas to ensure koala conservation measures are incorporated into the proposed development.

Section 7.2 identifies if your property is in an identified koala broad-hectare area.

6.2 Koala habitat planning controls

On 7 February 2020, the Queensland Government introduced new planning controls to the Planning Regulation 2017 to strengthen the protection of koala habitat in South East Queensland (i.e. koala district A).

More information on these planning controls can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

As a high-level summary, the koala habitat planning controls make:

- development that involves interfering with koala habitat (defined below) in an area that is both a koala priority area and a koala habitat area, prohibited development (i.e. development for which a development application cannot be made);
- development that involves interfering with koala habitat (defined below) in an area that is a koala habitat area but is not a koala priority area, assessable development (i.e. development for which development approval is required); and
- development that is for extractive industries where the development involves interfering with koala habitat (defined below) in an area that is both a koala habitat area and a key resource area, assessable development (i.e. development for which development approval is required).

Interfering with koala habitat means:

1. Removing, cutting down, ringbarking, pushing over, poisoning or destroying in anyway, including by burning, flooding or draining native vegetation in a koala habitat area; but
2. Does not include destroying standing vegetation stock or lopping a tree.

However, these planning controls do not apply if the development is exempted development as defined in Schedule 24 of the [Planning Regulation 2017](#). More information on exempted development can be found here:

<https://environment.des.qld.gov.au/wildlife/animals/living-with/koalas/mapping/legislation-policy>.

There are also assessment benchmarks that apply to development applications for:

- building works, operational works, material change of use or reconfiguration of a lot where:
 - the local government planning scheme makes the development assessable;
 - the premises includes an area that is both a koala priority area and a koala habitat area; and
 - the development does not involve interfering with koala habitat (defined above); and
- development in identified koala broad-hectare areas.



The [Guideline - Assessment Benchmarks in relation to Koala Habitat in South East Queensland assessment benchmarks](#) outlines these assessment benchmarks, the intent of these assessment benchmarks and advice on how proposed development may meet these assessment benchmarks.

6.3 Koala Conservation Plan clearing requirements

Section 10 and 11 of the [Nature Conservation \(Koala\) Conservation Plan 2017](#) prescribes requirements that must be met when clearing koala habitat in koala district A and koala district B.

These clearing requirements are independent to the koala habitat planning controls introduced into the Planning Regulation 2017, which means they must be complied with irrespective of any approvals or exemptions offered under other legislation.

Unlike the clearing controls prescribed in the Planning Regulation 2017 that are to protect koala habitat, the clearing requirements prescribed in the Nature Conservation (Koala) Conservation Plan 2017 are in place to prevent the injury or death of koalas when koala habitat is being cleared.

6.4 Contact information for DETSI

For further information on the koala protection framework:

Phone 13 QGOV (13 74 68)

Email koala.assessment@detsi.qld.gov.au

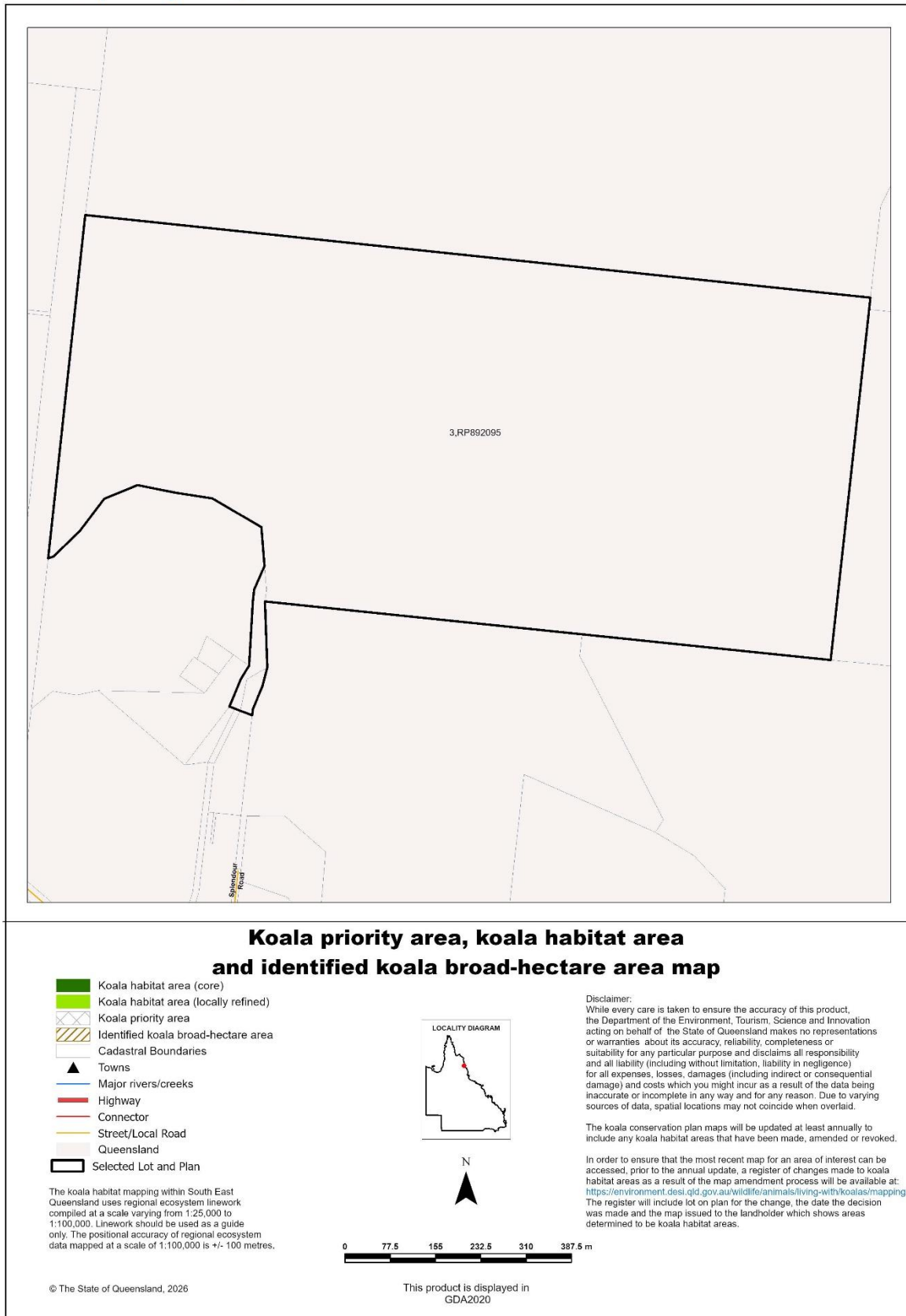
Visit <https://environment.desi.qld.gov.au/wildlife/animals/living-with/koalas/mapping>

7. Koala protection framework details for Lot: 3 Plan: RP892095

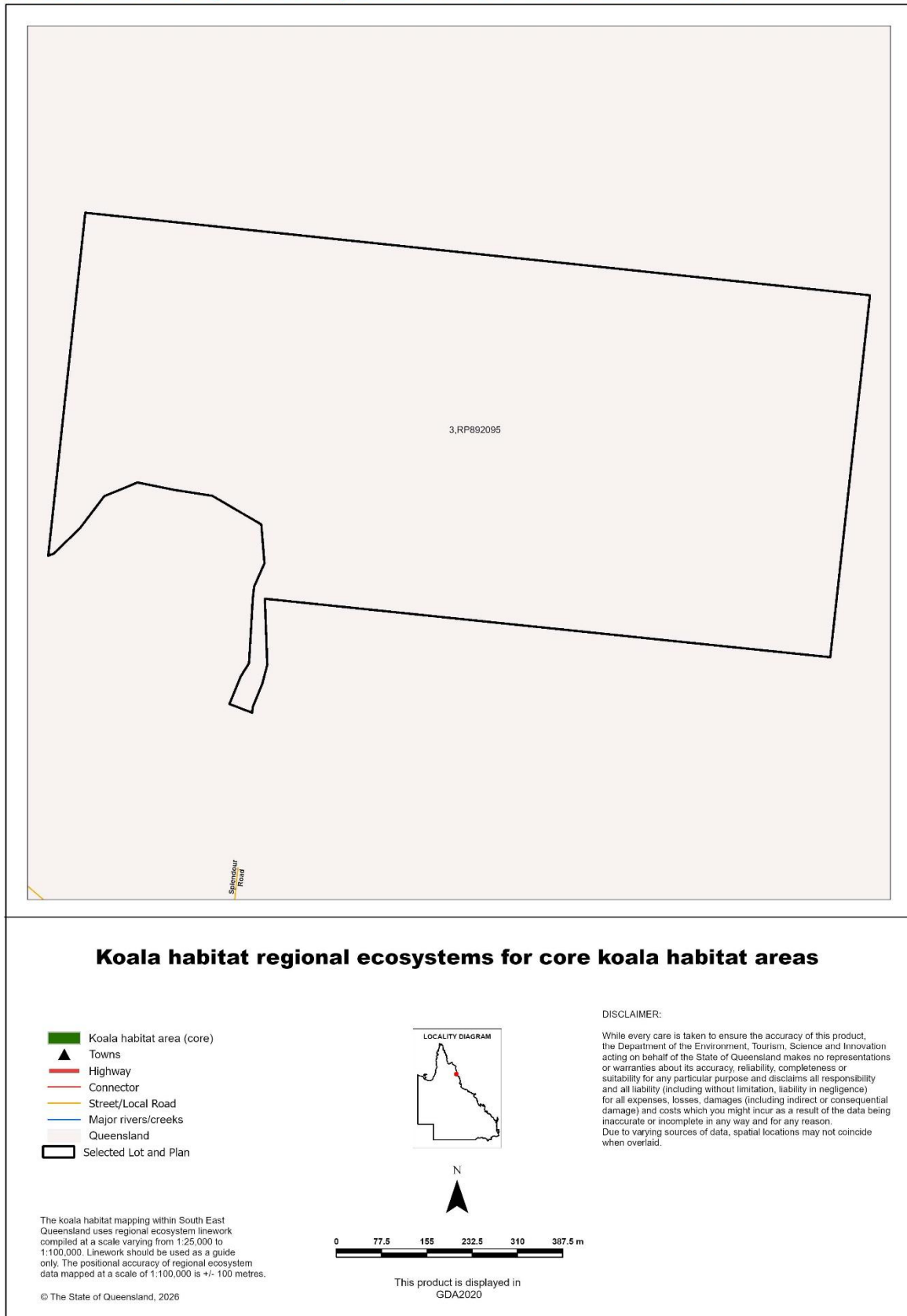
7.1 Koala districts

(no records)

7.2 Koala priority area, koala habitat area and identified koala broad-hectare area map



7.3 Koala habitat regional ecosystems for core koala habitat areas





8. Other relevant legislation contacts list

Activity	Legislation	Agency	Contact details
Interference with overland flow	<i>Water Act 2000</i>	Department of Local Government, Water and Volunteers	Ph: 13 QGOV (13 74 68) www.dlgwv.qld.gov.au
Earthworks, significant disturbance	<i>Soil Conservation Act 1986</i>	Queensland Department of Natural Resources and Mines, Manufacturing and Regional and Rural Development	Ph: 13 QGOV (13 74 68) www.nrmrmd.qld.gov.au
Fire Permits	<i>Fire Services Act 1990</i>	Queensland Fire Department	Ph: 13 QGOV (13 74 68) www.fire.qld.gov.au
Indigenous Cultural Heritage	<i>Aboriginal Cultural Heritage Act 2003</i> <i>Torres Strait Islander Cultural Heritage Act 2003</i>	Queensland Department of Women, Aboriginal and Torres Strait Islander Partnerships and Multiculturalism	Ph: 13 QGOV (13 74 68) www.tatsipca.qld.gov.au
Mining and environmentally relevant activities Infrastructure development (coastal) Heritage issues	<i>Environmental Protection Act 1994</i> <i>Coastal Protection and Management Act 1995</i> <i>Queensland Heritage Act 1992</i>	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) www.detsi.qld.gov.au
Protected plants and protected areas	<i>Nature Conservation Act 1992</i> <i>Planning Act 2016</i>	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 1300 130 372 (option 4) palm@detsi.qld.gov.au www.detsi.qld.gov.au
Koala mapping and regulations	<i>Nature Conservation Act 1992</i>	Queensland Department of the Environment, Tourism, Science and Innovation	Ph: 13 QGOV (13 74 68) Koala_assessment@detsi.qld.gov.au
Interference with fish passage in a watercourse, mangroves Forestry activities	<i>Fisheries Act 1994</i> <i>Forestry Act 1959</i>	Queensland Department of Primary Industries	Ph: 13 QGOV (13 74 68) www.dpi.qld.gov.au
Matters of National Environmental Significance including listed threatened species and ecological communities	<i>Environment Protection and Biodiversity Conservation Act 1999</i>	Department of Climate Change, Energy, the Environment and Water (Australian Government)	Ph: 1800 920 528 www.dcccew.gov.au
Development and planning processes	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Queensland Department of State Development, Infrastructure and Planning	Ph: 13 QGOV (13 74 68) www.planning.qld.gov.au
Coordinated projects	<i>Planning Act 2016</i> <i>State Development and Public Works Organisation Act 1971</i>	Office of the Coordinator-General	Ph: 13 QGOV (13 74 68) www.statedevelopment.qld.gov.au/coordinator-general
Wet Tropics World Heritage Area	<i>Wet Tropics World Heritage Protection and Management Act 1993</i>	Queensland Wet Tropics Management Authority	Ph: (07) 4241 0500 www.wettropics.gov.au
Requirements on State controlled roads	<i>Transport Infrastructure Act 1994</i>	Queensland Department of Transport and Main Roads	Ph: 13 QGOV (13 74 68) https://www.tmr.qld.gov.au
Local government requirements	<i>Local Government Act 2009</i> <i>Planning Act 2016</i>	Your relevant local government office	Local Government Contact Directory

Appendix D) Wildnet Report. (NCA 1992)



For the selected area of interest 76.17 Lot: 3 Plan: RP892095
Current as at 14/05/2026 WildNetSpeciesList

Summary Information

The following table provides an overview of the area of interest: Lot: 3 Plan: RP892095

Table 1. Area of interest details

Size (ha)	
76.17	
Local Government(s)	
Douglas Shire	
Catchment(s)	
Mossman	
Daintree	
Bioregion(s)	Subregion(s)
Wet Tropics	Daintree - Bloomfield

Protected Area(s)

No estates or reserves are located within the area of interest.

World Heritage Area(s)

No World Heritage Areas are located within the area of interest.

Ramsar Area(s)

No Ramsar Areas are located within the area of interest.

Introduction

This WildNet report is derived from a spatial layer that is generated from the [WildNet database](#), managed by the Department of the Environment, Tourism, Science and Innovation. The layer, which is generated weekly, contains a subset of WildNet wildlife records that are not classed as erroneous or duplicate, that have a location precision equal to or less than 10000 metres and do not have a count of zero. It does not include aspatial data such as some baseline species lists created for some protected areas.

The WildNet dataset is constantly being enhanced and the taxonomic and status information revised. If a species is not listed in this report, it does not mean it doesn't occur there and listed species may also no longer inhabit the area. It is recommended that you also access other internal and external data sources for species information in your area of interest.

The [WildNet Application](#) may provide additional information on species occurrence within your area of interest.



Species data

Contextual location information is presented in Map 1.

Table 2 lists the animals recorded within the area of interest and its one kilometre buffer.

Table 3 lists the plants recorded within the area of interest and its one kilometre buffer.

Table 4 lists the fungi recorded within the area of interest and its one kilometre buffer.

Table 5 lists the other species recorded within the area of interest and its one kilometre buffer.

Map 1. Locality Map

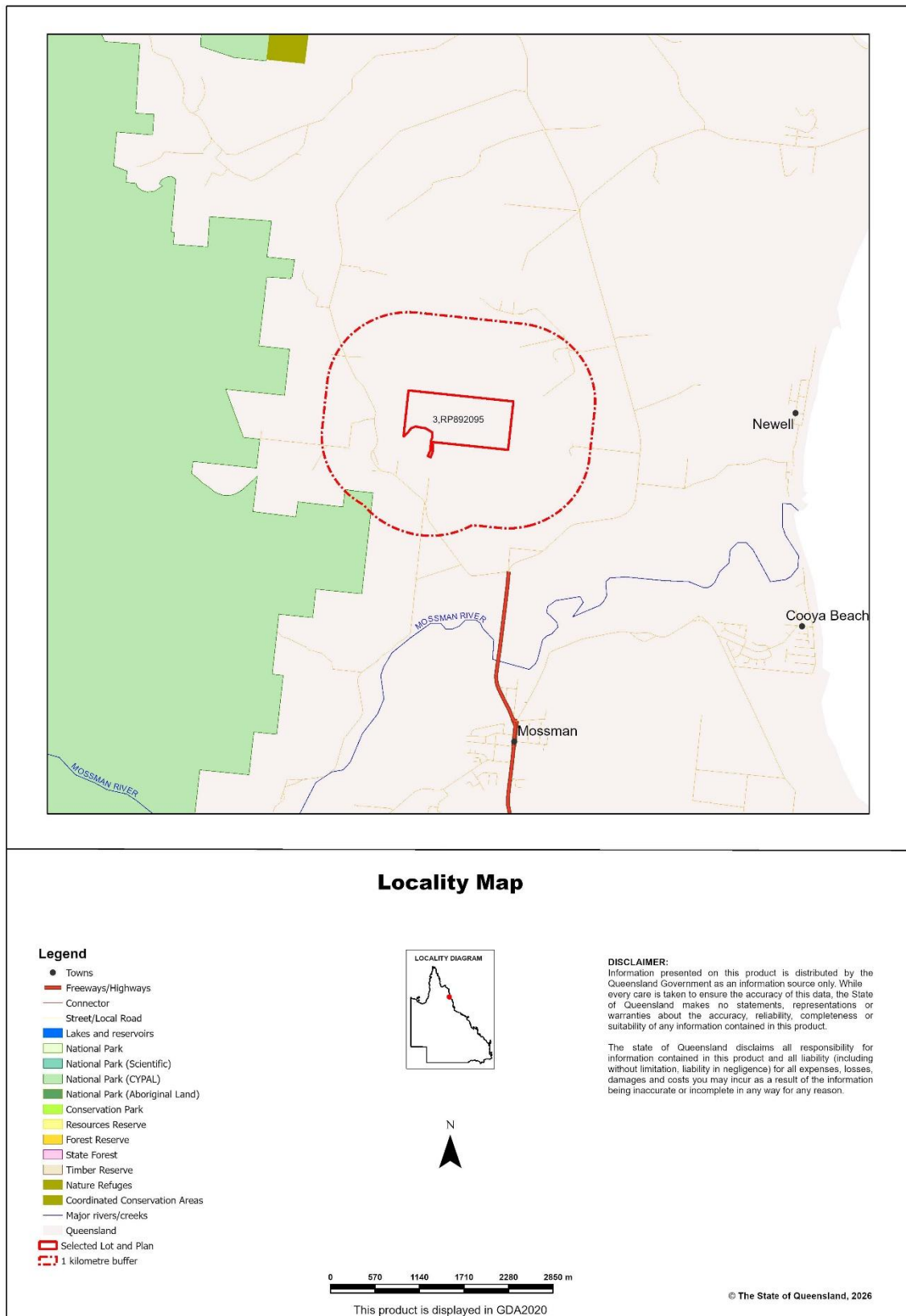


Table 2. Animals recorded within the area of interest and its one kilometre buffer

Taxon Id	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
34835	Actinopterygii	Anguillidae	<i>Anguilla marmorata</i>	giant mottled eel			0	1	16/09/2024
26910	Actinopterygii	Anguillidae	<i>Anguilla reinhardtii</i>	longfin eel			0	2	19/09/2024
26946	Actinopterygii	Eleotridae	<i>Bunaka gyrinoides</i>	greenback gudgeon			0	2	19/09/2024
26954	Actinopterygii	Eleotridae	<i>Hypseleotris compressa</i>	empire gudgeon			0	2	19/09/2024
18168	Actinopterygii	Eleotridae	<i>Mogurnda adspersa</i>	southern purplespotted gudgeon		E	0	2	19/09/2024
26978	Actinopterygii	Gobiidae	<i>Awaous acritosus</i>	roman-nose goby			0	2	19/09/2024
26989	Actinopterygii	Gobiidae	<i>Glossogobius bellendenensis</i>	Mulgrave goby			0	1	16/09/2024
26986	Actinopterygii	Gobiidae	<i>Glossogobius illimis</i>	false celebes goby			0	2	19/09/2024
27006	Actinopterygii	Gobiidae	<i>Schismatogobius hoesei</i>	scaleless goby			0	2	19/09/2024
27017	Actinopterygii	Kuhliidae	<i>Kuhlia rupestris</i>	jungle perch			0	2	19/09/2024
19495	Actinopterygii	Melanotaeniidae	<i>Melanotaenia sp.</i>				0	2	19/09/2024
35405	Actinopterygii	Plotosidae	<i>Tandanus tropicanus</i>				0	2	19/09/2024
27059	Actinopterygii	Pseudomugilidae	<i>Pseudomugil signifer</i>	Pacific blue eye			0	2	19/09/2024
27068	Actinopterygii	Scorpaenidae	<i>Notesthes robusta</i>	bullrout			0	1	16/09/2024
716	Amphibia	Bufonidae	<i>Rhinella marina</i>	cane toad			1	1	24/02/2019
579	Amphibia	Hylidae	<i>Litoria dayi</i>	Australian lacelid	V	V	1	1	13/02/2018
608	Amphibia	Hylidae	<i>Litoria fallax</i>	eastern sedgefrog	C		1	1	24/02/2019
611	Amphibia	Hylidae	<i>Litoria gracilentia</i>	graceful treefrog	C		1	1	24/02/2019
604	Amphibia	Hylidae	<i>Litoria nasuta</i>	striped rocketfrog	C		1	1	27/01/2018
598	Amphibia	Hylidae	<i>Litoria rheocola</i>	common mistfrog	C		1	1	13/02/2018
581	Amphibia	Ranidae	<i>Papurana daemeli</i>	Australian woodfrog	C		2	2	4/11/2023
1722	Aves	Accipitridae	<i>Circus approximans</i>	swamp harrier	C		0	1	18/06/1999
1714	Aves	Accipitridae	<i>Milvus migrans</i>	black kite	C		0	1	18/06/1999

1762	Aves	Alcedinidae	<i>Todiramphus sanctus</i>	sacred kingfisher	C		0	1	18/06/1999
1660	Aves	Artamidae	<i>Artamus leucorhynchus</i>	white-breasted woodswallow	C		0	1	18/06/1999
1774	Aves	Columbidae	<i>Spilopelia chinensis</i>	spotted dove			0	1	18/06/1999
1609	Aves	Corvidae	<i>Corvus orru</i>	Torresian crow	C		0	1	18/06/1999
1367	Aves	Estrildidae	<i>Lonchura punctulata</i>	nutmeg mannikin			0	1	18/06/1999
1572	Aves	Hirundinidae	<i>Hirundo neoxena</i>	welcome swallow	C		0	1	18/06/1999
1573	Aves	Hirundinidae	<i>Petrochelidon nigricans</i>	tree martin	C		0	1	18/06/1999
1589	Aves	Monarchidae	<i>Grallina cyanoleuca</i>	magpie-lark	C		0	1	18/06/1999
1314	Aves	Sturnidae	<i>Acridotheres tristis</i>	common myna			0	1	18/06/1999

Table 3. Plants recorded within the area of interest and its one kilometre buffer

Taxon Id	Class	Family	Scientific Name	Common Name	NCA	EPBC	Specimens	Records	Last record
29570	Equisetopsida	Amaranthaceae	<i>Aternanthera brasiliana</i>				1	1	7/12/2018
40474	Equisetopsida	Argophyllaceae	<i>Argophyllum loxotrichum</i>		C		1	1	27/06/2022
18777	Equisetopsida	Asteraceae	<i>Erechtites valerianifolius</i>				1	1	6/04/2022
16666	Equisetopsida	Byttneriaceae	<i>Melochia corchorifolia</i>		C		1	1	18/05/2023
16864	Equisetopsida	Convolvulaceae	<i>Ipomoea quamoclit</i>	star of Bethlehem			1	1	13/12/2005
12224	Equisetopsida	Convolvulaceae	<i>Merremia hederacea</i>		C		1	1	24/12/2009
18824	Equisetopsida	Cucurbitaceae	<i>Diplocyclos palmatus</i>		C		1	1	24/12/2009
17474	Equisetopsida	Cyperaceae	<i>Cyperus pilosus</i>		C		1	1	11/08/2020
15420	Equisetopsida	Poaceae	<i>Digitaria ciliaris</i>	summer grass			1	1	6/08/2015
16138	Equisetopsida	Rubiaceae	<i>Spermacoce latifolia</i>				1	1	3/06/2013
31469	Equisetopsida	Rubiaceae	<i>Spermacoce prostrata</i>				1	1	28/04/2017

Table 4. Fungi recorded within the area of interest and its one kilometre buffer

No species found within the area of interest and its one kilometre buffer.



Table 5. Other species recorded within the area of interest and its one kilometre buffer

No species found within the area of interest and its one kilometre buffer.

Species table headings and codes

Taxon Id: Unique identifier of the taxon from the WildNet database.

NCA: Queensland conservation status of the taxon under the *Nature Conservation Act 1992* (Least Concern (C), Critically Endangered (CR), Endangered (E), Extinct (EX), Near Threatened (NT), Extinct in the Wild (PE), Special Least Concern (SL), and Vulnerable (V)).

EPBC: Australian conservation status of the taxon under the *Environment Protection and Biodiversity Conservation Act 1999* (Conservation Dependent (CD), Critically Endangered (CE), Endangered (E), Extinct (EX), Vulnerable (V), and Extinct in the Wild (XW)).

Specimens: The number of specimen-backed records of the taxon.

Records: The total number of records of the taxon.

Last record: Date of most recent record of the taxon.

Links and Support

Other sites that deliver species information from the [WildNet database](#) include:

- [WildNet Application](#) - public interface to find species information and species lists generated from the WildNet database.
- [Biomaps](#) - view biodiversity information, including WildNet records approved for publication, and generate reports
- [Queensland Globe](#) - view spatial information, including WildNet records approved for publication
- [Qld WildNet Data API](#) - access WildNet species information approved for publication such as notes, images and records etc.
- [Wetland Maps](#) - view species records, survey locations etc. approved for publication
- [Wetland Summary](#) - view wildlife statistics, species lists for a range of area types, and access WildNet species profiles
- [WildNet wildlife records - published - Queensland](#) - spatial layer of WildNet records approved for publication generated weekly
- [Generalised distribution and densities of Queensland wildlife](#) - Queensland species distributions and densities generalised to a 10 km grid resolution
- [Conservation status of Queensland wildlife](#) - access current lists of priority species for Queensland including nomenclature and status information
- [Queensland Confidential Species](#) - the list of species flagged as confidential in the WildNet database.

Please direct queries about this report to the WildNet Team WildNet@detsi.qld.gov.au.

Other useful sites for accessing Queensland biodiversity data include:

- [Useful wildlife resources](#)
- [Queensland Government Data](#)
- [Atlas of Living Australia \(ALA\)](#)
- [Online Zoological Collections of Australian Museums \(OZCAM\)](#)
- [Australasian Virtual Herbarium \(AVH\)](#)
- [Protected Matters Search Tool](#)

Disclaimer

Whilst every care is taken to ensure the accuracy of the information provided in this report, the Queensland Government, to the maximum extent permitted by law, makes no representations or warranties about its accuracy, reliability, completeness, or suitability, for any particular purpose and disclaims all responsibility and all liability (including without limitation, liability in negligence) for all expenses, losses, damages (including indirect or consequential damage) and costs which the user may incur as a consequence of the information being inaccurate or incomplete in any way and for any reason.

© State of Queensland 2026



Appendix E. Likelihood of Occurrence Assessment

Scientific Name	Common Name	Status		Ecology and Habitat Preference	Likelihood justification
		EPBC Act	NC Act		
Amphibians					
<i>Cophixalus aenigma</i>	Tapping nurseryfrog	E	E	<i>Cophixalus aenigma</i> is a highly restricted rainforest frog endemic to the Wet Tropics of north Queensland, primarily known from the Thornton Peak and Roaring Meg Falls area. It inhabits boulder fields and rocky rainforest gullies within upland tropical rainforest, typically at elevations above 800 m. The species shelters amongst granite boulders, leaf litter, and moist crevices in areas with consistently high humidity and rainfall.	Low The project site is located outside the known altitudinal range for this species.
<i>Cophixalus hosmeri</i>	Rattling nurseryfrog	CE	CR	<i>Cophixalus hosmeri</i> is endemic to the Wet Tropics uplands of north-eastern Queensland, occurring primarily on the Atherton Tablelands and adjacent mountain ranges. It inhabits montane rainforest, typically associated with granite boulder fields, leaf litter, and moist rocky seepages at elevations generally above 600 m. The species is closely associated with cool, wet upland environments.	Low The project site is located outside the known altitudinal range for this species.
<i>Cophixalus monticola</i>	Mountain nurseryfrog	CE	CR	<i>Cophixalus monticola</i> occurs within isolated mountaintop rainforest habitats of the Wet Tropics bioregion in north Queensland. It inhabits moist cloud forest, boulder fields, and dense leaf litter environments, generally above 900 m elevation. The species is associated with high rainfall, low temperatures, and persistent cloud cover within granite and metamorphic upland systems.	Low The project site is located outside the known altitudinal range for this species.
<i>Litoria dayi</i>	Australian lacelid	V	V	The Australian lace-lid frog is endemic to the Wet Tropics Bioregion in northern Qld, once ranging from Paluma to Cooktown at altitudes	Low



				between sea level and 1200m. Stable populations of the Australian lace-lid frog persist at lower altitudes, where temperatures are higher and less conducive to the amphibian chytrid fungus. As a rainforest specialist, it favours montane areas with fast-flowing rocky streams, though they also inhabit slower watercourses with ample vegetation. At low elevations, they prefer rock soaks, narrow ephemeral streams, and rock outcrops in larger watercourses. The species is dependent on rainforest vegetation, inhabiting complex, densely vegetated habitats. Adult Lace-lid frogs are moderately associated with streams, reliably found within stream banks during an extended season. They move towards rainforest streams for breeding exclusively during the warmer wet season/early dry season.	A distinct lack of suitable habitat occurs within the impact area.
<i>Litoria nyakalensis</i>	Mountain mistfrog	CE	CR	This frog species has not been recorded since 1990; however, there is still insufficient data to list it as extinct. Suitable habitat is considered to be fast flowing streams in rainforest and wet sclerophyll, where they were found near riffles or cascade (Hoskin & Hero 2008).	Low <i>Litoria nyakalensis</i> is widely regarded to be extinct.
<i>Taudactylus rheophilus</i>	Northern tinkersfrog	CE	CR	The tinkling frog is a montane rainforest specialist endemic to the Wet Tropics Bioregion, historically restricted to high-altitude mountaintops (940–1400 m) from Thornton Peak to Mt Bellenden Ker. It occurs along rocky, fast-flowing upland streams, often in seepage or trickle areas, sheltering beneath rocks and logs. The species has undergone severe range contraction and may now persist only in tiny, isolated populations.	Low The project site is located outside the known altitudinal range for this species.
Aves					
<i>Casuarius casuarius</i>	Southern cassowary	E	E	The southern cassowary occurs throughout the Wet Tropics region of north-eastern Queensland, primarily between Cooktown and Paluma. It inhabits lowland and upland tropical rainforest, rainforest margins and	Moderate Although within the native range of the southern cassowary, the impact area provides limited



(southern population)	(southern population)			occasionally adjacent eucalypt forests and agricultural land. The species is most common in dense rainforest below approximately 1,100 m elevation, particularly in areas with high fruit availability and permanent water sources. Cassowaries require large, connected habitat areas and frequently utilise riparian corridors and coastal lowlands for movement and foraging.	potential foraging habitat for the Southern Cassowary as no significant fleshy-fruited trees were identified within the site.
<i>Fregetta grallaria</i>	White-bellied storm-petrel	V, Ma	C	<i>Fregetta grallaria</i> is a pelagic seabird distributed across tropical and subtropical oceans, including offshore waters of eastern Australia. It primarily inhabits open ocean environments and is rarely observed near land except during breeding or storm events. The species nests on remote islands and forages over deep marine waters.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Calidris acuminata</i>	Sharp-tailed sandpiper	V, Mi, Ma	V	During non-breeding season, the sharp-tailed sandpiper predominantly inhabits south-east Australia, and is widespread in both inland and coastal locations, favouring freshwater and saline habitats. In Qld, they are found across most regions, with a significant presence along the coast and scattered sightings inland, often during migration. Their preferred habitats include muddy edges of shallow wetlands with emergent vegetation such as sedges, grass, or saltmarsh, encompassing lagoons, swamps, lakes, and coastal pools, as well as dams, waterholes, bore drains, and inland salt pans and lakes. They are also found in saltworks, sewage farms, and flooded paddocks, but migrate when these ephemeral wetlands dry up. The species forage at the water's edge on bare mud or sand, in shallow water, or among inundated vegetation, including saltmarsh and sedges. They are adaptable feeders, also frequenting sewage ponds and hypersaline environments, and may venture into paddocks of short grass after rain.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.



				Roosting typically occurs at wetland edges, in shallow water, or among sparse vegetation like grass or saltmarsh.	
<i>Calidris canutus</i>	Red knot	V, Mi, Ma	V	The red knot inhabits the Australian coast with notable concentrations in north-west Australia. It primarily inhabits intertidal mudflats, sandflats, and sandy beaches along sheltered coasts, including estuaries, bays, inlets, lagoons, and harbours. Occasional sightings include sandy ocean beaches, exposed wave-cut rock platforms, or coral reefs. The species is sporadically observed in terrestrial saline wetlands near the coast, such as lakes, lagoons, pools, and pans, as well as on sewage ponds and saltworks. However, freshwater swamps and inland lakes are rarely utilised. Foraging typically takes place in soft substrate near the water's edge on intertidal mudflats or sandflats exposed during low tide. During high tide, they may feed at nearby lakes, sewage ponds, and floodwaters. Roosting sites include sandy beaches, spits, islets, and mudflats, along with shallow saline ponds in saltworks. The red knot prefers open roosting areas, far from potential cover for predators but close to feeding grounds.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Calidris ferruginea</i>	Curlew sandpiper	CE, Mi, Ma	CR	Curlew sandpipers primarily inhabit intertidal mudflats in sheltered coastal regions like estuaries, bays, inlets, and lagoons. They can also be found around non-tidal swamps, lakes, and coastal ponds, including those in saltworks and sewage farms. While less common, they are occasionally observed inland around ephemeral and permanent lakes, dams, waterholes, and bore drains, typically in areas with exposed mud or sand edges. They are adaptable to both fresh and brackish waters and are sporadically recorded around floodwaters. In Qld, the Curlew sandpiper is widespread along the coast south of Cairns, with only sparsely scattered records inland.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.



<i>Charadrius leschenaultii</i>	Greater sand plover	V, Mi, Ma	V	The greater sand plover is a non-breeding migrant to Australia with a more westerly migratory route compared to other shorebirds. The species forages in sheltered coastal areas, including sandy, shelly, and muddy regions, as well as intertidal mudflats, sandbanks, estuaries, saltmarshes, coral reefs, rocky islands, and dunes. They feed on wet ground away from the water's edge, often in mixed flocks with other shorebirds. Their diet primarily consists of marine invertebrates such as molluscs, worms, and crustaceans. Roosting occurs on sand-spits, banks, and beaches, occasionally in saltmarshes or claypans, often above the high-tide mark. During hot weather, they seek cooler sites with damp substrates. Breeding takes place in dry, open, treeless areas up to 3,000m, including saltpans and rocky plains in deserts or semi-deserts.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Erythrotriorchis radiatus</i>	Red goshawk	E	E	The red goshawk occurs in coastal and subcoastal areas in wooded and forested lands of tropical and warm-temperate Australia. It nests in large trees, frequently the tallest and most massive in a tall stand, and nest trees are within 2.5km of permanent water. Habitat must be open enough for fast attack and manoeuvring in flight but provide cover for ambushing of prey. Therefore, forests of intermediate density are favoured, or ecotones between habitats of differing densities, such as between rainforest and eucalypt forest, between gallery forest and woodland, or on edges of woodland and forest where they meet grassland, cleared land, roads, or watercourses.	Low Although within the Red Goshawk's known range, no nests were observed within or around the impact area during a field survey. Further, proximity to an existing dwelling would provide sufficient disturbance to deter nesting.
<i>Falco hypoleucos</i>	Grey falcon	V	V	The grey falcon is primarily found in arid and semi-arid regions of Australia, including the Murray-Darling Basin, Eyre Basin, central Australia, and WA. It prefers regions with annual rainfall below 500mm, predominantly inhabiting arid and semi-arid zones. Its distribution may	Low A distinct lack of suitable roosting or feeding habitat occurs within the impact area.



				marginally expand during wet years followed by drought, but it generally remains restricted to these arid and semi-arid environments. The species is notably absent from Cape York Peninsula and areas east of the Great Dividing Range in Qld. It frequents timbered lowland plains, particularly acacia shrublands with tree-lined water courses, and has been observed hunting in treeless areas, tussock grassland, and open woodland, especially in winter. Nesting preferences include the tallest trees along watercourses, with a particular affinity for Eucalyptus camaldulensis and E. coolabah.	
<i>Gallinago hardwickii</i>	Latham's snipe, Japanese snipe	V, Mi, Ma	V	In Australia, the Latham's snipe is known to inhabit a wide range of permanent and ephemeral wetlands, typically favouring open freshwater wetlands with nearby shelter, often in the form of low and dense vegetation. Their habitats include flooded meadows, seasonal or semi-permanent swamps, open waters, and various other freshwater settings like bogs, billabongs, lagoons, lakes, creek or river margins, river pools, and floodplains.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Hirundapus caudacutus</i>	White-throated needletail	V, Mi, Ma	V	The white-throated needletail is widespread in eastern and south-eastern Australia during the summer months. In eastern Australia, it is observed in all coastal regions of Qld and NSW, extending inland to the western slopes of the Great Divide and occasionally onto adjacent inland plains. This species is predominantly aerial, ranging from heights of less than 1m to over 1,000m above the ground, rendering conventional habitat descriptions inapplicable. Nevertheless, certain preferences are exhibited, with a higher occurrence above wooded areas, including open forest, rainforest, and heathland. They may also fly between trees or in clearings below the canopy, though less commonly above woodlands, or treeless areas such as grassland or	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.



				swamps. Foraging often takes place in areas with updraughts, such as ridges, cliffs, sand dunes, or along the edges of low-pressure systems. The white-throated needletail has been recorded roosting in trees within forests and woodlands, either among dense foliage in the canopy or in hollows.	
<i>Limnodromus semipalmatus</i>	Asian dowitcher	V, Mi, Ma	V	The Asian dowitcher is a non-breeding migrant to Australia, typically found in sheltered coastal environments such as embayments, coastal lagoons, estuaries, and tidal creeks. They feed in intertidal mudflats, frequenting shallow water and exposed mudflats or sandflats. In Australia, crucial habitat is provided by the Port Hedland Saltworks, where the species is commonly found in round ponds, channels of saltworks, sewage farms, and near-coastal swamps and lakes.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Limosa lapponica baueri</i>	Western alaskan bar-tailed godwit	E, Mi, Ma	E	In Australia, the Bar-tailed godwit (subsp. <i>L. l. baueri</i>) is predominantly found along the north and east coasts, with a widespread presence in the Torres Strait and along the east and south-east coasts of Qld, NSW, and VIC. They typically forage near the water's edge or in shallow tidal estuaries and harbours, feeding mainly on exposed sandy or soft mud substrates on intertidal flats and beaches. Roosting habitats include large intertidal sandflats, spits, and banks, occasionally within mudflats, estuaries, coastal lagoons, and bays, usually near seagrass beds or saltmarshes. In areas with limited natural habitat, they may also inhabit anthropogenic wetlands such as aquaculture ponds, saltworks, and industrial sites like ports, power facilities, and wastewater treatment areas.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Numenius madagascariensis</i>	Eastern curlew	CE, Mi, Ma	CR	The eastern curlew predominantly inhabits coastal areas across all Australian states, particularly on sheltered coasts, estuaries, bays, harbours, and coastal lagoons featuring intertidal mudflats or sandflats.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.



				During the non-breeding season, the birds can be found on ocean beaches, coral reefs, and rocky islets, as well as in saltmarsh areas, mudflats fringed by mangroves, and coastal saltworks. Foraging occurs on soft intertidal sandflats or mudflats, avoiding grassy areas and near-coastal lakes. Roosting during high tide takes place on sandy spits, sandbars, islets, and among coastal vegetation, including low saltmarsh or mangroves, with occasional roosting on reef-flats and in the shallow water of lagoons and other near-coastal wetlands.	
<i>Rostratula australis</i>	Australian painted-snipe	E	E	The Australian painted snipe is found in wetlands across all states of Australia, with a higher concentration in eastern Australia, including parts of Qld, NSW, VIC, and south-eastern SA. They typically inhabit shallow terrestrial freshwater wetlands, which can be temporary or permanent lakes, swamps, claypans, or occasionally brackish wetlands. Their preferred sites have rank emergent tussocks of grass, sedges, rushes, or reeds, sometimes with scattered clumps of lignum, cane grass, or tea-tree. The Australian painted snipe's breeding habitat necessitates shallow wetlands with bare mud areas and nearby canopy cover.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Sternula albifrons</i>	Little tern	V, Mi, Ma	SL	The little tern is a coastal species found along much of Australia's shoreline, particularly in estuaries, coastal lagoons, and sheltered beaches. It typically nests on sandy or shelly beaches, sand spits, and islands, often near the mouths of rivers or inlets. Foraging occurs in shallow coastal waters, estuaries, and occasionally inland wetlands, where it feeds on small fish and aquatic invertebrates. In Qld, the species is most commonly recorded along the eastern coast, with breeding colonies often established in areas with minimal disturbance and sparse vegetation.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.



<i>Tringa nebularia</i>	Common greenshank	E, Mi, Ma	E	The common greenshank is a non-breeding migrant to Australia, boasting the most extensive distribution among shorebirds in the country. Its habitat preferences span coastal and inland wetlands, encompassing mudflats, saltmarshes, mangroves, and seagrass beds along the coast. In inland regions, it frequents various wetland categories such as swamps, lakes, dams, rivers, and floodplains, often utilising artificial wetlands such as sewage farms and saltworks. Characteristic of its favoured habitats are muddy or clay-edged expanses, occasionally sandy, adorned with vegetation such as sedges, rushes, mangroves, and trees. Although documented in pasture alongside Black-winged stilts, it typically eschews dry grassland environments.	Low A distinct lack of suitable roosting or foraging habitat occurs within the impact area.
<i>Tyto novaehollandiae kimberli</i>	Masked owl (northern subspecies)	V	V	The distribution of the northern masked owl is poorly understood, with historical records in the Normanton region and Pascoe, Archer, Chester, and Watson Rivers on Cape York Peninsula in Qld. This owl exhibits habitat preferences for sclerophyll forests and woodlands, often near ecotones with open areas like fields and grasslands, although it has been observed in various habitats across northern Australia, including riparian forests, rainforests, open forests, swamps, mangrove edges, and near sugar cane fields. Roosting sites include tree hollows, caves, or dense foliage.	Low The subject area provides limited potential habitat for the Northern Masked Owl due to the presence of remnant vegetation within the broader landscape. However, the site lacks extensive mature forest and large hollow-bearing trees typically associated with nesting and roosting habitat, and the likelihood of occurrence is considered low.
Fish & Crustaceans					
<i>Carcharodon carcharias</i>	Great white shark	V, Mi	-	The great white shark occurs throughout temperate and subtropical coastal waters of Australia, including Queensland offshore waters. It inhabits continental shelf waters, offshore reefs, and coastal environments, often near seal colonies, reef systems, and productive	Low The project site is located outside the known altitudinal range for this species.



				upwelling zones. Individuals range from shallow coastal waters to deep offshore habitats.	
<i>Euastacus fleckeri</i>	Flecker's Crayfish	E	E	<i>Euastacus fleckeri</i> is endemic to the Wet Tropics of north Queensland, occurring primarily within upland rainforest streams between the Daintree and Tully regions. It inhabits cool, fast-flowing rocky streams and seepages within dense rainforest, generally above 300 m elevation. The species is closely associated with basaltic and granitic upland catchments with permanent clean water and intact riparian vegetation.	Low The project site is located outside the known altitudinal range for this species.
<i>Mogurnda adspersa</i>	Southern purplespotted gudgeon	E	-	<i>Mogurnda adspersa</i> occurs across northern and eastern Australia in slow-flowing freshwater systems. It inhabits creeks, lagoons, wetlands, and vegetated river margins with abundant submerged cover. The species is typically associated with lowland freshwater habitats in tropical and subtropical regions.	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.
<i>Pristis pristis</i>	Freshwater sawfish, river sawfish, leichhardt's sawfish, northern sawfish	E, Mi	E	The freshwater sawfish is a marine/estuarine species, spending its initial 3-4 years in freshwater environments where it reaches about half its adult size (>4m). Its preferred habitat includes mud bottoms of river embayment's and estuaries, though they are also encountered further upstream. Typically, they inhabit turbid channels of large rivers with soft mud bottoms deeper than 1m, but may venture into shallower waters during migration or hunting activities. They are frequently associated with deeper sections of rivers adjacent to shallow sandy or silty areas, such as sandbars or shallow backwaters.	Low The project site is located outside the known altitudinal range for this species.
<i>Pristis zijsron</i>	Green sawfish, dindagubba, narrowsnout sawfish	V, Mi	-	The green sawfish inhabits tropical coastal waters of northern Australia, including estuaries, mangrove creeks, mudflats, and nearshore marine environments. Juveniles frequently utilise shallow estuarine and riverine habitats, while adults occur in offshore coastal waters. The species is	Low The project site is located outside the known altitudinal range for this species.



				strongly associated with soft-bottom coastal environments and tidal systems.	
<i>Rhincodon typus</i>	Whale shark	V, Mi	-	Rhincodon typus occurs throughout tropical and warm temperate oceans, including northern Australian waters and reef systems. It inhabits offshore pelagic waters, coral reefs, and continental shelf environments, often aggregating seasonally in areas of high plankton productivity. The species ranges from shallow reef flats to deep offshore waters.	Low The project site is located outside the known altitudinal range for this species.
<i>Sphyrna lewini</i>	Scalloped hammerhead	CD	E	Sphyrna lewini occurs in tropical and warm temperate marine waters worldwide, including coastal and offshore waters of Queensland. Juveniles commonly inhabit shallow estuaries and bays, while adults utilise continental shelf edges, reefs, and pelagic waters. The species is frequently associated with productive coastal systems and seamounts.	Low The project site is located outside the known altitudinal range for this species.
<i>Stiphodon semoni</i>	Neon goby	CE	-	Stiphodon semoni occurs in clear, fast-flowing tropical streams of northern Queensland and parts of the Indo-Pacific region. It inhabits rocky rainforest streams with clean, well-oxygenated water, generally in coastal catchments connected to the sea. The species requires intact stream connectivity for its amphidromous lifecycle.	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.
Mammals					
<i>Phascolarctos cinereus</i>	Koala	E	E	Koalas are distributed across various bioregions in Qld, ranging from the southeast to as far north as the Einasleigh Uplands and Wet Tropics bioregions, and extending westward to the Mitchell Grass Downs and Mulga Lands. Within Qld, koalas can be found in diverse habitats, including moist coastal forests, southern and central western subhumid woodlands, and certain eucalypt woodlands near waterbodies in the semi-arid western regions of the state. In north-western Qld, koalas have a patchy distribution and are often	Low Although Koalas are known to utilise all three gum species recorded within the site (Eucalyptus pellita, Corymbia intermedia, and Eucalyptus acmenoides) no known koala records occur north of the Cairns/Atherton Tablelands region, and the species is not considered likely to occur within



				associated with creek-lines. They tend to be more abundant in areas with higher tree species richness, and their population size is influenced by leaf-moisture content.	the subject area due to a distinct lack of habitat connectivity within the broader region.
<i>Petauroides volans minor</i>	Northern greater glider	V	V	The northern greater glider is endemic to the wet-dry tropical region of north-eastern Queensland, with a patchy distribution extending from Townsville northwards to the Windsor Tablelands, including the Wet Tropics World Heritage Area. Isolated subpopulations have been recorded in the Gregory Range/Gilbert Plateau and Blackbraes National Park. Preferred habitat includes eucalypt forests and woodlands, particularly those at higher elevations with cool microclimates, mature hollow-bearing trees, and a diverse assemblage of browse species. Habitat critical to survival is defined as areas with trees >30 cm DBH (as a proxy for hollow-bearing trees), large contiguous forest patches, and connected smaller patches that facilitate dispersal.	Low A distinct lack of suitable habitat occurs within the impact area.
<i>Balaenoptera musculus</i>	Blue whale	E, Mi	C	The blue whale is distributed throughout the world's oceans, including offshore Australian waters. It inhabits deep pelagic marine environments and migrates seasonally between high-latitude feeding grounds and lower-latitude breeding areas. In Australian waters the species is generally recorded offshore along migration routes and productive marine upwelling areas.	Low The project site is located outside the known altitudinal range for this species.
<i>Dasyurus hallucatus</i>	Northern quoll	E	C	The northern quoll is distributed across five regional populations in Qld, the NT, and WA, including both mainland and offshore islands. In Qld, its range extends from Gracemere and Mt Morgan south of Rockhampton to Weipa in the north and the vicinity of Carnarvon Range National Park in the west. This species occupies diverse habitats such as rocky areas, eucalypt forests and woodlands, rainforests, sandy lowlands, and beaches, shrublands, grasslands, and deserts. They are	Low A distinct lack of suitable habitat occurs within the impact area.



				also found in non-rocky lowland habitats like beach scrub communities in central Qld. Generally, northern quoll habitat includes rocky areas for denning, with surrounding vegetated habitats used for foraging and dispersal. Rocky habitats are often rugged and dissected, including tor fields or caves in low-lying areas. Eucalypt forest or woodland habitats feature high structural diversity with large trees, termite mounds, or hollow logs for denning. Dens are constructed in rock crevices, tree holes, or occasionally termite mounds. The species appears most abundant within 150km of the coast, with recent surveys suggesting a preference for high relief areas with shallower soils, greater boulder cover, less fire impact, and proximity to permanent water.	
<i>Dasyurus maculatus gracilis</i>	Spotted-tailed quoll (northern subspecies)	E	E	The spotted-tailed quoll exhibits a preference for mature wet forest habitats, particularly those with an annual rainfall of around 600 mm. Unlogged or less disturbed forests are favoured, providing suitable den sites like hollow logs, tree hollows, rock outcrops, or caves. Adequate food sources, including birds and small mammals, are crucial, and large areas of relatively intact vegetation are required for foraging. Its habitat range includes temperate and subtropical rainforests in mountain areas, wet sclerophyll forests, lowland forests, open and closed eucalypt woodlands, inland riparian and River Red Gum (<i>Eucalyptus camaldulensis</i>) forests, dry 'rainshadow' woodlands, sub-alpine woodlands, coastal heathlands, and occasional sightings from open country, grazing lands, rocky outcrops, and other treeless areas.	Low A distinct lack of suitable habitat occurs within the impact area.
<i>Hemibelideus lemuroides</i>	Lemuroid ringtail possum	E	E	<i>Hemibelideus lemuroides</i> is endemic to the Wet Tropics uplands of north Queensland. It inhabits montane rainforest and cloud forest	Low



				environments, typically above 600 m elevation, with highest abundance in cool upland forests on basaltic soils. The species is arboreal and strongly associated with dense canopy rainforest habitats.	The project site is located outside the known altitudinal range for this species.
<i>Hipposideros semoni</i>	Semon's leaf-nosed bat	V	E	Semon's leaf-nosed bat is primarily found in north-eastern Australia, particularly along the eastern Cape York Peninsula to Townsville, with a concentration of records near Iron Range, Kulla, Oyala Thumotang, and Cape Melville National Parks, as well as near Cooktown. Its habitat includes tropical rainforests, monsoon forests, wet sclerophyll forests, and open savannah woodlands. Unlike some bats, it does not obligatorily require cave roosts. Daytime roost sites consist of tree hollows, deserted buildings in rainforests, road culverts, and shallow caves among granite boulders or in fissures. Semon's leaf-nosed bat shows a preference for rainforests and is more likely to dwell in trees than in caves. During foraging, they stay within the undergrowth, flying relatively slow and manoeuvrable within 1 to 2m of the ground. Their feeding behaviour involves gleaning prey from surfaces such as tree trunks, rock surfaces, and the ground, and they also fly low along forest gaps.	Moderate A whilst appropriate habitat was observed within the impact area (tropical rainforests, wet sclerophyll forests), no suitable roosting structures were observed tree hollows, shallow caves, culverts). This species may utilise the area as marginal foraging habitat.
<i>Macroderma gigas</i>	Ghost bat	V	E	The ghost bat is found in Qld, spanning from Cape York to Rockhampton, and exhibits a diverse foraging habitat that includes arid woodlands in the Pilbara as well as tropical woodlands and rainforests. Essential to its ecology is the availability of suitable roosting habitat, which typically consists of deep cave structures and rock crevices, and there are reports of the species utilising abandoned mining excavations. During winter, colonies of ghost bats may disperse over distances exceeding 150km, moving from colonial roost sites into smaller groups dispersed across the landscape.	Low A distinct lack of suitable habitat occurs within the impact area.



<i>Mesembriomys gouldii rattoides</i>	Black-footed tree-rat	V	C	The distribution of the black-footed tree-rat (north Qld) is poorly known, with most records from around Mareeba. Sparse records exist across Cape York Peninsula, including recent sightings in Mungkan Kandju National Park and the Australian Wildlife Conservancy's Piccaninny Plains and Brooklyn wildlife sanctuaries. In North Qld, the species is predominantly found in eucalypt forests and woodlands, particularly where hollows are abundant. An individual record notes denning in a hollow within a large rainforest tree near the boundary between rainforest and eucalypt forest at Iron Range.	Low A distinct lack of suitable habitat occurs within the impact area.
<i>Orcaella heinsohni</i>	Australian snubfin dolphin	V, Mi	V	<i>Orcaella heinsohni</i> occurs in tropical northern Australian coastal waters, particularly sheltered bays, estuaries, river mouths, and mangrove-lined coastlines. The species favours shallow turbid coastal habitats and is commonly associated with tidal creeks and inshore marine environments.	Low The project site is located outside the known altitudinal range for this species.
<i>Petaurus australis brevirostrum</i>	Northern yellow-bellied glider	E	E	<i>Petaurus australis brevirostrum</i> occurs within the Wet Tropics and adjacent forests of north-eastern Queensland. It inhabits mature eucalypt forest, wet sclerophyll forest, and rainforest margins with abundant hollow-bearing trees. The species generally occurs from lowlands to upland forests, particularly within productive forest systems supporting sap-feeding resources.	Low A distinct lack of suitable roosting or breeding habitat was observed within the impact area. This species may utilise the area as marginal foraging habitat.
<i>Pteropus conspicillatus</i>	Spectacled flying-fox	E	E	The Spectacled flying-fox is found in the vicinity of tropical forests in the Iron Range and Wet Tropics regions of Australia. While initially believed to primarily feed on rainforest species, these bats regularly consume a diverse range of non-rainforest species, including eucalypts in tall open forests, tropical woodlands, and savannas adjacent to rainforest communities. The foraging range of the species is not fully understood, and ongoing research aims to provide a better	Moderate The spectacled flying fox may be utilising the project area as marginal feeding habitat. No active roosts or splinter camps were observed within or around the impact area.



			understanding of its distribution. Telemetry and resource use studies in the Wet Tropics reveal that foraging individuals cover extensive areas across the bioregion, reaching into drier forests west of the Wet Tropics Region. The species roosts in large aggregations, called camps or colonies, on exposed branches of canopy trees. Spectacled flying-foxes exhibit high mobility with complex and irregular movement patterns, primarily influenced by seasonal nectar flows. While most colonial camps occur in or near rainforests, individuals are capable of flying up to 50km in a single night to feed, with longer-distance movements predicted.	
<i>Rhinolophus robertsi</i>	Greater large-eared horseshoe bat	V	The Large-eared horseshoe bat is confined to northern Qld, ranging from the Iron Range southwards to Townsville and west to the karst regions of Chillagoe and Mitchell-Palmer. While the southern limit is not precisely defined, recent occurrences within 50km of Townsville have been recorded. The species is found in lowland rainforest, along gallery forest-lined creeks within open eucalypt forests, Melaleuca forests with rainforest understorey, open savannah woodland, and tall riparian woodlands of Melaleuca, Eucalyptus tereticornis, and E. tessellaris. Daytime roosting locations include caves, underground mines in rainforest, open eucalypt forests, and woodlands, with additional observations in road culverts. It is suspected that basal hollows of large trees, dense vegetation, rockpiles, and areas beneath creek banks may also serve as roosting sites. During the night, foraging primarily occurs in open forest and wattle-dominated ridges in rainforest. In open forest and woodland, the species tends to forage among thicker vegetation in gullies and along creeks, though sightings	Low A distinct lack of suitable roosting or breeding habitat was observed within the impact area. This species may utilise the area as marginal foraging habitat.



				have also been noted at the edge of grassy clearings in rainforest and along road edges.	
<i>Saccolaimus saccolaimus nudicluniatus</i>	Bare-rumped sheath-tail bat	V	E	The type locality for the Bare-rumped sheath-tailed bat is Babinda Creek near Cardwell, N Qld, with syntypes collected from Gowrie Creek near Cardwell. This bat predominantly occurs in lowland areas, favouring a variety of woodland, forest, and open environments. Roost habitats in N Qld range from Eucalyptus platyphylla woodland in the Jerona Fauna Sanctuary to E. tetrodonta woodland with Corymbia clarksoniana and Carbeen at Iron Range. Adjacent areas may include woodlands dominated by E. tessellaris and E. papuana, a narrow strip of gallery forest along a seasonally dry watercourse, or large patches of rainforest associated with river floodplains. The Bare-rumped sheath-tailed bat has been suggested to forage over habitat edges, such as rainforest edges and forest clearings. Confirmed roosts in Australia have all been in tree hollows, distinct from subspecies in other regions that often roost in caves, overhangs, or man-made structures.	Low A distinct lack of suitable roosting or breeding habitat was observed within the impact area. This species may utilise the area as marginal foraging habitat.
<i>Sousa sahalensis</i>	Australian humpback dolphin	V, Mi	V	<i>Sousa sahalensis</i> inhabits shallow tropical coastal waters of northern Australia, including sheltered bays, estuaries, mangrove systems, and nearshore reefs. The species is typically recorded in waters less than 20 m deep and is strongly associated with coastal and estuarine habitats.	Low The project site is located outside the known altitudinal range for this species.
<i>Xeromys myoides</i>	Water mouse	V	V	The water mouse has been documented in three coastal regions of Australia: the NT, central south Qld, and south-east Qld. Their overall habitat preference includes aquatic environments, encompassing coastal saltmarsh, samphire shrublands, saline reed-beds, saline grasslands, mangroves, coastal freshwater wetlands, and wet heathlands. The main difference in habitat between regions lies in the	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.



littoral, supralittoral, and terrestrial vegetation, which influences nesting behaviour. Limited information exists about the water mouse in its northern range in Qld, with a sole record of its presence near Cairns Airport in 2017. However, areas with potential to be habitat include areas with one, some, or all known habitat attributes listed above, with more detailed information in the approved Conservation Advice.

Reptiles

<i>Caretta caretta</i>	Loggerhead turtle	E, Mi, Ma	E	The loggerhead turtle occurs throughout tropical and subtropical marine waters of Australia. Nesting occurs primarily on sandy ocean beaches, while foraging habitat includes coral reefs, seagrass meadows, soft-bottom coastal habitats, and continental shelf waters. Juveniles are often oceanic before recruiting to coastal feeding grounds.	Low The project site is located outside the known altitudinal range for this species.
<i>Chelonia mydas</i>	Green turtle	V, Mi, Ma	V	<i>Chelonia mydas</i> occurs throughout tropical and subtropical marine waters and is common along the Queensland coast. The species inhabits coral reefs, seagrass meadows, lagoons, and coastal bays, with nesting occurring on sandy beaches and islands. Juveniles may also utilise pelagic habitats during early life stages.	Low The project site is located outside the known altitudinal range for this species.
<i>Dermochelys coriacea</i>	Leatherback turtle	E, Mi, Ma	E	<i>Dermochelys coriacea</i> is a highly migratory marine turtle occurring in offshore tropical and temperate oceans worldwide. In Australian waters the species is generally recorded offshore in pelagic habitats but occasionally occurs near the coast during migration or foraging movements.	Low The project site is located outside the known altitudinal range for this species.
<i>Egernia rugosa</i>	Yakka skink	V	V	The Yakka skink is one of four skink species listed as a 'Brigalow Belt Reptile' under the EPBC Act with suitable habitat listed as open forests to low-woodlands and shrubs. This habitat is often mapped as land zones 3, 4, 5, 7, 8, 9, 10 and 12 (DSEWPC 2011). The Yakka skink prefers open dry sclerophyll forests or open woodland and is	Low A distinct lack of suitable habitat occur within the impact area.



				commonly associated with various vegetation types, including Brigalow, Mulga, Bendee, Lancewood, Belah, Poplar box, Ironbark, and White cypress pine. It frequently seeks refuge in large hollow logs and may occasionally dig deep burrow systems, often beneath dense ground vegetation (Cogger 2014).	
<i>Elseya irwini</i>	Irwin's turtle	V	V	The Irwin's turtle is known from three disjunct areas throughout north Queensland: the highland and lowland areas of the Johnston River catchment, the Burdekin River catchment, and the Daintree River. The species prefers areas of clear water, with deep, slow-flowing pools between riffles. Preferred habitat usually also comprises submerged rock and woody structures, undercut banks and intact riparian vegetation. Logs, roots and rocks above the water are also preferred for basking, whereas the species is usually absent when macrophytes are abundant.	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.
<i>Eretmochelys imbricata</i>	Hawksbill turtle	V, Mi, Ma	E	<i>Eretmochelys imbricata</i> inhabits tropical coral reef ecosystems, lagoons, and coastal marine habitats throughout northern Australia. The species is strongly associated with coral reefs and rocky reef systems where it forages on sponges and other invertebrates. Nesting occurs on sandy beaches and islands.	Low The project site is located outside the known altitudinal range for this species.
<i>Lepidochelys olivacea</i>	Olive ridley turtle	E, Mi, Ma	E	<i>Lepidochelys olivacea</i> occurs in tropical marine waters of northern Australia and the Indo-Pacific region. It inhabits continental shelf waters, estuaries, and offshore marine habitats, with nesting occurring on tropical sandy beaches. The species is generally associated with warm shallow marine systems.	Low The project site is located outside the known altitudinal range for this species.
<i>Natator depressus</i>	Flatback turtle	V, Mi, Ma	V	<i>Natator depressus</i> is endemic to northern Australia and inhabits shallow continental shelf waters, soft-bottom marine habitats, and coastal regions. Nesting occurs on sandy beaches throughout northern	Low The project site is located outside the known altitudinal range for this species.



				Australia, while foraging occurs in nearshore waters and reef-associated environments.	
<i>Varanus mertensi</i>	Mertens' water monitor	E	E	Mertens' water monitor is patchily distributed across tropical northern Australia, from the Kimberley region in WA, through the Top End of the NT, to the wet tropics in far north Qld, bounded by the northern coastline and nearby islands. It is a highly aquatic lizard, typically staying within 5–10m of water bodies, including perennial and semi-permanent pools, springs, seeps, swamps, creeks, gorges, the margins of permanent streams, rivers, lakes, floodplain billabongs, lagoons, swamps, soaks, perennial waterholes in woodlands, and man-made irrigation channels and dam margins.	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.
Plants					
<i>Acriopsis emarginata syn. Acriopsis javanica</i>	Pale chandelier orchid	V	V	Acriopsis javanica is endemic to north Queensland, from the tip of Cape York Peninsula to the Daintree River. This species has been recorded from Daintree River valley, Leo Creek (Timber Reserve 14), McIlwraith Range, Mount Bulbin South, Tozers Gap, and Mount Norkwa. Acriopsis javanica is considered widespread and common within its range. This species occurs within the Wet Tropics and Cape York (Queensland) Natural Resource Management Regions. Acriopsis javanica grows on trees in hot, humid, lowland rainforest, rainforest margins, and in swamps. This species is found in near-coastal swamps in the most southerly parts of its range where it can be found growing on paperbarks, palms, and Pandanus spp. It has been found growing up to 380 m above sea level. Specimens from the Leo Creek area were recorded from a complex mesophyll vine forest along a watercourse on metamorphic soils.	Low A distinct lack of suitable habitat occur within the impact area.



<i>Dendrobium carronii</i> syn. <i>Cepobaculum carronii</i>	-	V	V	This species grows in well-lit areas from sea level to 600 m altitude, in humid areas of gallery forest, hillside scrub and low-lying areas subject to periodic inundation. It often grows on the papery bark of the Paperbark Teatree (<i>Melaleuca viridiflora</i>). The species has also been recorded on Swamp Box (<i>Lophostemon suaveolens</i>) and other paperbarks (<i>Melaleuca</i> spp.) Plants usually form small clumps. Flowering occurs from August to October.	Low A distinct lack of suitable habitat occur within the impact area nor were any known host trees observed within the area.
<i>Amyema plicatula</i>	-	E	C	<i>Amyema plicatula</i> is a mistletoe species occurring within tropical and subtropical woodlands and forests of northern and eastern Australia. It is typically associated with open eucalypt forests and woodlands on well-drained soils, where it parasitises a range of tree species. The species occurs from lowland to lower upland environments.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Arthraxon hispidus</i>	Hairy-joint grass	V	V	In Queensland it occurs north to Port Douglas, and west to disjunct occurrences around mound springs in Carnarvon National Park (NP); however, most occurrences are from Noosa southwards. Hairy-joint Grass is found in or on the edges of rainforest and in wet eucalypt forest, often near creeks or swamps as well as woodland.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Bruguiera x hainesii</i>	Haines's orange mangrove	CE	CR	In Australia, Haines's Orange Mangrove is known from one population adjacent to Trinity Inlet in the Cairns region. Haines's Orange Mangrove occurs in the landward mangrove zone where it is inundated by only very high tides. It co-occurs with <i>Aegiceras corniculatum</i> , <i>B. cylindrica</i> , <i>B. gymnorhiza</i> and <i>Xylocarpus granatum</i> . Globally, the species is found in the intermediate estuarine zone in the high intertidal region (i.e. back mangrove areas).	Low The project site is located outside the known altitudinal range for this species.
<i>Canarium acutifolium</i>	-	V	V	In Australia, <i>C. acutifolium</i> var. <i>acutifolium</i> grows naturally below ca. 100 m (330 ft) altitude in the scarce remaining lowland rainforests of the Wet Tropics region of north-eastern Queensland.	Low The project site is located outside the known altitudinal range for this species.



<i>Chingia australis</i>	-	E	E	<i>Chingia australis</i> occurs in rainforest on steep creek banks and slopes of ridges. This species is reliant upon exposure of mineral soil (that lacks organic matter) and is an early pioneer of canopy gaps and substrate disturbance. The species may be somewhat shade intolerant, often inhabiting naturally well-lit sites such as swampy ground in lowland forest or creek banks. However, its presence in such locations may be attributed to its high moisture requirements: like all ferns, <i>C. australis</i> has a two stage life cycle involving a stage that is entirely dependent on the presence of water. Some populations are riparian (growing in or very close to water courses); all are dependant on surrounding rainforest habitat and the moist microclimate it provides. Populations are ephemeral (short-lived), responding to the kinds of disturbance processes that typically remove topsoil, such as landslips, flood scouring, tree-falls and road cuttings.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Cyclophyllum costatum</i>	-	V	V	<i>Cyclophyllum costatum</i> is known from the Daintree River, Little Falls Creek northwest of Mossman, and Mt Windsor in northeast Queensland. This species grows in rainforest and complex notophyll vineforest along creeks and rivers on stony clay soil with shallow surface of loam from altitudes of 960–1095m.	Low The project site is located outside the known altitudinal range for this species.
<i>Dendrobium callitrophilum</i>	Cypress orchid	V	V	<i>Dendrobium callitrophilum</i> is endemic to north-east Queensland where it occurs on the Evelyn, Mt Windsor, Atherton and Carbine Tablelands and some of the higher mountains between the Daintree and Bloomfield Rivers . <i>Dendrobium callitrophilum</i> grows at altitudes of 760–1500 m above sea level, in or close to rainforest. It favours Stringybark Cypress Pine (<i>Callitris macleayana</i>) but also grows on various shrubby myrtles such as <i>Austromyrtus</i>.	Low The project site is located outside the known altitudinal range for this species.



<i>Dendrobium johannis</i>	Brown antelope orchid, chocolate tea tree orchid	V	V	Dendrobium johannis grows in open humid habitats, on slopes in open woodland, close to swamps and in pockets of monsoon forests. It has been recorded growing on Broad-leaved Tea-tree (<i>Melaleuca viridiflora</i>) in a melaleuca woodland in the Cowal Creek floodplain; and in a semi-evergreen vine thicket on an old stabilised sand dune where <i>Thryptomene</i> was dominant in the canopy. <i>Dendrobium johannis</i> occurs from the tip of Cape York Peninsula, south to the Mcllwraith Range and in north Queensland. It also occurs in the Torres Strait islands, possibly New Guinea and occurs on islands on the Great Barrier Reef.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Dendrobium mirbelianum</i>	Dark-stemmed antler orchid, mangrove orchid	E	E	<i>Dendrobium mirbelianum</i> is known from the Daintree area to Innisfail and Moa Island, north of Cape York Peninsula, north Queensland. It is also known to occur in New Guinea and the Solomon Islands. This species occurs within the Cape York, Wet Tropics and Torres Strait (Queensland) Natural Resource Management Regions. <i>Dendrobium mirbelianum</i> is locally common within its restricted range. It grows mainly on trees in mangroves and coastal swamps in humid locations and has also been recorded growing on rocks, grows at altitudes of 2–150 m above sea level.	Low A distinct lack of suitable mangrove or wetland habitat occur within the impact area.
<i>Dendrobium nindii</i>	Blue orchid	E	E	<i>Dendrobium nindii</i> is known from the Mcllwraith Range on Cape York Peninsula, south to Innisfail, Queensland and is also known to occur in New Guinea. Localities include Gap Creek in the Bloomfield area, the Daintree River, Port Douglas, and the Johnstone River. This species occurs within the Cape York and Wet Tropics (Queensland) Natural Resource Management Regions. <i>Dendrobium nindii</i> occurs up to 400 m above sea level, growing on trees (including mangroves and palms) in near-coastal swamps, coastal rainforest, mangroves, and low altitude	Low A distinct lack of suitable habitat occur within the impact area.



				gorges and streams. It has been recorded in rainforest on conglomerate and granite. It grows with its leaves and inflorescences exposed to strong light or even direct sunlight and its roots shaded.	
<i>Hymenasplenium wildii</i>	-	V	V	Hymenasplenium wildii is a rare fern endemic to the Wet Tropics of north Queensland. It inhabits moist shaded rainforest gullies and rock faces, typically associated with granite or metamorphic substrates within upland rainforest environments above approximately 700 m elevation.	Low The project site is located outside the known altitudinal range for this species.
<i>Leichhardtia araujacea</i>	-	CE	-	Leichhardtia araujacea is a poorly known vine occurring within north-eastern Queensland rainforest systems. It inhabits lowland to upland tropical rainforest, generally on well-drained volcanic or metamorphic soils. The species is infrequently recorded and may have a highly restricted distribution.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Mitrantia bilocularis</i>	-	Low	CR	Mitrantia bilocularis is a Wet Tropics endemic shrub or small tree associated with upland rainforest in north Queensland. It typically occurs on granite-derived or acidic soils within moist montane rainforest at elevations above 700 m. The species is restricted to cool high rainfall environments.	Low The project site is located outside the known altitudinal range for this species.
<i>Myrmecodia beccarii</i>	Ant plant	V	V	Myrmecodia beccarii is known from the coastal woodlands between Cooktown and Ingham in Queensland. This species occurs in open woodland dominated by Melaleuca viridiflora or mangroves. The species is conserved within the Girringun National Park (NP), Daintree NP and Edmund Kennedy NP. This species has a minimum area of occupancy of 7000 km ² , a minimum range of 350 km and is known from 10 locations. This species occurs within the Wet Tropics and Cape York (Queensland) Natural Resource Management Regions.	Low A distinct lack of suitable habitat occur within the impact area, nor were any individuals during a field assessment.



<i>Oberonia attenuata</i>	Mossman fairy orchid	CE	CR	Oberonia attenuata is a small epiphytic orchid occurring in tropical rainforest of north-eastern Queensland. It inhabits humid upland rainforest and cloud forest environments, typically growing on mossy tree trunks and branches at mid to high elevations.	Low The project site is located outside the known altitudinal range for this species.
<i>Oreogrammitis reinwardtii</i>	-	V	-	Oreogrammitis reinwardtii is an epiphytic fern occurring within moist tropical rainforest environments of north Queensland. It is typically associated with cloud forest and high humidity upland habitats, growing on tree trunks, branches, and moss-covered rocks within montane rainforest systems.	Low The project site is located outside the known altitudinal range for this species.
<i>Phaius australis</i>	Lesser swamp-orchid	E	E	Phaius australis occurs within the Southeastern Qld, NSW North Coast, Brigalow Belt South, and Central Mackay Coast Bioregions, as well as the Burnett Mary, South East QLD Catchments, Northern Rivers, and Fitzroy Natural Resource Management Regions. In Qld, there is a disjunction from Kirrima to Mackay. There are 14 known populations, with seven in national or conservation parks, one in State Forest, and six on private land. The species is associated with coastal wet heath/sedgeland wetlands, swampy grassland or swampy forest and often where Broad-leaved Paperbark (Melaleuca leucadendra) or Swamp Mahogany (Eucalyptus robusta) are found. Less commonly, the species has been found in drier forest near the coast.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Phaius pictus</i>	-	V	V	Phaius pictus occurs in north-east Queensland, sporadically from the McIlwraith Range, Bloomfield River to Kirrama Range. It is highly localised, restricted to rainforests from 0–600 m altitude, and usually occurs in sheltered humid sites close to streams and among forest litter on boulders. Population numbers are unknown. Known locations appear to all be within protected areas. This species occurs within the Wet Tropics and Cape York (Queensland) Natural Resource	Low A distinct lack of suitable habitat occur within the impact area.



				Management Regions. The distribution of this species is not known to overlap with any EPBC Act-listed threatened ecological community.	
<i>Phalaenopsis rosenstromii</i>	Moth orchid	-	E	The Native Moth Orchid is found in humid rainforest areas, close to waterfalls or streams, in deep gorges, sheltered slopes or gullies in notophyll vine thickets, deciduous vine thickets and in open forest. The Native Moth Orchid grows in shaded or partially shaded positions, on trees and less commonly on rocks. The species is found at altitudes from 200–500 m above sea level (though is less common below 500 m). The distribution of the Native Moth Orchid overlaps with the Mabi Forest (Complex Notophyll Vine Forest 5b), which is listed under the EPBC Act as a Critically Endangered Ecological Community.	Low The project site is located outside the known altitudinal range for this species.
<i>Phaleria biflora</i>	-	V	V	Phaleria biflora occurs within coastal rainforest and littoral vegetation communities of northern Queensland and the Indo-Pacific region. The species is commonly associated with sandy coastal substrates, beach forest, and lowland tropical rainforest near the coast.	Low A distinct lack of suitable watercourses or riparian habitat occur within the impact area.
<i>Phlegmariurus delbrueckii</i>	-	-	V	Phlegmariurus delbrueckii is an epiphytic tassel fern endemic to the Wet Tropics uplands of north Queensland. It inhabits cool moist montane rainforest and cloud forest environments, generally above 800 m elevation, where it grows on trees in high humidity environments.	Low The project site is located outside the known altitudinal range for this species.
<i>Phlegmariurus filiformis</i>	Rat's tail tassel-fern	E	-	Phlegmariurus filiformis occurs within tropical rainforest and cloud forest habitats of north-eastern Queensland. It is typically epiphytic within upland rainforest systems on moist mountain ranges with persistent cloud cover and high rainfall.	Low The project site is located outside the known altitudinal range for this species.
<i>Phlegmariurus lockyeri</i>	Water tassel-fern	V	V	This fern is endemic to the region between the Windsor Tableland and the Lamb Range in northern Queensland. An outlier has been recorded	Low The project site is located outside the known altitudinal range for this species.



				on Bell Peak North south of Cairns. This fern grows as an epiphyte or lithophyte in rainforests above 1000m above sea level.	
<i>Phlegmariurus squarrosus</i>	Rock tassel-fern, water tassel-fern	CE	CR	Phlegmariurus squarrosus is restricted to north-east Queensland, where it has been recorded from Mcllwraith Range, Cape Tribulation region, the Mossman region, around Mt Bellenden Ker and 'near Cairns'. Phlegmariurus squarrosus occurs on rocks, particularly around waterfalls, or on tree trunks in lowland swamps and low to mid-altitude rainforest.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Phlegmariurus tetrastichoides</i>	Square tassel fern	V	V	Phlegmariurus tetrastichoides is an epiphyte found on rainforest trees in north-eastern Qld, ranging from the Daintree and Hinchinbrook Island south to Mackay, and from sea level to 1100m in altitude. All known populations are in areas of remnant vegetation, protected from broad-scale clearing under the Vegetation Management Act 1999. This species occurs within the Wet Tropics, Cape York, and Mackay Whitsunday Natural Resource Management regions. Its distribution overlaps with the "Mabi Forest (Complex Notophyll Vine Forest 5b)" EPBC Act-listed threatened ecological community.	Low A distinct lack of suitable habitat occur within the impact area.
<i>Polyscias bellendenkerensis</i>	-	V	V	Polyscias bellendenkerensis is known from north-east Queensland, occurring in mountain rainforest. The Queensland Herbarium has 14 specimens of the species, collected between 1904 and 1997 from Mount Bartle Frere, Mount Bellenden Ker, Mossman Bluff and the upper reaches of Saltwater Creek, north-west of Mossman, at altitudes of 1100 to 1600 m. The species has been recorded as growing in microphyll vine/fern thickets, notophyll vine forest and stunted shrublands on granite substrates.	Low The project site is located outside the known altitudinal range for this species.
<i>Prostanthera albobirta</i>	-	CE	CR	Prostanthera albobirta is a highly restricted shrub known historically from north Queensland rainforest margins and rocky upland habitats.	Low



				The species has not been recorded for an extended period and may possibly be extinct. It is believed to have occurred on shallow rocky soils associated with granitic or metamorphic upland geology.	The project site is located outside the known altitudinal range for this species.
<i>Rhodamnia sessiliflora</i>	Iron malletwood	E	E	Endemic to NEQ, widespread throughout the area. Altitudinal range from near sea level to 1000 m. Grows in lowland and upland rain forest on a variety of sites, also found in drier rain forest often associated with Kauri Pine (<i>Agathis robusta</i>).	Low Although within the known range of <i>R. sessiliflora</i> , no individuals were recorded during a field assessment.
<i>Toecharia pterocarpum</i>	Orange tamarind	E	E	<i>Toecharia pterocarpum</i> is known from lowland tropical rainforest, often along watercourses, with an altitudinal range of from sea level to 450 m around Julatten, Mossman and Wangetti, in the wet tropics of North Queensland.	Low Although within the known range of <i>T. pterocarpum</i> , records within the region are restricted to within or around riparian areas.
<i>Tomophyllum walleri</i>	-	V	V	This species occurs as an epiphyte or lithophyte in high rainfall upper montane rainforest. It is known from a few locations between Mt Finnegan and the Herberton Range.	Low The project site is located outside the known altitudinal range for this species.
<i>Vappodes lithocola</i>	Dwarf butterfly orchid, cooktown orchid	-	-	The Dwarf Butterfly Orchid is restricted in distribution between Cairns and the Daintree between the Mossman and Barron Rivers. This orchid grows in open, sunny situations of rainforest on rock, boulders and cliff faces. It has been recorded from between 300-800m above sea level.	Low The project site is located outside the known altitudinal range for this species.
<i>Vappodes phalaenopsis</i>	Cooktown orchid	-	-	<i>Dendrobium phalaenopsis</i> is locally common within its restricted range. It rapidly recolonises disturbed sites. This species occurs within the Cape York (Queensland) Natural Resource Management Region. <i>Dendrobium phalaenopsis</i> grows on trees and rocks in coastal scrub, littoral rainforest, riverine vegetation, monsoon thickets, swamps and gullies in open forests at altitudes of up to 400 m above sea level. It also grows in vegetation near beaches, in areas with a hot climate and extremely seasonal rainfall.	Low A distinct lack of suitable habitat occur within the impact area.



<i>Vrydagzynea grayi</i>	Tonsil orchid	E	E	Vrydagzynea grayi is a terrestrial orchid endemic to the Wet Tropics of north Queensland. It inhabits shaded rainforest floor environments within lowland to upland rainforest, typically on moist humus-rich soils in areas of dense canopy cover.	Low The project site is located outside the known altitudinal range for this species.
<i>Zeuxine polygonoides</i>	Velvet jewel orchid	V	-	Zeuxine polygonoides is a terrestrial orchid occurring within tropical rainforest habitats of north-eastern Queensland. It is typically associated with moist shaded rainforest soils, often near drainage lines or seepages in lowland to upland rainforest environments.	Low The project site is located outside the known altitudinal range for this species.

Appendix E. Project Site Flora Species List

Family	Scientific Name	Common Name	Endemicity	NCA	EPBC
Apocynaceae	<i>Alstonia muelleriana</i>	Hard Milkwood	Native	LC	LC
Araliaceae	<i>Mackinlaya confusa</i>	-	Native	LC	LC
Araliaceae	<i>Polyscias australiana</i>	Celerywood	Native	LC	LC
Arecaceae	<i>Calamus australis</i>	Wait-a-While	Native	LC	LC
Arecaceae	<i>Cryptostachys renda</i>	Red Lipstick Palm	Exotic	LC	LC
Arecaceae	<i>Licuala ramsayi</i> var. <i>ramsayi</i>	Fan Palm	Cultivated	LC	LC
Asparagaceae	<i>Cordyline</i> sp.	Cordyline	Cultivated	LC	LC
Asphodelaceae	<i>Dianella atraxis</i>	Flax Lily	Native	LC	LC
Asphodelaceae	<i>Dianella bambusifolia</i>	Bamboo Flax Lily	Native	LC	LC
Bignoniaceae	<i>Deplanchea tetraphylla</i>	Golden Bouquet Tree	Native	LC	LC
Calophyllaceae	<i>Calophyllum australianum</i>	Alligatorbark	Native	LC	LC
Cyperaceae	<i>Gahnia</i> sp.	Saw-sedge	Native	LC	LC
Dennstaedtiaceae	<i>Pteridium esculentum</i>	Bracken Fern	Native	LC	LC
Dilleniaceae	<i>Dillenia alata</i>	Red Beech	Native	LC	LC
Euphorbiaceae	<i>Homalanthus novoguineensis</i>	Bleeding Heart Tree	Native	LC	LC
Fabaceae	<i>Acacia mangium</i>	-	Native	LC	LC
Fabaceae	<i>Vandasina retusa</i>	-	Native	LC	LC
Gleicheniaceae	<i>Dicranopteris linearis</i>	False bracken	Native	LC	LC
Lauraceae	<i>Endiandra hypotephra</i>	White Walnut	Native	LC	LC
Lauraceae	<i>Litsea bindoniana</i>	Brown Bolly Gum	Native	LC	LC
Lygodiaceae	<i>Lygodium reticulatum</i>	Climbing Fern	Native	LC	LC
Melastomataceae	<i>Melastoma malabathricum</i>	Native Melastoma	Native	LC	LC
Meliaceae	<i>Dysoxylum oppositifolium</i>	Hairy Coondoo	Native	LC	LC
Menispermaceae	<i>Hypserpa decumbens</i>	-	Native	LC	LC
Menispermaceae	<i>Hypserpa laurina</i>	-	Native	LC	LC
Myrtaceae	<i>Corymbia intermedia</i>	Pink Bloodwood	Native	LC	LC
Myrtaceae	<i>Eucalyptus acmenoides</i>	White Mahogany	Native	LC	LC
Myrtaceae	<i>Eucalyptus pellita</i>	Red Mahogany	Native	LC	LC
Pandanaceae	<i>Benstonea monticola</i>	Mountain Screw Pine	Native	LC	LC
Poaceae	<i>Eriachne pallescens</i> var. <i>pallescens</i>	-	Native	LC	LC
Polypodiaceae	<i>Drynaria rigidula</i>	Basket Fern	Native	LC	LC
Polypodiaceae	<i>Pyrrosia longifolia</i>	Long-leaf Felt Fern	Native	LC	LC
Rubiaceae	<i>Ixora coccinea</i>	Jungle Geranium	Exotic	LC	LC
Rutaceae	<i>Flindersia ifflaiana</i>	Hickory Ash	Native	LC	LC
Rutaceae	<i>Flindersia schottiana</i>	Silver Ash	Native	LC	LC
Sapindaceae	<i>Sarcopteryx martyana</i>	-	Native	LC	LC
Sapindaceae	<i>Toechima erythrocarpum</i>	Pink Tamarind	Native	LC	LC
Smilacaceae	<i>Smilax australis</i>	Sarsaparilla vine	Native	LC	LC
Zamiaceae	<i>Lepidozamia hopei</i>	-	Cultivated	SLC	LC

Attachment 5

Code Compliance Responses

6.2.10 Rural zone code

Table number—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development only		
PO1 The height of buildings is compatible with the rural character of the area and must not detrimentally impact on visual landscape amenity.	AO1.1 Dwelling houses are not more than 8.5 metres in height. Note – Height is inclusive of roof height.	Not Applicable. The proposal seeks preliminary approval for building work (house extensions and swimming pool), as well as approval for operational work involving vegetation damage and/or earthworks. Proposed extensions to the existing dwelling house will not exceed the current building height – which is believed to be approximately 7.4m high. No new buildings or structures are proposed.
	AO1.2 Rural farm sheds and other rural structures are not more than 10 metres in height.	
Setbacks		
PO2 Buildings and structures are setback to maintain the rural character of the area and achieve separation from buildings on adjoining properties.	AO2 Buildings are setback not less than: (a) 40 metres from the property boundary and a State-controlled road; (b) 25 metres from the property boundary adjoining Cape Tribulation Road; (c) 20 metres from the boundary with any other road; (d) 6 metres from side and rear property boundaries.	Not Applicable. The proposal seeks preliminary approval for building work (house extensions and swimming pool), as well as approval for operational work involving vegetation damage and/or earthworks. The proposed development will not result in any changes to existing setback distances (as detailed below), which exceed the minimum specified requirements: The existing dwelling house, where proposed works are to be undertaken, is setback approx. 1km to an unconstructed road reserve which abuts the western property boundary.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		All other side and/or rear setback distances are in excess of 250m.
PO3 Buildings/structures are designed to maintain the rural character of the area.	AO3 White and shining metallic finishes are avoided on external surfaces of buildings.	Complies with AO3. Similar finishes and external surfaces to those already utilised on site will be adopted/form part of proposed works.
For assessable development		
PO4 The establishment of uses is consistent with the outcomes sought for the Rural zone and protects the zone from the intrusion of inconsistent uses.	AO4 Uses identified in Table 6.2.10.3.b are not established in the Rural zone.	Not Applicable. No new land uses are proposed.
PO5 Uses and other development include those that: (a) promote rural activities such as agriculture, rural enterprises and small-scale industries that serve rural activities; or (b) promote low impact tourist activities based on the appreciation of the rural character, landscape and rural activities; or (c) are compatible with rural activities.	AO5 No acceptable outcomes are prescribed.	Not Applicable. No new land uses are proposed.
PO6	AO6 No acceptable outcomes are prescribed.	Complies with PO6.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Existing native vegetation along watercourses and in, or adjacent to areas of environmental value, or areas of remnant vegetation of value is protected.		4 Elements Consulting was engaged to undertake an ecological assessment of the environmental significance of the subject site and its surrounding area, as well as determine whether/or not the proposed development is likely impact on the identified environmental values. The technical letter prepared by 4 Elements, provided at Attachment 4 confirms that vegetation clearing required to facilitate proposed operational and building works is likely to conform to necessary clearing for maintaining existing infrastructure (the residential dwelling) and is unlikely to significantly impact on the identified environmental values of the site.
PO7 The minimum lot size is 40 hectares, unless (a) the lot reconfiguration results in no additional lots (e.g. amalgamation, boundary realignments to resolve encroachments); or (b) the reconfiguration is limited to one additional lot to accommodate: (i) Telecommunications facility; (ii) Utility installation.	A07 No acceptable outcomes are prescribed.	Not Applicable. The proposed development does not involve the reconfiguration of a lot.

8.2.1 Acid sulphate soils overlay code

Table 8.2.1.3.a – Acid sulphate soils overlay code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable development		
PO1 The extent and location of potential or actual acid sulphate soils is accurately identified.	AO1.1 No excavation or filling occurs on the site. AO1.2 An acid sulphate soils investigation is undertaken. Note - Planning scheme policy SC 6.12– Potential and actual acid sulphate soils provides guidance on preparing an acid sulphate soils investigation.	Not Applicable. It is noted that only a small portion of the subject site (along the southern property boundary) is mapped as containing potential or actual acid sulfate soils. Proposed development will occur within that portion of the site that is not mapped as being affected by acid sulfate soils. It is also noted that the area in which proposed operational works are to take place, has been previously disturbed/developed. It is understood that no acid sulfate soils were previously encountered whilst carrying out works within the project site.
PO2 Development avoids disturbing potential acid sulphate soils or actual acid sulphate soils, or is managed to avoid or minimise the release of acid and metal contaminants	AO2.1 The disturbance of potential acid sulphate soils or actual acid sulphate soils is avoided by: (a) not excavating, or otherwise removing, soil or sediment identified as containing potential or actual acid sulphate soils; (b) not permanently or temporarily extracting groundwater that results in the aeration of previously saturated acid sulphate soils; (c) not undertaking filling that results in:	Not Applicable. It is noted that only a small portion of the subject site (along the southern property boundary) is mapped as containing potential or actual acid sulfate soils. Proposed development will occur within that portion of the site that is not mapped as being affected by acid sulfate soils. It is also noted that the area in which proposed operational works are to take place, has been previously disturbed/developed. It is understood that no acid sulfate soils were previously encountered whilst carrying out works within the project site.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(d) actual acid sulphate soils being moved below the water table; (e) previously saturated acid sulphate soils being aerated. AO2.2 The disturbance of potential acid sulphate soils or actual acid sulphate soils is undertaken in accordance with an acid sulphate soils management plan and avoids the release of metal contaminants by: (a) neutralising existing acidity and preventing the generation of acid and metal contaminants; (b) preventing the release of surface or groundwater flows containing acid and metal contaminants into the environment; (c) preventing the in-situ oxidisation of potential acid sulphate soils and actual acid sulphate soils through ground water level management; (d) appropriately treating acid sulphate soils before disposal occurs on or off site; (e) documenting strategies and reporting requirements in an acid sulphate soils environmental management plan. Note - Planning scheme policy SC 6.12 – Acid sulphate soils provides guidance on preparing an acid sulphate soils management plan.	
PO3	AO3 No acceptable outcomes are prescribed.	Not Applicable. It is noted that only a small portion of the subject site (along the southern property boundary) is mapped as containing potential or

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
No environmental harm is caused as a result of exposure to potential acid sulphate soils or actual acid sulphate soils.		actual acid sulfate soils. Proposed development will occur within that portion of the site that is not mapped as being affected by acid sulfate soils. It is also noted that the area in which proposed operational works are to take place, has been previously disturbed/developed. It is understood that no acid sulfate soils were previously encountered whilst carrying out works within the project site.

8.2.2 Bushfire hazard overlay

Table 8.2.2.3.a – Bushfire hazard overlay code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
Compatible development		
PO1 A vulnerable use is not established or materially intensified within a bushfire hazard area (bushfire prone area) unless there is an overriding need or other exceptional circumstances. Note - See the end of this code for examples of vulnerable uses.	AO1 Vulnerable uses are not established or expanded. Note – Where, following site inspection and consultation with Council, it is clear that the mapping is in error in identifying a premises as being subject to a medium, high, very high bushfire hazard or potential impact buffer sub-category, Council may supply a letter exempting the need for a Bushfire Management Plan. Note – Where the assessment manager has not previously approved a Bushfire Management Plan (either by condition of a previous development approval), the development proponent will be expected to prepare such a plan. Note – Planning scheme policy SC6.9 - Natural hazards, provides a guide to the preparation of a Bushfire Management Plan.	Not Applicable. No vulnerable uses are proposed.
PO2 Emergency services and uses providing community support services are able to function effectively during and immediately after a bushfire hazard event.	AO2 Emergency Services and uses providing community support services are not located in a bushfire hazard sub-category and have direct access to low hazard evacuation routes.	Not Applicable. The proposal does not involve uses that provide community support services and/or emergency services.
PO3	AO3	Not Applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Development involving hazardous materials manufactured or stored in bulk is not located in bushfire hazard sub-category.	The manufacture or storage of hazardous material in bulk does not occur within bushfire hazard sub-category.	The proposal does not involve the manufacturing or storage of hazardous material in bulk. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad.
Development design and separation from bushfire hazard – reconfiguration of lots		
PO4.1 Where reconfiguration is undertaken in an urban area or is for urban purposes or smaller scale rural residential purposes, a separation distance from hazardous vegetation is provided to achieve a radiant heat flux level of 29kW/m² at the edge of the proposed lot(s). Note - "Urban purposes" and "urban area" are defined in the Sustainable Planning Regulations 2009. Reconfiguration will be taken to be for rural residential purposes where proposed lots are between 2000m² and 2ha in area. "Smaller scale" rural residential purposes will be taken to be where the average proposed lot size is 6000m² or less. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO4.1 No new lots are created within a bushfire hazard sub-category.	Not Applicable. The proposal does not involve the reconfiguration of a lot.
PO4.2 Where reconfiguration is undertaken for other purposes, a building envelope of reasonable	AO4.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
dimensions is provided on each lot which achieves radiant heat flux level of 29kW/m² at any point.	Lots are separated from hazardous vegetation by a distance that: (a) achieves radiant heat flux level of 29kW/m² at all boundaries; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme require protection of certain ecological, slope, visual or character features or functions.	
PO5 Where reconfiguration is undertaken in an urban area or is for urban purposes, a constructed perimeter road with reticulated water supply is established between the lots and the hazardous vegetation and is readily accessible at all times for urban fire fighting vehicles. The access is available for both firefighting and maintenance/defensive works	AO5.1 Lot boundaries are separated from hazardous vegetation by a public road which: (a) has a two-lane sealed carriageway; (b) contains a reticulated water supply; (c) is connected to other public roads at both ends and at intervals of no more than 500m; (d) accommodates geometry and turning radii in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (e) has a minimum of 4.8m vertical clearance above the road;	Not Applicable. The proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(f) is designed to ensure hydrants and water access points are not located within parking bay allocations; and (g) incorporates roll-over kerbing. AO5.2 Fire hydrants are designed and installed in accordance with AS2419.1 2005, unless otherwise specified by the relevant water entity. Note - Applicants should have regard to the relevant standards set out in the reconfiguration of a lot of code and works codes in this planning scheme.	
PO6 Where reconfiguration is undertaken for smaller scale rural residential purposes, either a constructed perimeter road or a formed, all weather fire trail is established between the lots and the hazardous vegetation and is readily accessible at all times for the type of fire fighting vehicles servicing the area. The access is available for both firefighting and maintenance/hazard reduction works.	AO6 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15-tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees;	Not Applicable. The proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO7 Where reconfiguration is undertaken for other purposes, a formed, all weather fire trail is provided between the hazardous vegetation and either the lot boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose.	AO7 Lot boundaries are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15-tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees;	Not Applicable. The proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and (l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
PO8 The development design responds to the potential threat of bushfire and establishes clear evacuation routes which demonstrate an acceptable or tolerable risk to people.	AO8 The lot layout: (a) minimises the length of the development perimeter exposed to, or adjoining hazardous vegetation; (b) avoids the creation of potential bottle-neck points in the movement network; (c) establishes direct access to a safe assembly/evacuation area in the event of an approaching bushfire; and (d) ensures roads likely to be used in the event of a fire are designed to minimise traffic congestion. Note - For example, developments should avoid finger-like or hour-glass subdivision patterns or substantive vegetated corridors between lots. In order to demonstrate compliance with the performance outcome, a bushfire management plan prepared by a suitably qualified person may be required. The bushfire management plan should be developed in accordance with the	Not Applicable. The proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Public Safety Business Agency (PSBA) guideline entitled "Undertaking a Bushfire Protection Plan. Advice from the Queensland Fire and Emergency Services (QFES) should be sought as appropriate	
PO9 Critical infrastructure does not increase the potential bushfire hazard.	AO9 Critical or potentially hazardous infrastructure such as water supply, electricity, gas and telecommunications are placed underground.	Not Applicable. The proposal does not involve the reconfiguration of a lot.
Development design and separation from bushfire hazard – material change of use		
PO10 Development is located and designed to ensure proposed buildings or building envelopes achieve a radiant heat flux level at any point on the building or envelope respectively, of: (a) 10kW/m ² where involving a vulnerable use; or (b) 29kW/m ² otherwise. The radiant heat flux level is achieved by separation unless this is not practically achievable. Note - The radiant heat levels and separation distances are to be established in accordance with method 2 set out in AS3959-2009.	AO10 Buildings or building envelopes are separated from hazardous vegetation by a distance that: (a) achieves a radiant heat flux level of at any point on the building or envelope respectively, of 10kW/m ² for a vulnerable use or 29kW/m ² otherwise; and (b) is contained wholly within the development site. Note - Where a separation distance is proposed to be achieved by utilising existing cleared developed areas external to the site, certainty must be established (through tenure or other means) that the land will remain cleared of hazardous vegetation. For staged developments, temporary separation distances, perimeter roads or fire trails may be absorbed as part of subsequent stages. Note - The achievement of a cleared separation distance may not be achievable where other provisions within the planning scheme	Not Applicable. The proposal is not for a material change of use. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	require protection of certain ecological, slope, visual or character features or functions.	
PO11 A formed, all weather fire trail is provided between the hazardous vegetation and the site boundary or building envelope and is readily accessible at all times for the type of fire fighting vehicles servicing the area. However, a fire trail will not be required where it would not serve a practical fire management purpose. Note - Fire trails are unlikely to be required where a development site involves less than 2.5ha	AO11 Development sites are separated from hazardous vegetation by a public road or fire trail which has: (a) a reserve or easement width of at least 20m; (b) a minimum trafficable (cleared and formed) width of 4m capable of accommodating a 15-tonne vehicle and which is at least 6m clear of vegetation; (c) no cut or fill embankments or retaining walls adjacent to the 4m wide trafficable path; (d) a minimum of 4.8m vertical clearance; (e) turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; (f) a maximum gradient of 12.5%; (g) a cross fall of no greater than 10 degrees; (h) drainage and erosion control devices in accordance with the standards prescribed in a planning scheme policy; (i) vehicular access at each end which is connected to the public road network which is connected to the public road network at intervals of no more than 500m; (j) designated fire trail signage; (k) if used, has gates locked with a system authorised by Queensland Fire and Emergency Services; and	Not Applicable. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(l) if a fire trail, has an access easement that is granted in favour of Council and Queensland Fire and Emergency Services.	
All development		
PO12 All premises are provided with vehicular access that enables safe evacuation for occupants and easy access by fire fighting appliances.	AO12 Private driveways: (a) do not exceed a length of 60m from the street to the building; (b) do not exceed a gradient of 12.5%; (c) have a minimum width of 3.5m; (d) have a minimum of 4.8m vertical clearance; (e) accommodate turning areas for fire-fighting appliances in accordance with Queensland Fire and Emergency Services' Fire Hydrant and Vehicle Access Guidelines; and (f) serve no more than 3 dwellings or buildings.	Not Applicable. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. No changes to the existing driveway are proposed and/or likely to result from the proposed development.
PO13 Development outside reticulated water supply areas includes a dedicated static supply that is available solely for fire fighting purposes and can be accessed by fire fighting appliances.	AO13 A water tank is provided within 10m of each building (other than a class 10 building) which: (a) is either below ground level or of non- flammable construction; (b) has a take off connection at a level that allows the following dedicated, static water supply to be left available for access by fire fighters: (i) 10,000l for residential buildings	Not Applicable. Water tanks of a suitable size/capacity already exist on site for the purposes of fighting fire.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Note – A minimum of 7,500l is required in a tank and the extra 2,500l may be in the form of accessible swimming pools or dams. (ii) 45,000l for industrial buildings; and (iii) 20,000l for other buildings; (c) includes shielding of tanks and pumps in accordance with the relevant standards; (d) includes a hardstand area allowing medium rigid vehicle (15 tonne fire appliance) access within 6m of the tank; (e) is provided with fire brigade tank fittings – 50mm ball valve and male camlock coupling and, if underground, an access hole of 200mm (minimum) to accommodate suction lines; and (f) is clearly identified by directional signage provided at the street frontage.	
PO14 Landscaping does not increase the potential bushfire risk.	AO14 Landscaping uses species that are less likely to exacerbate a bushfire event and does not increase fuel loads within separation areas.	Not Applicable. No landscaping is proposed/forms part of proposed development.
PO15 The risk of bushfire and the need to mitigate that risk is balanced against other factors (such as but not limited to, biodiversity or scenic amenity).	AO15 Bushfire risk mitigation treatments do not have a significant impact on the natural environment or landscape character of the locality where this has value.	Not Applicable. No additional bushfire mitigation measures are required/form part of this proposal. It is noted that there is an existing dwelling house located on site and all appropriate fire fighting/bushfire mitigation measures are existing and considered to remain sufficient.

8.2.4 Flood and storm tide hazard overlay code

Table 8.2.4.3.a – Flood and storm tide hazards overlay code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For assessable and self-assessable development		
PO1 Development is located and designed to: ensure the safety of all persons; minimise damage to the development and contents of buildings; provide suitable amenity; minimise disruption to residents, recovery time, and rebuilding or restoration costs after inundation events. Note – For assessable development within the flood plain assessment sub-category, a flood study by a suitably qualified professional is required to identify compliance with the intent of the acceptable outcome.	AO1.1 Development is sited on parts of the land that is not within the Flood and Storm tide hazards overlay maps contained in Schedule 2; or For dwelling houses	Complies with AO1.1. It is noted that only a small portion of the subject site (along the southern property boundary) is mapped as being impacted by the floodplain assessment overlay. Proposed development will occur within that portion of the site that is not mapped as being affected by the floodplain assessment overlay mapping.
	AO1.2 Development within the Flood and Storm Tide hazards overlay maps (excluding the Flood plain assessment sub-category) is designed to provide immunity to the Defined Inundation Event as outlined within Table 8.2.4.3.b plus a freeboard of 300mm.	
	AO1.3 New buildings are: (a) not located within the overlay area; (b) located on the highest part of the site to minimise entrance of flood waters;	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(c) provided with clear and direct pedestrian and vehicle evacuation routes off the site. AO1.4 In non-urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters.	
For assessable development		
PO2 The development is compatible with the level of risk associated with the natural hazard.	AO2 The following uses are not located in land inundated by the Defined Flood Event (DFE) / Storm tide: (a) Retirement facility; (b) Community care facility; (c) Child care centre.	Not Applicable. This proposal does not involve the establishment of uses listed in acceptable outcome AO2.
PO3 Development siting and layout responds to flooding potential and maintains personal safety	For Material change of use AO3.1 New buildings are: (d) not located within the overlay area; (e) located on the highest part of the site to minimise entrance of flood waters; (f) provided with clear and direct pedestrian and vehicle evacuation routes off the site. AO3.2 The development incorporates an area on site that is at least 300mm above the highest known flood inundation	Not Applicable. This proposal is not for a material change of use and does not involve the construction of a new building/s. It is also noted that the proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	level with sufficient space to accommodate the likely population of the development safely for a relatively short time until flash flooding subsides, or people can be evacuated.	
	AO3.3 Where involving an extension to an existing dwelling house that is situated below DFE /Storm tide, the maximum size of the extension does not exceed 70m² gross floor area. Note – If part of the site is outside the Hazard Overlay area, this is the preferred location of all buildings.	
	For Reconfiguring a lot AO3.4 Additional lots: (a) are not located in the hazard overlay area; or (b) are demonstrated to be above the flood level identified for the site. Note - If part of the site is outside the Hazard Overlay area, this is the preferred location for all lots (excluding park or other open space and recreation lots). Note – Buildings subsequently developed on the lots will need to comply with the relevant building assessment provisions under the Building Act 1975	
	AO3.5	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Road and/or pathway layout ensures residents are not physically isolated from adjacent flood free urban areas and provides a safe and clear evacuation route path: (a) by locating entry points into the reconfiguration above the flood level and avoiding cul-de-sac or other non-permeable layouts; and (b) by direct and simple routes to main carriageways. AO3.6 Signage is provided on site (regardless of whether the land is in public or private ownership) indicating the position and path of all safe evacuation routes off the site and if the site contains, or is within 100m of a floodable waterway, hazard warning signage and depth indicators are also provided at key hazard points, such as at floodway crossings or entrances to low-lying reserves. AO3.7 There is no intensification of residential uses within the flood affected areas on land situated below the DFE/Storm tide. For Material change of use (Residential uses) AO3.1 The design and layout of buildings used for	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	residential purposes minimise risk from flooding by providing: (a) parking and other low intensive, non- habitable uses at ground level; Note - The high-set 'Queenslander' style house is a resilient low-density housing solution in floodplain areas. Higher density residential development should ensure only non-habitable rooms (e.g. garages, laundries) are located on the ground floor.	
PO4 Development is resilient to flood events by ensuring design and built form account for the potential risks of flooding.	For Material change of use (Non-residential uses) AO4.2 AO4.3 Materials are stored on-site: (a) are those that are readily able to be moved in a flood event; (b) where capable of creating a safety hazard by being shifted by flood waters, are contained in order to minimise movement in times of flood. Notes - (a) Businesses should ensure that they have the necessary contingency plans in place to account for the potential need to relocate property prior to a flood event (e.g. allow enough time to transfer stock to the upstairs level of a building or off site). (b) Queensland Government Fact Sheet 'Repairing your House after a Flood' provides information about water resilient products and building techniques.	Not Applicable. This proposal is not for a material change of use and does not involve the construction of a new building/s. It is also noted that the proposal does not involve the reconfiguration of a lot.
	For Operational works	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO5 Development directly, indirectly and cumulatively avoids any increase in water flow velocity or flood level and does not increase the potential flood damage either on site or on other properties. Note – Berms and mounds are considered to be an undesirable built form outcome and are not supported.	AO5.1 Works in urban areas associated with the proposed development do not involve: (a) any physical alteration to a watercourse or floodway including vegetation clearing; or (b) a net increase in filling (including berms and mounds) AO5.2 Works (including buildings and earthworks) in non-urban areas either: (a) do not involve a net increase in filling greater than 50m³; or (b) do not result in any reductions of on-site flood storage capacity and contain within the subject site any changes to depth/duration/velocity of flood waters; or (c) do not change flood characteristics outside the subject site in ways that result in: (i) loss of flood storage; (ii) loss of/changes to flow paths; (iii) acceleration or retardation of flows or any reduction in flood warning times elsewhere on the flood plain. For Material change of use AO5.3 Where development is located in an area affected by DFE/Storm tide, a hydraulic and hydrology report, prepared by a suitably qualified professional,	Complies with AO5.2. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. More specifically it is noted that: • No filling is proposed/likely to be required. • Proposed excavation will be undertaken within a portion of the site that is high in elevation (approximately 171 AHD). In considering this, it is submitted that proposed earthworks are unlikely to result in a reduction of on-site flood storage capacity. • Proposed works are unlikely to result in a change to flood characteristics outside the subject site given the minor nature of works proposed and the substantial setback distances between the project site and the property boundaries.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	demonstrates that the development maintains the flood storage capacity on the subject site; and (a) does not increase the volume, velocity, concentration of flow path alignment of stormwater flow across sites upstream, downstream or in the general vicinity of the subject site; and (b) does not increase ponding on sites upstream, downstream or in the general vicinity of the subject site. For Material change of use and Reconfiguring a lot AO5.4 In non urban areas, buildings and infrastructure are set back 50 metres from natural riparian corridors to maintain their natural function of reducing velocity of floodwaters. Note – Fences and irrigation infrastructure (e.g. irrigation tape) in rural areas should be managed to minimise adverse the impacts that they may have on downstream properties in the event of a flood.	
PO6 Development avoids the release of hazardous materials into floodwaters.	For Material change of use AO6.1 Materials manufactured or stored on site are not hazardous or noxious, or comprise materials that may cause a detrimental effect on the environment if discharged in a flood event;	Not Applicable. This proposal is not for a material change of use and does not involve the construction of a new building/s. It is also noted that the proposal does not involve the reconfiguration of a lot.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO6.2 If a DFE level is adopted, structures used for the manufacture or storage of hazardous materials are: (a) located above the DFE level; or (b) designed to prevent the intrusion of floodwaters.	
	AO6.3 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by the DFE.	
	AO6.4 If a flood level is not adopted, hazardous materials and their manufacturing equipment are located on the highest part of the site to enhance flood immunity and designed to prevent the intrusion of floodwaters. Note – Refer to Work Health and Safety Act 2011 and associated Regulation and Guidelines, the Environmental Protection Act 1994 and the relevant building assessment provisions under the Building Act 1975 for requirements related to the manufacture and storage of hazardous materials.	
PO7 The development supports, and does not unduly burden, disaster management response or recovery capacity and capabilities.	AO7 Development does not: (a) increase the number of people calculated to be at risk of flooding;	Complies with AO7. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(b) increase the number of people likely to need evacuation; (c) shorten flood warning times; and (d) impact on the ability of traffic to use evacuation routes, or unreasonably increase traffic volumes on evacuation routes.	of the existing building pad. The proposed development will not enable more people to reside on site and/or shorten the flood warning times. All existing vehicle access will remain unchanged.
PO8 Development involving community infrastructure: (a) remains functional to serve community need during and immediately after a flood event; (b) is designed, sited and operated to avoid adverse impacts on the community or environment due to impacts of flooding on infrastructure, facilities or access and egress routes; (c) retains essential site access during a flood event; (d) is able to remain functional even when other infrastructure or services may be compromised in a flood event.	AO8.1 The following uses are not located on land inundated during a DFE/Storm tide: (a) community residence; and (b) emergency services; and (c) residential care facility; and (d) utility installations involving water and sewerage treatment plants; and (e) storage of valuable records or items of historic or cultural significance (e.g. archives, museums, galleries, libraries). AO8.2 The following uses are not located on land inundated during a 1% AEP flood event: (a) community and cultural facilities, including facilities where an education and care service under the Education and Care Services National Law (Queensland) is operated or child care service under the Child Care Act 2002 is conducted, (b) community centres;	Not Applicable. The proposal does not involve any of the uses listed in Acceptable Outcome AO8.1, AO8.2 and AO8.3. Additionally, it is noted that the proposal does not involve the installation of critical infrastructure.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(c) meeting halls; (d) galleries; (e) libraries. The following uses are not located on land inundated during a 0.5% AEP flood event. (a) emergency shelters; (b) police facilities; (c) sub stations; (d) water treatment plant The following uses are not located on land inundated during a 0.2% AEP flood event: (a) correctional facilities; (b) emergency services; (c) power stations; (d) major switch yards. AO8.3 The following uses have direct access to low hazard evacuation routes as defined in Table 8.2.4.3.c: (a) community residence; and (b) emergency services; and (c) hospitals; and (d) residential care facility; and (e) sub stations; and	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(f) utility installations involving water and sewerage treatment plants. AO8.4 Any components of infrastructure that are likely to fail to function or may result in contamination when inundated by flood, such as electrical switch gear and motors, telecommunications connections, or water supply pipeline air valves are: (a) located above DFE/Storm tide or the highest known flood level for the site; (b) designed and constructed to exclude floodwater intrusion / infiltration. AO8.5 Infrastructure is designed and constructed to resist hydrostatic and hydrodynamic forces as a result of inundation by a flood.	

8.2.5 Hillslopes overlay code

Table 8.2.5.3.a – Hillslopes overlay code –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable development		
PO1 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO1.1 Development is located on parts of the site that are not within the Hillslopes constraint sub- category as shown on the Hillslopes overlay Maps contained in schedule 2.	Complies with PO1. The proposed development will not result in any changes to the existing landscape character and/or visual amenity. Proposed Operational Work and/or Building Work is to be undertaken within the existing/already disturbed building footprint. Vegetation damage likely to result from proposed works will be minimal. Given the existing dwelling house is located within the middle of the eastern portion of the subject site, and is completely surrounded by dense vegetation, it is unlikely that any of the proposed development will be visible from neighbouring properties and/or the public realm.
For assessable development		
PO2 The landscape character and visual amenity quality of hillslopes areas is retained to protect the scenic backdrop to the region.	AO2.1 Development does not occur on land with a gradient in excess of 1 in 6 (16.6%) AO2.2 Where development on land steeper than 1 in 6 (16.6%) cannot be avoided, development follows the natural contours of the site. AO2.3	Complies with PO2. The proposed development will not result in any changes to the existing landscape character and/or visual amenity. Proposed Operational Work and/or Building Work is to be undertaken within the existing/already disturbed building footprint. Vegetation damage likely to result from proposed works will be minimal. Given the existing dwelling house is located within the middle of the eastern portion of the subject site, and is completely surrounded by dense vegetation, it is unlikely that any of the

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Access ways and driveways are: (a) constructed with surface materials that blend with the surrounding environment; (b) landscaped with dense planting to minimise the visual impact of the construction; (c) provided with erosion control measures immediately after construction.	proposed development will be visible from neighbouring properties and/or the public realm.
	AO2.4 The clearing or disturbance of vegetation is limited to clearing and disturbance that: (a) is necessary for the construction of driveways; (b) is necessary to contain the proposed development; (c) minimises canopy clearing or disturbance; (d) minimises riparian clearing or disturbance.	
	AO2.5 On land with slopes greater than 1 in 6 (16.6%) or greater, alternative construction methods to concrete slab on ground are utilised (i.e. split level or post and beam constructed buildings that minimise modification to the natural terrain of the land).	
	AO2.6 Development does not alter the sky line.	
	AO2.7	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Buildings and structures: (a) are finished predominantly in the following exterior colours or surfaces: (i) moderately dark to darker shades of olive green, brown, green, blue, or charcoal; or (ii) moderately dark to darker wood stains that blend with the colour and hues of the surrounding vegetation and landscape; (b) are not finished in the following exterior colours or surfaces: (i) pastel or terracotta colours, reds, yellows, shades of white or beige, or other bright colours that do not blend with the surrounding vegetation and landscape; (ii) reflective surfaces.	
	AO2.8 Exterior colour schemes limit the use of white or other light colours to exterior trim and highlighting of architectural features	
	AO2.9 Areas between the first floor (including outdoor deck areas) and ground level are screened from view.	
	AO2.10 Recreational or ornamental features (including tennis courts, ponds or swimming pools) do not occur on land:	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(a) with a gradient of 1 in 6 (16.6%) or more; (b) are designed to be sited and respond to the natural constraints of the land and require minimal earthworks.	
PO3 Excavation or filling does not have an adverse impact on the amenity, safety, stability or function of the site or adjoining premises through: (a) loss of privacy; (b) loss of access to sunlight; (c) intrusion of visual or overbearing impacts; (d) complex engineering solutions	AO3 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2-metre-wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. not greater than 3.6 metres in height) on any one lot.	Complies with PO3. It is submitted that proposed operational works are required to remedy significant erosion, currently occurring on site. Specifically, it is noted that restoration work is required to further stabilise the existing building pad. The slope located along the northern/north-eastern corner of the existing building envelope has significantly eroded, requiring immediate re-stabilisation work to be undertaken. Proposed works are therefore expected to improve the safety and stability of the area immediately surrounding existing development. Proposed excavation and/or filling is unlikely to have an adverse impact on the existing amenity, given that proposed works are to be carried out within the middle of the eastern portion of the subject site. This area is completely surrounded by dense vegetation, and therefore, it is unlikely that any of the proposed development will be visible from neighbouring properties and/or the public realm. Earthworks required to facilitate the construction of the proposed new garage and pool are to be undertaken within the same area and therefore will also appropriately screened from view. The proposed extension/new garage will likely improve the functionality of the site – providing a safer/more easily accessible area for vehicles entering/exiting the site.
Lot reconfiguration		
PO4	AO4.1	Not Applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For development that involves reconfiguring a lot, lot layout and design is responsive to the natural constraints of the land and each lot is capable of being used for its intended purpose.	The frontage and depth of all lots is of sufficient width to: (a) allow driveways to follow the natural contours of the site and not exceed a gradient of 1 in 6 (16.6%); (b) accommodate any changes in gradient between the road and lot within the lot boundary and not within the road reserve. AO4.2 Development does not create new lots containing land of greater than 1 in 6 (16.6%), except where a rectangular area of land of lesser grade is contained within the new lots to accommodate the intended land use, with the balance left in its natural state to the greatest extent possible. Note – The size of rectangular areas is outlined within each zone code. AO4.3 Development does not alter ridgelines. AO4.4 Lots are designed to ensure rooflines of future buildings and structures do not protrude above a ridgeline.	The proposed development does not involve the reconfiguration of a lot.

8.2.7 Natural areas overlay code

Table 8.2.7.3.a – Natural areas overlay code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
Protection of matters of environmental significance		
PO1 Development protects matters of environmental significance.	AO1.1 Development avoids significant impact on the relevant environmental values.	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .
	AO1.2 A report is prepared by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, that the development site does not contain any matters of state and local environmental significance.	
	AO1.3 Development is located, designed and operated to mitigate significant impacts on environmental values. For example, a report certified by an appropriately qualified person demonstrating to the satisfaction of the assessment manager, how the proposed development mitigates impacts, including on water quality, hydrology and biological processes.	
	Management of impacts on matters of environmental significance	
PO2	AO2	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Development is located, designed and constructed to avoid significant impacts on matters of environmental significance.	The design and layout of development minimises adverse impacts on ecologically important areas by: (a) focusing development in cleared areas to protect existing habitat; (b) utilising design to consolidate density and preserve existing habitat and native vegetation; (c) aligning new property boundaries to maintain ecologically important areas; (d) ensuring that alterations to natural landforms, hydrology and drainage patterns on the development site do not negatively affect ecologically important areas; (e) ensuring that significant fauna habitats are protected in their environmental context; and (f) incorporating measures that allow for the safe movement of fauna through the site.	
PO3 An adequate buffer to areas of state environmental significance is provided and maintained.	AO3.1 A buffer for an area of state environmental significance (Wetland protection area) has a minimum width of: (a) 100 metres where the area is located outside Urban areas; or (b) 50 metres where the area is located within a Urban areas. AO3.2 A buffer for an area of state environmental significance is applied and maintained, the width of which is supported by an evaluation of environmental values,	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	including the function and threats to matters of environmental significance.	
PO4 Wetland and wetland buffer areas are maintained, protected and restored. Note – Wetland buffer areas are identified in AO3.1.	AO4.1 Native vegetation within wetlands and wetland buffer areas is retained. AO4.2 Degraded sections of wetlands and wetland buffer areas are revegetated with endemic native plants in patterns and densities which emulate the relevant regional ecosystem.	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .
PO5 Development avoids the introduction of non-native pest species (plant or animal), that pose a risk to ecological integrity.	AO5.1 Development avoids the introduction of non-native pest species. AO5.2 The threat of existing pest species is controlled by adopting pest management practices for long-term ecological integrity.	
Ecological connectivity		
PO6 Development protects and enhances ecological connectivity and/or habitat extent.	AO6.1 Development retains native vegetation in areas large enough to maintain ecological values, functions and processes. AO6.2	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Development within an ecological corridor rehabilitates native vegetation. AO6.3 Development within a conservation corridor mitigates adverse impacts on native fauna, feeding, nesting, breeding and roosting sites and native fauna movements.	
PO7 Development minimises disturbance to matters of state environmental significance (including existing ecological corridors).	AO7.1 Development avoids shading of vegetation by setting back buildings by a distance equivalent to the height of the native vegetation. AO7.2 Development does not encroach within 10 metres of existing riparian vegetation and watercourses.	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4.
Waterways in an urban area		
PO8 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity;	AO8.1 Where a waterway is contained within an easement or a reserve required for that purpose, development does not occur within the easement or reserve; AO8.2 Development does not occur on the part of the site affected by the waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
(f) in-stream migration.		
Waterways in a non-urban area		
PO9 Development is set back from waterways to protect and maintain: (a) water quality; (b) hydrological functions; (c) ecological processes; (d) biodiversity values; (e) riparian and in-stream habitat values and connectivity; (f) in-stream migration.	AO9 Development does not occur on that part of the site affected by a waterway corridor. Note – Waterway corridors are identified within Table 8.2.7.3.b.	Code compliance response has been prepared by 4 elements consulting and is provided at Attachment 4 .

8.2.9 Potential landslide hazard overlay code

Table 8.2.9.3.a – Potential landslide hazard overlay code – assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
PO1 The siting and design of development does not involve complex engineering solutions and does not create or increase the potential landslide hazard risk to the site or adjoining premises through: (a) building design; (b) increased slope; (c) removal of vegetation; (d) stability of soil; (e) earthworks; (f) alteration of existing ground water or surface water paths; (g) waste disposal areas.	AO1.1 Development is located on that part of the site not affected by the Potential landslide hazard overlay. AO1.2 Development is on an existing stable, benched site and requires no further earthworks AO1.3 A competent person certifies that: (a) the stability of the site, including associated buildings and infrastructure, will be maintained during the course of the development and will remain stable for the life of the development; (b) development of the site will not increase the risk of landslide hazard activity on other land, including land above the site; (c) the site is not subject to the risk of landslide activity on other land; (d) any measures identified in a site-specific geotechnical report for stabilising the site or development have been fully implemented;	Complies with PO1. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. Proposed stabilisation works are required to further improve/reduce the potential landslide hazard risk associated with the existing dwelling house. Proposed retaining structures are not complex and are necessary to ensure no further erosion occurs along the slope that exists within the northern corner/along the north-east side of the existing building envelope. Proposed building work (house extensions) will be carried out within the portion of the project site that is to be further stabilised through the installation/construction of retaining features and therefore does not pose an increased risk for potential landslip. All proposed earthworks are to be carried out within an area that has been previously developed and appropriately benched.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(e) development does not concentrate existing ground water and surface water paths; (f) development does not incorporate on-site waste water disposal. Note – Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site specific geo-technical assessment. Note – Development may alter the conditions of ground water and surface water paths in accordance with a site-specific geotechnical report but should ensure that its final disbursement is as-per pre-developed conditions. Consideration for location, velocity, volume and quality should be given.	
PO2 The siting and design of necessary retaining structures does not cause an adverse visual impact on landscape character or scenic amenity quality of the area.	AO2 Excavation or fill: (a) is not more than 1.2 metres in height for each batter or retaining wall; (b) is setback a minimum of 2 metres from property boundaries; (c) is stepped with a minimum 2-metre-wide berm to incorporate landscaping in accordance with Planning scheme policy SC6.7 – Landscaping; (d) does not exceed a maximum of 3 batters and 3 berms (i.e. Not greater than 3.6 metres in height) on any one lot.	Complies with PO2. It is submitted that proposed operational works are required to remedy significant erosion, currently occurring on site. Specifically, it is noted that restoration work is required to further stabilise the existing building pad. The slope located along the northern/north-eastern corner of the existing building envelope has significantly eroded, requiring immediate re-stabilisation work to be undertaken. Proposed works are therefore expected to improve the safety and stability of the area immediately surrounding existing development. Proposed excavation and/or filling is unlikely to have an adverse impact on the existing amenity, given that proposed works are to be carried out within the middle of the eastern portion of the subject site. This area is completely surrounded by dense vegetation, and therefore, it is unlikely that any of the proposed development will be visible from neighbouring properties and/or the public realm.
Additional requirement for Community infrastructure		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO3 Development for community infrastructure: (a) is not at risk from the potential landslide hazard areas; (b) will function without impediment from a landslide; (c) provides access to the infrastructure without impediment from the effects of a landslide; (d) does not contribute to an elevated risk of a landslide to adjoining properties.	AO3 Development is designed in accordance with the recommendations of a site-specific geotechnical assessment which makes reference to the community infrastructure and its needs and function. Note - A site specific geotechnical assessment will detail requirements that will address the Acceptable Outcomes of this Performance Outcome. Planning scheme policy SC6.9 – Natural hazards provides guidance on preparing a site-specific geotechnical assessment.	Not Applicable. The provision of community infrastructure does not form part of this proposal.

9.4.3 Environmental performance code

Table 9.4.3.3.a—Accepted development subject to requirements and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Lighting		
PO1 Lighting incorporated within development does not cause an adverse impact on the amenity of adjacent uses and nearby sensitive land uses.	AO1.1 Technical parameters, design, installation, operation and maintenance of outdoor lighting comply with the requirements of Australian standard AS4282-1997 Control of the obtrusive effects of outdoor lighting.	Not Applicable. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. Where new lighting is installed to facilitate the ongoing operation of the existing dwelling house, it is unlikely to be a nuisance to surrounding properties, given the substantial setback distances between the existing dwelling house and property boundaries.
	AO1.2 Development that involves flood lighting is restricted to a type that gives no upward component of light where mounted horizontally.	
	AO1.3 Access, car parking and manoeuvring areas are designed to shield nearby residential premises from impacts of vehicle headlights.	
Noise		
PO2 Potential noise generated from the development is avoided through design, location and operation of the activity.	AO2.1 Development does not involve activities that would cause noise related environmental harm or nuisance; or	Not Applicable. No new land uses and/or activities are proposed and therefore no new noise impacts are likely to occur as a result of proposed development.
	AO2.2	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	Development ensures noise does not emanate from the site through the use of materials, structures and architectural features to not cause an adverse noise impact on adjacent uses.	
	AO2.3 The design and layout of development ensures car parking areas avoid noise impacting directly on adjacent sensitive land uses through one or more of the following: (a) car parking is located away from adjacent sensitive land uses; (b) car parking is enclosed within a building; (c) a noise ameliorating fence or structure is established adjacent to car parking areas where the fence or structure will not have a visual amenity impact on the adjoining premises; (d) buffered with dense landscaping. Editor's note - The Environmental Protection (Noise) Policy 2008, Schedule 1 provides guidance on acoustic quality objectives to ensure environmental harm (including nuisance) is avoided.	
Airborne particles and other emissions		
PO3	AO3.1	Not Applicable.
Potential airborne particles and emissions generated from the development are avoided	Development does not involve activities that will result in airborne particles or emissions being generated;	No new land uses and/or activities are proposed and therefore no new impacts from the generation of airborne particles or

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO3.2 The design, layout and operation of the development activity ensures that no airborne particles or emissions cause environmental harm or nuisance. Note - examples of activities which generally cause airborne particles include spray painting, abrasive blasting, manufacturing activities and car wash facilities. Examples of emissions include exhaust ventilation from basement or enclosed parking structures, air conditioning/refrigeration ventilation and exhaustion. The Environmental Protection (Air) Policy 2008, Schedule 1 provides guidance on air quality objectives to ensure environmental harm (including nuisance) is avoided.	emissions are likely to occur as a result of proposed development. Proposed works are minor in nature and unlikely to result in the generation of airborne particles or emissions.
Odours		
PO4 Potential odour causing activities associated with the development are avoided through design, location and operation of the activity. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO4.1 The development does not involve activities that create odorous emissions; or AO4.2 The use does not result in odour that causes environmental harm or nuisance with respect to surrounding land uses.	Not Applicable. No new land uses are proposed and therefore no new impacts from odour emissions are likely to occur as a result of proposed development. Proposed works are minor in nature and unlikely to result in the generation of odorous emissions.
Waste and recyclable material storage		

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
PO5 Waste and recyclable material storage facilities are located and maintained to not cause adverse impacts on adjacent uses. Note – Planning Scheme Policy SC6.4 – Environmental management plans provides guidance on preparing a report to demonstrate compliance with the purpose and outcomes of the code.	AO5.1 The use ensures that all putrescent waste is stored in a manner that prevents odour nuisance and is disposed of at regular intervals. AO5.2 Waste and recyclable material storage facilities are located, designed and maintained to not cause an adverse impact on users of the premises and adjacent uses through consideration of: (a) the location of the waste and recyclable material storage areas in relation to the noise and odour generated; (b) the number of receptacles provided in relation to the collection, maintenance and use of the receptacles; (c) the durability of the receptacles, sheltering and potential impacts of local climatic conditions; (d) the ability to mitigate spillage, seepage or leakage from receptacles into adjacent areas and sensitive receiving waters and environments. Editor's note - the Environmental Protection (Waste Management) Policy 2008 provides guidance on the design of waste containers (receptacles) to ensure environmental harm (including nuisance) is avoided.	Not Applicable. Proposed development will not result in changes to the way in which waste is currently managed on site.
Sensitive land use activities		
PO6	AO6.1	Not Applicable.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
Sensitive land use activities are not established in areas which will receive potentially incompatible impacts on amenity from surrounding, existing development activities and land uses.	Sensitive land use activities are not established in areas that will be adversely impacted upon by existing land uses, activities and potential development possible in an area; or AO6.2 Sensitive land activities are located in areas where potential adverse amenity impacts mitigate all potential impacts through layout, design, operation and maintenance.	The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. No new sensitive land uses are proposed or form part of this proposal.
Stormwater quality		
PO7 The quality of stormwater flowing over, through or being discharged from development activities into watercourses and drainage lines is of adequate quality for downstream environments, with respect to: (a) the amount and type of pollutants borne from the activity; (b) maintaining natural stream flows; (c) the amount and type of site disturbance; (d) site management and control measures.	AO7.1 Development activities are designed to ensure stormwater over roofed and hard stand areas is directed to a lawful point of discharge. AO7.2 Development ensures movement of stormwater over the site is not impeded or directed through potentially polluting activities. AO7.3 Soil and water control measures are incorporated into the activity's design and operation to control sediment and erosion potentially entering watercourses, drainage lines and downstream receiving waters.	Complies with AO7.1, AO7.2 and AO7.3. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. It is noted that as part of the proposed operational works, improvements to drainage and stormwater runoff have been considered and informed the design of retaining structures. It is intended that water runoff from the existing dwelling house will be directed towards the drainage incorporated into the proposed new retaining structure and directed towards the south-east corner of the existing dwelling house. Once directed away from the immediate area surrounding the existing dwelling house, stormwater will then drain naturally away from the project site via existing drainage lines, gullies, etc.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Note - Planning scheme policy - FNQROC Regional Development Manual provides guidance on soil and water control measures to meet the requirements of the Environmental Protection Act 1994. During construction phases of development, contractors and builders are to have consideration in their work methods and site preparation for their environmental duty to protect stormwater quality.	
Pest plants (for material change of use on vacant land over 1,000m2)		
PO8 Development activities and sites provide for the removal of all pest plants and implement ongoing measures to ensure that pest plants do not reinfest the site or nearby sites. Editor's note - This does not remove or replace all land owner's obligations or responsibilities under the Land Protection (Pest and Stock Route Management) Act 2002.	AO8.1 The land is free of declared pest plants before development establishes new buildings, structures and practices; or AO8.2 Pest plants detected on a development site are removed in accordance with a management plan prepared by an appropriately qualified person prior to construction of buildings and structures or earthworks. Note - A declaration from an appropriately qualified person validates the land being free from pest plants. Declared pest plants include locally declared and State declared pest plants.	Not Applicable. The proposal does not involve a material change of use.

9.4.4 Filling and excavation code

Table 9.4.4.3.a – Filling and excavation code – for self-assessable and assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
Filling and excavation – General		
PO1 All filling and excavation work does not create a detrimental impact on the slope stability, erosion potential or visual amenity of the site or the surrounding area.	AO1.1 The height of cut and/or fill, whether retained or not, does not exceed 2 metres in height. and Cuts in excess of those stated in A1.1 above are separated by benches/ terraces with a minimum width of 1.2 metres that incorporate drainage provisions and screen planting.	Complies with AO1.1. – AO1.6 The proposal seeks preliminary approval for building work (house extensions and swimming pool), as well as approval for operational work involving vegetation damage and/or earthworks. Specifically, it is noted that operational works, required to support proposed development, will be carried out accordingly: • Appropriate drainage provisions are to be incorporated into the proposed design. It is noted that where it is proposed to construct a new garage and swimming pool – significant cut will be required to facilitate this. Suitable retaining structures and/or batters on either side of the proposed garage are proposed. Batters will be suitably vegetated, allowing for adequate drainage. Proposed retaining structures will be suitably separated from one another. Additionally, it is noted that the slope located along the northern/north-eastern corner of the existing building envelope has significantly eroded, requiring immediate re-stabilisation work to be undertaken. This slope is existing and therefore minimal/no further cutting is required to facilitate proposed stabilisation work.
	AO1.2 Cuts are supported by batters, retaining or rock walls and associated benches/terraces are capable of supporting mature vegetation.	
	AO1.3 Cuts are screened from view by the siting of the building/structure, wherever possible.	
	AO1.4	

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Topsoil from the site is retained from cuttings and reused on benches/terraces. AO1.5 No crest of any cut or toe of any fill, or any part of any retaining wall or structure is closer than 600mm to any boundary of the property, unless the prior written approval of the adjoining landowner has been obtained. AO1.6 Non-retained cut and/or fill on slopes are stabilised and protected against scour and erosion by suitable measures, such as grassing, landscaping or other protective/aesthetic measures.	- Where cut is required to facilitate proposed development, batters and/or retaining walls will be constructed and appropriately vegetated. - It is noted that where it is proposed to construct a new garage and swimming pool – significant cut will be required to facilitate this. The proposed garage and swimming pool has been appropriately designed to ensure the significant cutting is screened from view. Batters on either side of the proposed structures will be established to allow for a more seamless transition between ground levels. Podium planting at the façade has also been proposed to further break up the front view of the proposed new garage/swimming pool. - Where necessary, soil cut from the site will be used for fill. Specifically it is noted that the existing access driveway will need to be slightly raised and levelled to allow for vehicle access to the proposed new garage. - Proposed works are not within 600mm of any property boundary. - All proposed batters will be suitably vegetated/stabilised to reduce the potential for future erosion.
Visual Impact and Site Suitability		
PO2 Filling and excavation are carried out in such a manner that the visual/scenic amenity of the area and the privacy and stability of adjoining properties is not compromised.	AO2.1 The extent of filling and excavation does not exceed 40% of the site area, or 500m² whichever is the lesser, except that AO2.1 does not apply to reconfiguration of 5 lots or more	Complies with AO2.1. The proposal does not involved cutting and/or filling in excess of 500m². Complies with AO2.2.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO2.2 Filling and excavation does not occur within 2 metres of the site boundary.	Filling and excavation will not occur within 2m of a property boundary. It is noted that the minimum property boundary setback distance is over 200m.
Flooding and drainage		
PO3 Filling and excavation does not result in a change to the run off characteristics of a site which then have a detrimental impact on the site or nearby land or adjacent road reserves.	AO3.1 Filling and excavation does not result in the ponding of water on a site or adjacent land or road reserves.	Complies with AO3.1. Proposed operational work is expected to improve the existing drainage on site. It is noted that additional drainage provisions will be incorporated/installed as part of the proposed stabilisation works to ensure that runoff is appropriately directed away from existing buildings/structures, and then furthermore to a point/s where water/flows can then drain naturally away from developed areas within the subject site. This proposal is not expected to result in the ponding of water given the elevation at which proposed works are to be undertaken.
	AO3.2 Filling and excavation does not result in an increase in the flow of water across a site or any other land or road reserves.	
	AO3.3 Filling and excavation does not result in an increase in the volume of water or concentration of water in a watercourse and overland flow paths.	
	AO3.4 Filling and excavation complies with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	
		Complies with AO3.2. The proposal is not expected to result in an increase in the flow of water across the site. It is noted that given the location of the subject area, within the subject site, all flows/runoff are expected to remain the same.
		Complies with AO3.3. The proposal is not expected to result in an increase in the volume and/or concentration of water in a watercourse and/or overland flow. It is noted that given the location of the subject area, within the subject site, all flows/runoff are expected to

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
		remain the same. Should changes to flows occur as a result of proposed development, these are not expected to be significant given the significant setback distances to watercourses and/or property boundaries. Complies with AO3.4. Compliance with this condition may be ensured via the imposition of reasonable and relevant conditions, included on any future approval issued.
Water Quality		
PO4 Filling and excavation does not result in a reduction of the water quality of receiving waters.	AO4 Water quality is maintained to comply with the specifications set out in Planning Scheme Policy No SC5 – FNQROC Development Manual.	Complies with AO4. Compliance with this condition may be ensured via the imposition of reasonable and relevant conditions, included on any future approval issued.
Infrastructure		
PO5 Excavation and filling does not impact on Public Utilities.	AO5 Excavation and filling is clear of the zone of influence of public utilities.	Complies with AO4. Compliance with this condition may be ensured via the imposition of reasonable and relevant conditions, included on any future approval issued. Specifically, it is noted that proposed operational works are not to be carried out within proximity to onsite wastewater/sewer systems and/or existing water tanks.

9.4.9 Vegetation management code

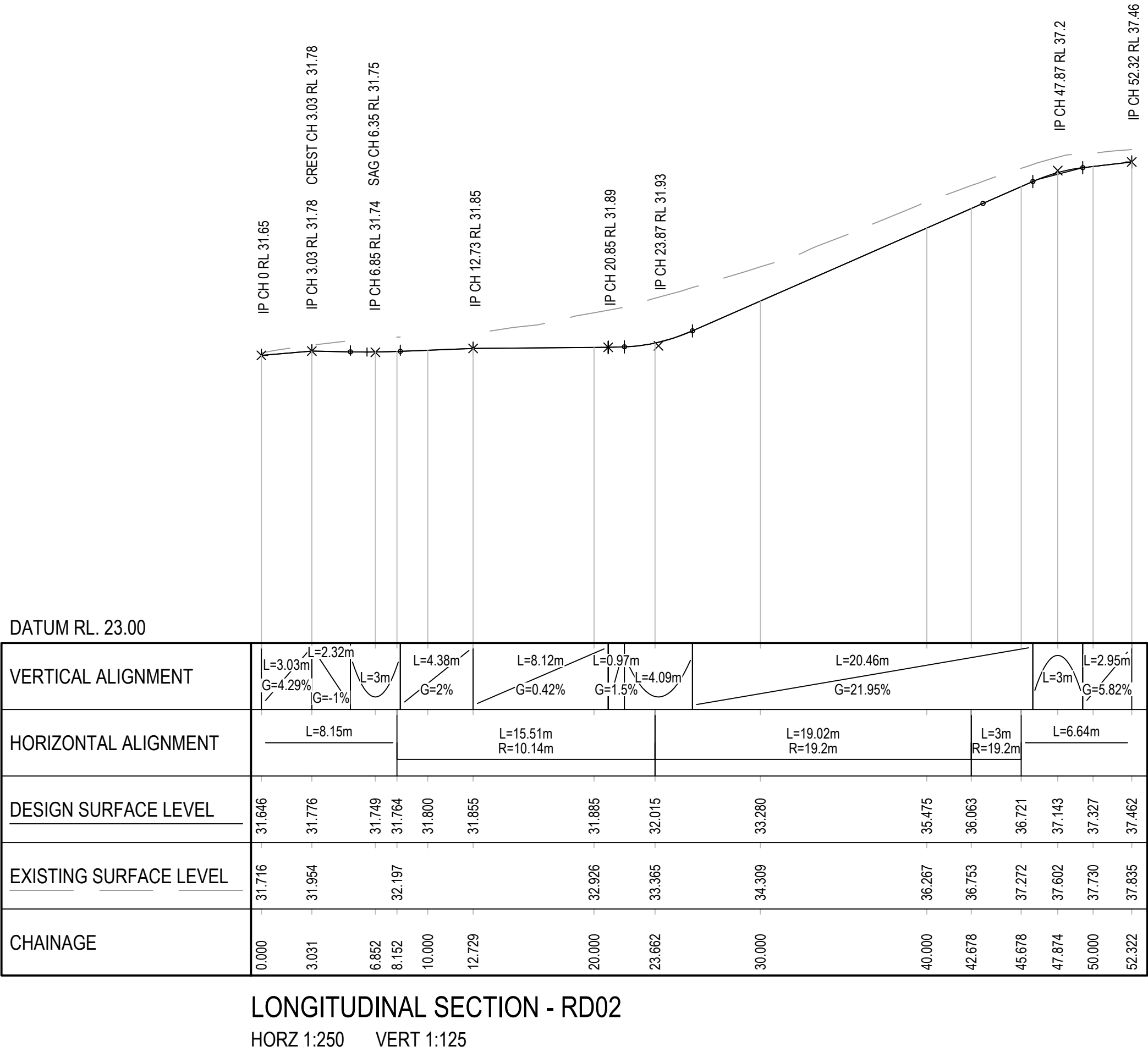
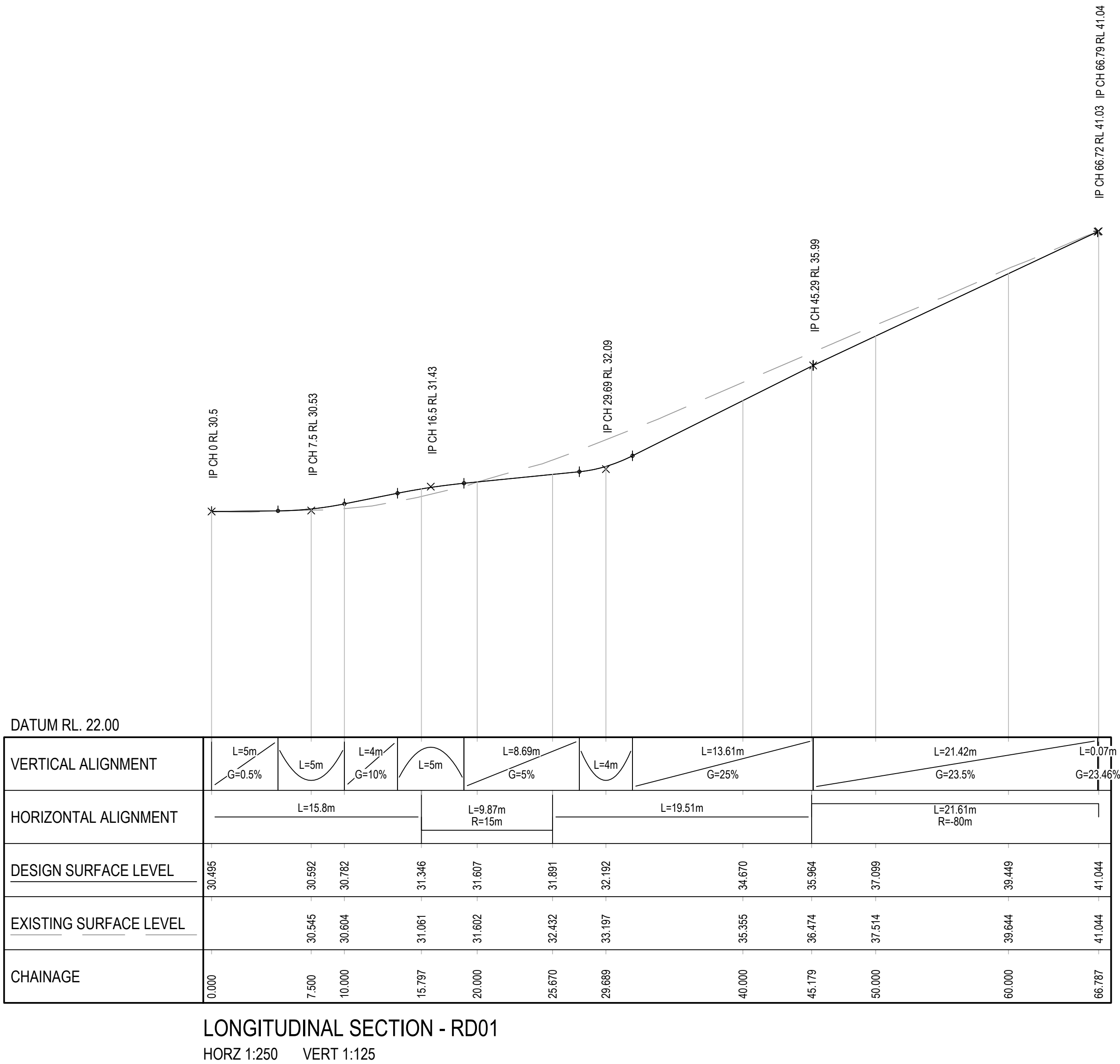
Table 9.4.9.3.a – Vegetation management –assessable development

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
For self-assessable and assessable development		
PO1 Vegetation is protected to ensure that: (a) the character and amenity of the local area is maintained; (b) vegetation damage does not result in fragmentation of habitats; (c) vegetation damage is undertaken in a sustainable manner; (d) the Shire's biodiversity and ecological values are maintained and protected; (e) vegetation of historical, cultural and / or visual significance is retained; (f) vegetation is retained for erosion prevention and slope stabilisation.	AO1.1 Vegetation damage is undertaken by a statutory authority on land other than freehold land that the statutory authority has control over; or AO1.2 Vegetation damage is undertaken by or on behalf of the local government on land controlled, owned or operated by the local government; or AO1.3 Vegetation damage, other than referenced in AO1.1 or AO1.2 is the damage of: (a) vegetation declared as a pest pursuant to the Land Protection (Pest and Stock Route Management) Act 2002; or (b) vegetation identified within the local government's register of declared plants pursuant to the local government's local laws; or (c) vegetation is located within a Rural zone and the trunk is located within ten metres of an existing building; or	Complies with PO1. The proposal seeks approval to undertake minor earthworks and/or vegetation clearing in order to support/facilitate proposed extensions to an existing dwelling house, as well as the construction of retaining structures to ensure further stabilisation of the existing building pad. The majority of the vegetation likely to be impacted as a result of proposed development is located along the northern/north-eastern edge of the existing building pad, between two existing access driveways/tracks. Works are anticipated to include vegetation clearing/removal of approximately 6 mature trees >10m in height, as well as removal of sparse regrowth, ornamental plantings and seedlings. Given the location of the project site, any vegetation removal/disturbance is unlikely to impact the character and amenity of the local area. Specifically, it is noted that the project site is situated within the middle of the eastern portion of the subject site and is significantly setback (over 250m) from all property boundaries. The project site is surrounded by dense vegetation and therefore no visual impacts are anticipated. An environmental assessment was undertaken by 4 Elements Consulting, which confirmed that the proposed development is

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	(d) vegetation is located within the Conservation zone or Environmental management zone and the trunk is located within three metres of an existing or approved structure, not including a boundary fence;. or AO1.4 Vegetation damage that is reasonably necessary for carrying out work that is: (a) authorised or required under legislation or a local law; (b) specified in a notice served by the local government or another regulatory authority; or AO1.5 Vegetation damage for development where the damage is on land the subject of a valid development approval and is necessary to give effect to the development approval; or AO1.6 Vegetation damage is in accordance with an approved Property Map of Assessable Vegetation issued under the Vegetation Management Act 1999; or AO1.7 Vegetation damage is essential to the maintenance of an existing fire break; or AO1.8	unlikely to result in fragmentation, given the size of the subject site and the nature of the existing vegetation established within the site. The environmental reporting provided at Attachment 4 also confirms that no/minor impacts to certain species may result from proposed development. Where impacts are identified – they are unlikely to be significant. It is submitted that the proposed vegetation removal/disturbance is required to facilitate the further stabilisation of the existing building pad and therefore is unavoidable and necessary in this instance.

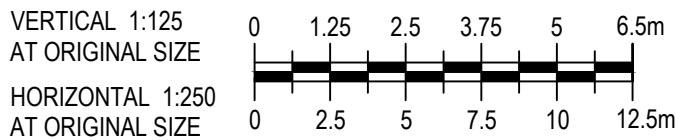
PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	Vegetation damage is essential to prevent interference to overhead service cabling; or AO1.9 Vegetation damage is for an approved Forest practice, where the lot is subject to a scheme approved under the Vegetation Management Act 1999; or AO1.10 Vegetation damage is undertaken in accordance with section 584 of the Sustainable Planning Act 2009. AO1.11 Vegetation damage where it is necessary to remove one tree in order to protect an adjacent more significant tree (where they are growing close to one another). AO1.12 Private property owners may only remove dead, dying, structurally unsound vegetation following receipt of written advice from, at minimum, a fully qualified Certificate V Arborist. A copy of the written advice is to be submitted to Council for its records, a minimum of seven business days prior to the vegetation damage work commencing.	
PO2 Vegetation damaged on a lot does not result in a nuisance	AO2.1 Damaged vegetation is removed and disposed of at an approved site; or	Complies with AO2.1 and/or AO2.2.

PERFORMANCE OUTCOMES	ACCEPTABLE OUTCOMES	APPLICANT RESPONSE
	AO2.2 Damaged vegetation is mulched or chipped if used onsite.	Compliance with the requirements of this assessment benchmark can be ensured through the imposition of appropriate conditions upon issuance of an approval.
For assessable development		
PO3 Vegetation damage identified on the Places of significance overlay lot does not result in a negative impact on the site's heritage values.	AO3 No acceptable outcomes are prescribed.	Not Applicable. The subject lot is not identified as a Place of Significance, pursuant to the Places of Significance Overlay mapping.



NOT FOR CONSTRUCTION

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME:	J. DENNIEN
RPEQ NO:	26600
DATE:	14.09.26
SIGNATURE:	



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

ROAD LONGITUDINAL SECTIONS

12691107-GHD-00-00-DRG-CI-05001

Drawing No.

Size
A1

Rev
P01

SILKY OAKS LODGE

PORTE-COCHERE STRUCTURAL AND CIVIL WORKS

12691107

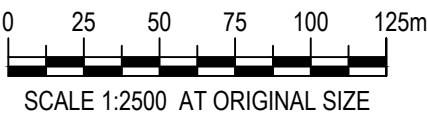


LOCALITY PLAN
SCALE 1:2500

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
12691107-GHD-00-00-DRG-CI-01001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
12691107-GHD-00-00-DRG-CI-01101	GENERAL NOTES
12691107-GHD-00-00-DRG-CI-01111	EXISTING FEATURES AND DEMOLITION PLAN
12691107-GHD-00-00-DRG-CI-02001	GENERAL ARRANGEMENT LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03001	CONTROL LINE LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03101	CONTROL LINE SETOUT TABLES
12691107-GHD-00-00-DRG-CI-04101	TYPICAL SECTIONS AND DETAILS
12691107-GHD-00-00-DRG-CI-05001	ROAD LONGITUDINAL SECTIONS

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL				
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME:	J. DENNIEN
RPEQ NO:	26600
DATE:	14.09.26
SIGNATURE:	



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL
COVER SHEET, DRAWING LIST AND LOCALITY PLAN	
Drawing No.	12691107-GHD-00-00-DRG-CI-01001

Size
A1

Rev
P01

SURVEY CONTROL:

- ENGINEERING CONTROL SURVEY HAS BEEN PROVIDED BY RPS CONSULTANTS.
- SURVEY HORIZONTAL DATUM: MGA ZONE 55, SURVEY VERTICAL DATUM: AHD. REFER TO RPS SURVEY '442157-1' FOR SURVEY CONTROL STATIONS AND FURTHER INFORMATION.
- IF A PERMANENT SURVEY MARK IS DISTURBED DURING CONSTRUCTION, A REGISTERED SURVEYOR MUST BE NOTIFIED AND REINSTATE THE PERMANENT SURVEY MARK AFTER CONSTRUCTION HAS FINISHED.
- ACCREDITED SERVICE LOCATORS WERE ENGAGED TO FIND THE POSITION OF UNDERGROUND SERVICES.
- INFORMATION CONTAINED HEREIN IS TRUE AS PER DATE OF SURVEY.
- CADASTRAL BOUNDARIES SHOWN ON THIS PLAN HAVE NOT BEEN RE-ESTABLISHED AS PART OF THIS SURVEY.

SURVEY CONTROL:

- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE NOTED. ALL COORDINATES AND LEVELS ARE IN METRES, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THESE DRAWINGS. USE FIGURED DIMENSIONS.
- THE CONTRACTOR SHALL CHECK, VERIFY ON SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS SHOWN ON THE DRAWINGS AND DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT BEFORE ANY WORK PROCEEDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY FOR DECISION BEFORE PROCEEDING WITH THE PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY SPECIFICATIONS, STANDARDS AUSTRALIA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.
- NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES REQUIRED PROPERTIES OF ITEM. SIMILAR ALTERNATIVES HAVING REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- DURING CONSTRUCTION ANY STRUCTURE AND NEIGHBOURING STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION, ENSURING NO PARTS ARE OVERTRESSED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- TAKE CARE OF HAZARD ASSOCIATED WITH BURIED, CONCEALED OR OVERHEAD SERVICES. TAKE PRECAUTIONS AND UNDERTAKE EXPLORATION TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. MARK LOCATIONS OF SERVICES CLEARLY ON SITE, AND ON AS-BUILT DRAWINGS.
- CAPTURE AND DISPOSE OF SAFELY ANY DUST, DEBRIS OR SPILLAGES. REMOVE FROM SITE ALL DEMOLISHED MATERIALS NOT REQUIRED IN FINAL WORKS.
- THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED IN DETERMINING PRECISE DETAILS WITH RESPECT TO BOUNDARIES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO 'ON-MAINTENANCE' INSPECTION.
- ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN ROAD CARRIAGEWAY TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- NEATLY HORIZONTALLY AND VERTICALLY MATCH NEW DESIGN TO EXISTING AT EXTENT OF WORKS, ENSURING THAT THERE IS NO PONDING OF WATER BETWEEN NEW AND EXISTING.
- LINE MARKING AND TRAFFIC SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS1742: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SERVICES:

- EXACT LOCATIONS OF SERVICES SHALL BE CONFIRMED PRIOR TO WORKS BEING UNDERTAKEN.
- EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH AND ALIGNMENT OF EXISTING SERVICES BY POTHOLING BEFORE COMMENCING WORKS.
- THE CONTRACTOR SHALL COORDINATE THESE WORKS WITH ALL THE BUILDING SERVICES AND CHECK FOR ANY SERVICE ALIGNMENT CLASHES WHICH MIGHT AFFECT THE PROPOSED WORKS. THE RELEVANT CONSULTANTS SHALL BE NOTIFIED OF ANY PROBLEMS OR CLASHES TO DETERMINE APPROPRIATE ACTIONS OR DESIGN CHANGES.
- CONTRACTOR TO ENSURE PLANT AND MACHINERY HAS APPROPRIATE CLEARANCES FROM THE OVERHEAD SERVICES.
- ALL EXISTING SERVICE PI LIDS AND SURFACE LEVEL APPURTENANCES SHALL BE ADJUSTED TO MATCH THE FINISHED DESIGN LEVELS. GRADED AND LEVELLED TO FINISH FLUSH WITH SURROUNDING SURFACE.

EARTHWORKS:

- ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTH FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- COMPACT FILL IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 200mm.
- IMPORTED (SELECT) FILL SHALL BE OF GOOD QUALITY AND CONFORM THE FOLLOWING GENERAL SPECIFICATIONS:
 - MINIMUM SOAKED CBR = 15%
 - MAXIMUM PARTICLE SIZE = 75mm
 - SHRINK/SWELL INDEX MAXIMUM OF 1%
 - PROPORTION PASSING 0.075mm SIEVE < 25%
 - PLASTICITY INDEX > 2% <15%
- PLACE AND COMPACT FILL IN ACCORDANCE TO THE FOLLOWING TABLE (WHERE NOT SPECIFIED ON DRAWINGS):

LOCATION	MIN. DRY DENSITY RATIO (COHESIVE SOILS)	MIN. DENSITY INDEX (COHESIONLESS SOILS)
GENERAL EMBANKMENT	98%	70%
FILL UNDER STRUCTURES	100%	80%
SUBGRADE (TO A DEPTH OF 0.3m)	100%	80%
ROAD PAVEMENT	100%	-
- VERTICAL TOLERANCE FOR EARTHWORKS LEVELS SHALL BE ± 50mm EXCEPT WHERE SUCH FILL DEFINES THE SUBGRADE LEVEL FOR A STRUCTURE OR IS ADJACENT TO A CONSTRUCTED ELEMENT OR FEATURE (E.G. PATH OR PIT), THEN THE VERTICAL TOLERANCES ARE TO BE ± 15mm

STORMWATER DRAINAGE:

- UNLESS NOTED OTHERWISE, ALL PIPES CLASS 3 REINFORCED CONCRETE RUBBER RING JOINTED. ALTERNATIVE MATERIAL USED SUCH AS PP OR FRC MAYBE USED SUBJECT TO SUPERINTENDENT'S APPROVAL.
- EXCAVATION, BEDDING AND BACKFILL FOR RCPS TO BE IN ACCORDANCE WITH AS/NZS 3725 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES' AND CMDG C220 - STORMWATER DRAINAGE.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS AND LOCATIONS OF SERVICES.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO FINAL HANDOVER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY DRAINAGE ON SITE TO ENSURE ENTIRE SITE DOES NOT FLOOD AND WATER DOES NOT POND ON OR ADJACENT TO NEW WORKS. THE CONTRACTOR IS TO ENSURE TEMPORARY DRAINAGE WORKS CAN CONVEY STORM EVENT RUNOFF AWAY FROM EXISTING BUILDINGS.
- TRENCH EXCAVATION FOR DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- TOLERANCES FOR THE CONSTRUCTION OF STORMWATER DRAINAGE WORKS SHALL BE:
 - ± 10mm FOR INVERT LEVELS
 - 10mm FOR FINISHED PIT LEVELS
 - STRUCTURE LOCATION WITHIN 100mm OF DESIGN IN OPEN AREA WHERE TOLERANCE ON FIT IS NOT APPLICABLE.

EROSION AND SEDIMENT CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING AN EROSION AND SEDIMENT CONTROL PLAN TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND SHALL AVOID ENVIRONMENTAL POLLUTION.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION.
- THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
 - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED.
 - MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
 - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
 - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES.
 - SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS SHALL BE IMPLEMENTED FOR BOTH THE CONSTRUCTION AND STOCKPILE AREAS.
- ALL ACCESS TO AND FROM THE SITE SHALL BE VIA A TEMPORARY CONSTRUCTION ENTRY/EXIT. THE CONTRACTOR SHALL NOMINATE A PROPOSED ACCESS LOCATION WHICH SHALL BE APPROVED BY THE CONTRACT ADMINISTRATOR.
- STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE CONTRACT ADMINISTRATOR. ALL STOCKPILES MUST HAVE APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT.
- ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS TO HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
- ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
- ALL COMPLETED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
- IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

SURVEY CONTROL POINT	
COORDINATE SYSTEMS	MAP GRID OF AUSTRALIA (MGA55)
GEODETTIC DATUM	GEOCENTRIC DATUM OF AUSTRALIA (GDA2020)
SURVEY CONTROL (MARK IDENTIFIER)	PM47211
EASTING (X) [M]	323030.152
NORTHING (Y) [M]	8177618.174
ELEVATION (Z) [M]	42.820
ROTATION / TRUE NORTH	0.00°
SOURCE OF INFORMATION	\\ghdnet\ghd\AU\Cairns\Projects\44\12692934\Doc_Transfer\Incomin gl\2026-04-22 - Survey\442157-1-.pdf

CONCRETE:

- ALL CONCRETE WORK INCLUDING COMPACTION OPERATIONS, CURING AND FINISHES SHALL BE IN ACCORDANCE WITH AS3600 & MRTS70
- ALL EXPOSED EDGES TO HAVE 19x19 CHAMFERS UNLESS SHOWN OTHERWISE.
- CONCRETE CLASS (FOR DURABILITY) AND MINIMUM COVER TO ALL REINFORCEMENT FOR VARIOUS ELEMENTS SHALL BE AS FOLLOWS:

ELEMENT	EXPOSURE CLASS	CLASS	MIN. COVER (mm)	REMARKS
PAVEMENT - EXPOSURE FACE	B1	N32/20	40	STANDARD FRAMEWORK & STANDARD COMPACTION
PAVEMENT - FACE ON GROUND	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION
ANCHOR & TERMINAL JOINT	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION

- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
- DETAILS OF CONCRETE MIX, AGGREGATE SIZE AND COLOUR, METHOD OF CURING AND FINISH ARE TO BE SUBMITTED FOR APPROVAL BY THE DESIGNER AT LEAST SIX (6) WEEKS PRIOR TO COMMENCING CONCRETE WORKS.

REINFORCEMENT (IN ACCORDANCE WITH MRTS71 AND AS3600:

- REINFORCENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- ALL HOOKS, BENDS AND COGS ARE STANDARD AND SHALL BE IN ACCORDANCE WITH MRTS71 AND AS3600.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOW OR AS OTHERWISE APPROVED BY DESIGNER. ALL LAP'S SHALL BE FULL STRENGTH SPLICES COMPLYING WITH AS3600 UNO.
- WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL BY THE DESIGNER. TACK WELDING FOR LOCATION PURPOSES IS TO CONFORM TO AS/NZS 1554.3 CLAUSE 3.3.2. WELDING CONSUMABLES TO BE E49XX OR W50X.
- ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS COMPLYING WITH MRTS70, SPACERS OR SUPPORT BARS.
- REINFORCEMENT SUFFIXES:
 - N GRADE D500N DEFORMED BARS TO AS/NZS 4671
 - RL AND SL GRADE D500L WELDED WIRE REINFORCING FABRIC TO AS/NZS 4671
- SPACING OF REINFORCEMENT SHALL BE TAKEN AS EQUAL UNO.
- THE DEVELOPMENT LENGTH AND THE LAPPED SPICE LENGTH SHALL BE AS FOLLOWS UNO:

HORIZ BARS>300mm CAST BELOW	
BAR	MINIMUM LAP LENGTH
N12	480
N16	650
N20	850
N24	1200
N28	1500
N32	1850
N36	2250
FABRIC	2 TRANSVERSE BARS + 25mm

ALL OTHERS BARS	
BAR	MINIMUM LAP LENGTH
N12	480
N16	650
N20	800
N24	1000
N28	1150
N32	1450
N36	1750
FABRIC	2 TRANSVERSE BARS + 25mm

NOT FOR CONSTRUCTION

P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	

Plot Date: 11 September 2026 - 5:49 PM Plotted by: Nshokano Birindwa

File Name: C:\12d\SWdata\I-P-00-12D-00\144-12691107 - Silky Oaks Lodge_4366\CADD\Drawings\12691107-GHD-00-00-DRG-CI-01101.dwg

CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: [Signature]



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

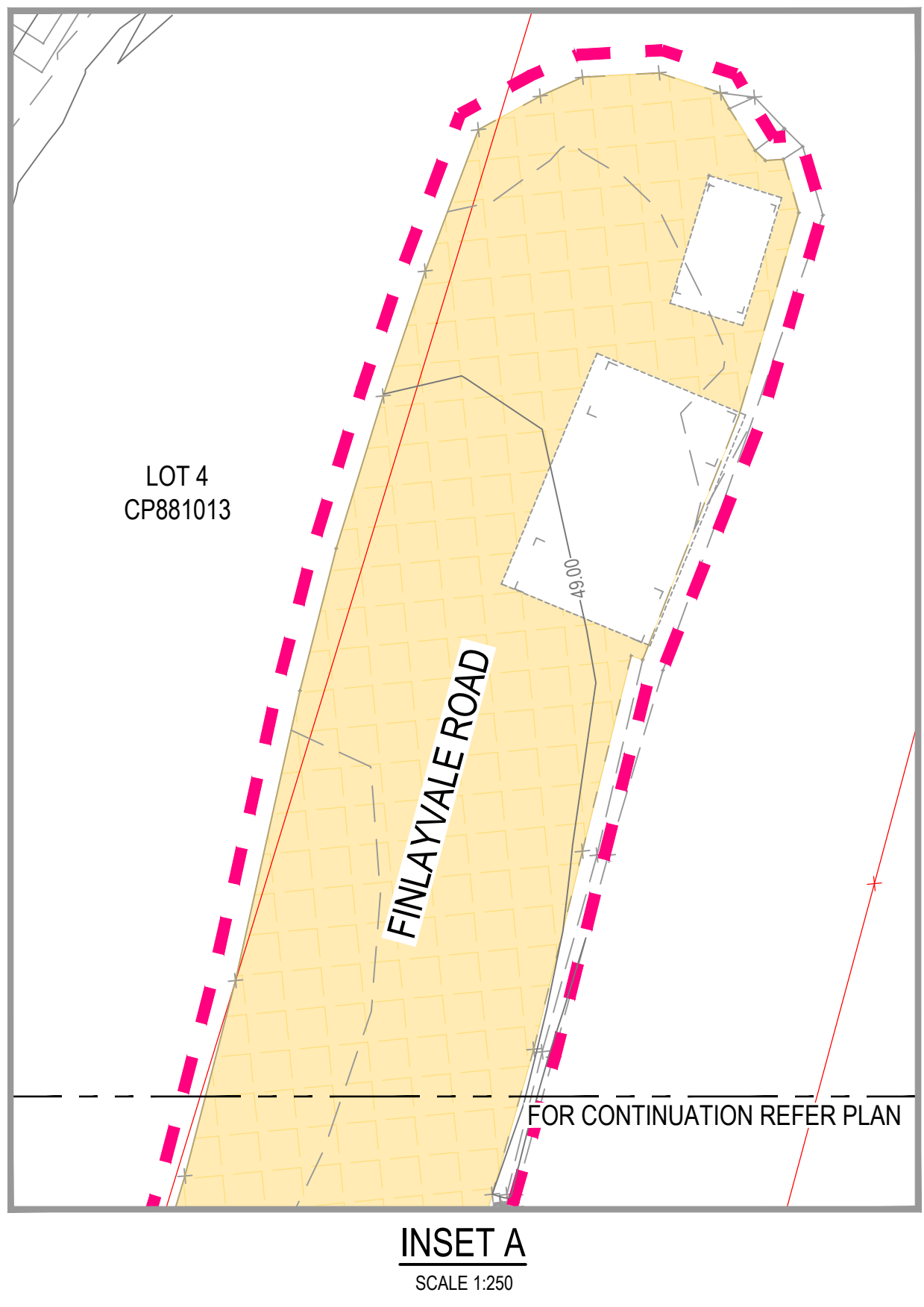
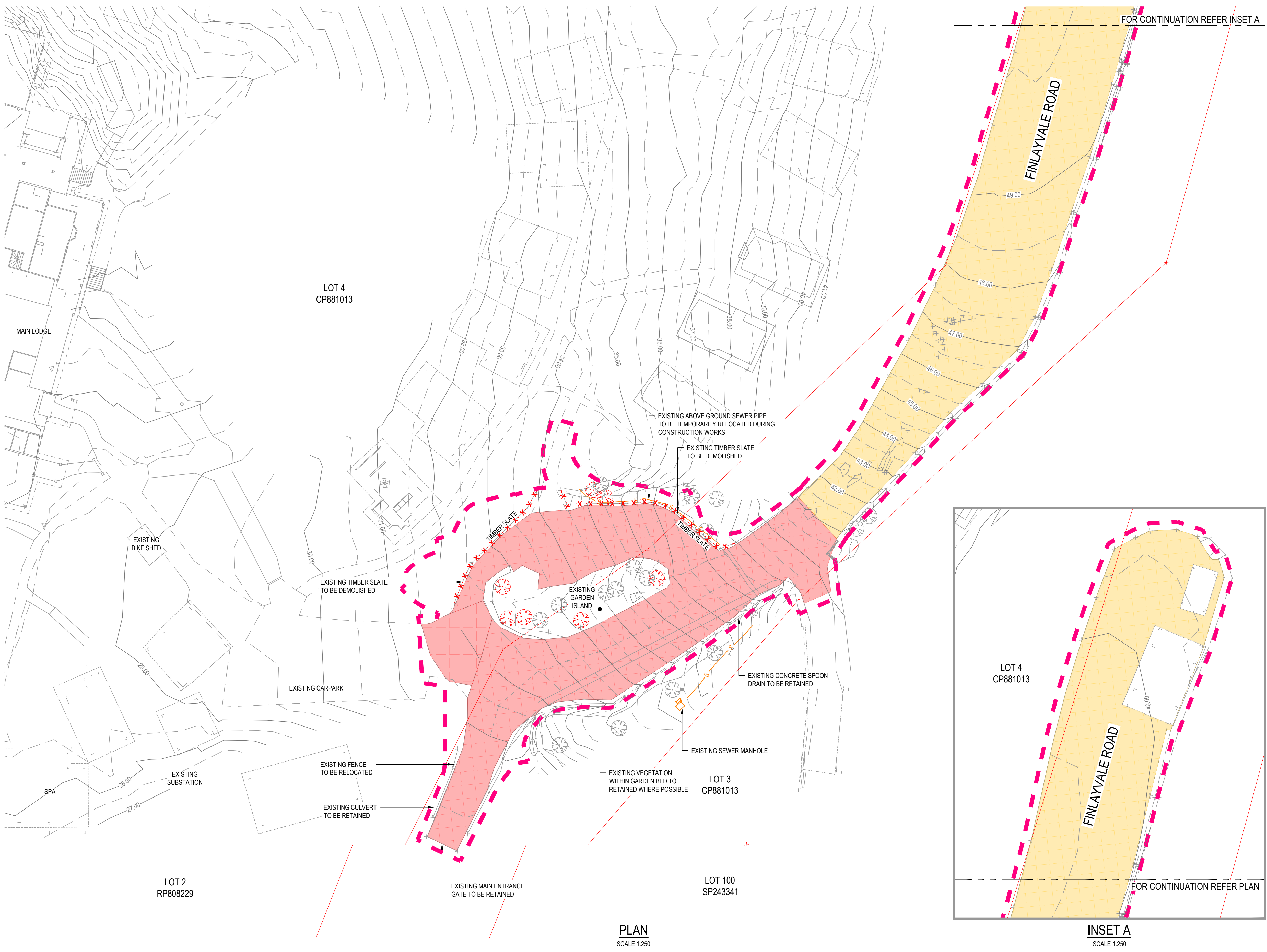
GENERAL NOTES

12691107-GHD-00-00-DRG-CI-01101

Drawing No.

Size
A1

Rev
P01



NOTES

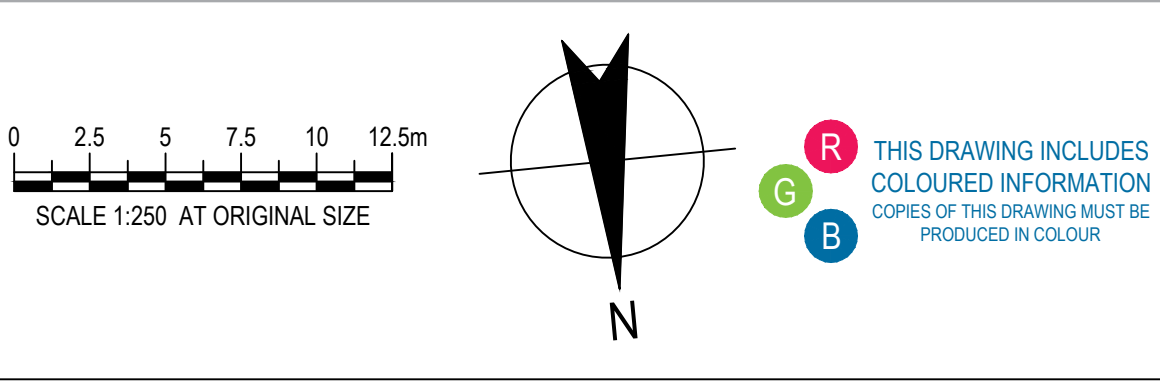
- 1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
- 2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
- 3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

LEGEND

- EXTENT OF WORKS
- EXISTING RP BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m)
- EXISTING CONTOUR MINOR (0.5m)
- EXISTING SEWER
- EXISTING EDGE OF BITUMEN
- EXISTING TOP OF BATTER
- EXISTING FENCELINE
- TO BE DEMOLISHED
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT TO BE RESURFACED

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL			
Rev	Description	Checked	Approved Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS
Designer	S. FREVENLORD	Design Check	J. DENNIEN



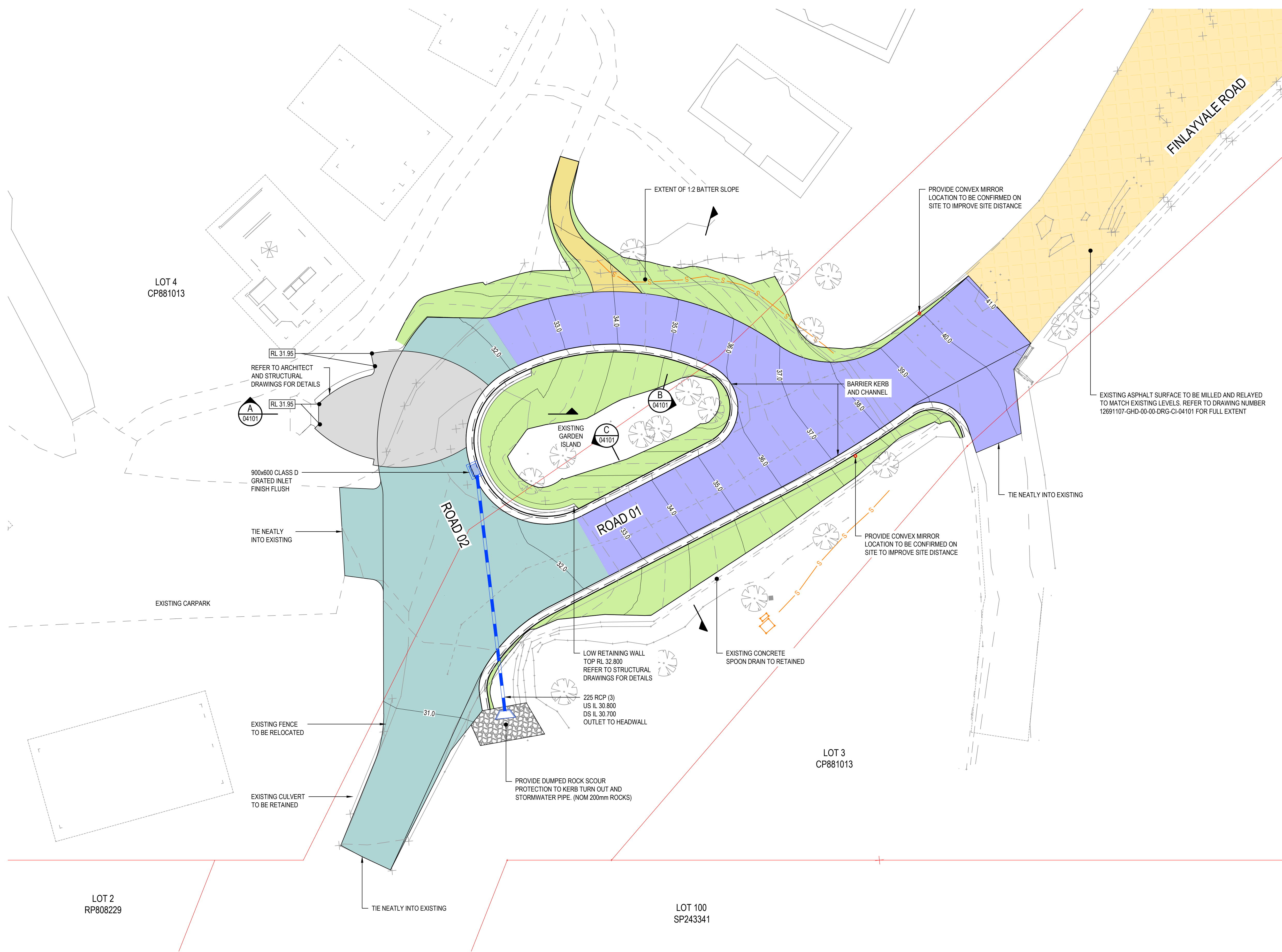
CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: [Signature]

GHD
Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmaill@ghd.com W www.ghd.com



Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL
EXISTING FEATURES AND DEMOLITION PLAN	
Drawing No.	12691107-GHD-00-00-DRG-CI-01111
Rev	P01



NOTES

- FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
- FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
- ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

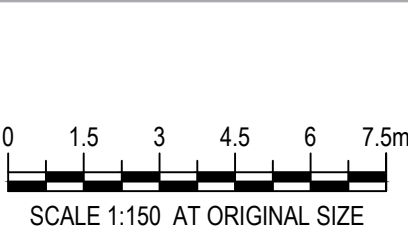
LEGEND

DESIGN CONTOUR MAJOR (0.5m)	13.5
DESIGN CONTOUR MINOR (0.1m)	13.5
EXISTING CONTOUR MAJOR (0.5m)	13.5
EXISTING CONTOUR MINOR (0.1m)	13.5
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	S
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
PROPOSED STORMWATER PIPE	
PROPOSED STORMWATER PIT	
PROPOSED STORMWATER HEADWALL	
PORTE COCHERE REFER TO STUCTURAL DRAWINGS FOR DETAILS	
CONCRETE PAVEMENT TYPE A 180mm THICK N32 CONCRETE WITH SL92 REINFORCEMENT WITH MIN TOP COVER 50mm. CONCRETE JOINTS PER FNQROC STD DRG NO. S1110	
CONCRETE PAVEMENT TYPE B - GROOVED CONCRETE RAMP 210mm THICK N32 CONCRETE WITH SL82 MESH TOP AND BOTTOM WITH MIN. TOP COVER 50mm. FOR DETAILS REFER DRG NO. 12691107-GHD-00-00-DRG-CI-04101	
ASPHALT MILL AND REPLACE 50mm OF EXISTING ASPHALT	
GREEN SPACE	
CONCRETE FOOTPATH GENERALLY IN ACCORDANCE WITH FNQROC STD DRG S1035	
ROCK PROTECTION	
CONVEX MIRROR	

PLAN
SCALE 1:150

NOT FOR CONSTRUCTION

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREVEN-LORD	Design Check	J. DENNIEN	



THIS DRAWING INCLUDES
COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE
PRODUCED IN COLOUR

CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: [Signature]



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL
GENERAL ARRANGEMENT
LAYOUT PLAN

Drawing No.
12691107-GHD-00-00-DRG-CI-02001

Size
A1

Rev
P01

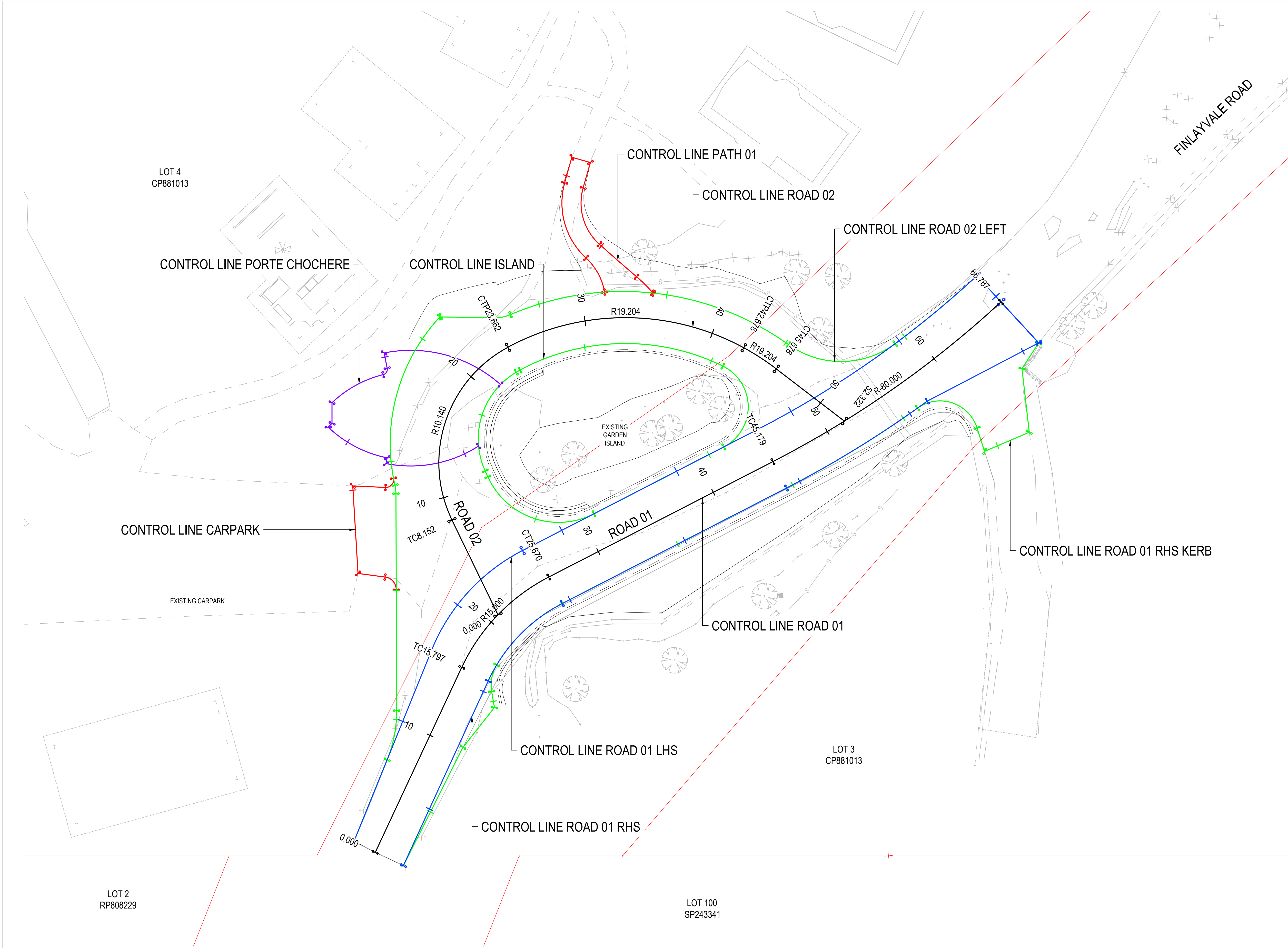
NOTES

1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

LEGEND

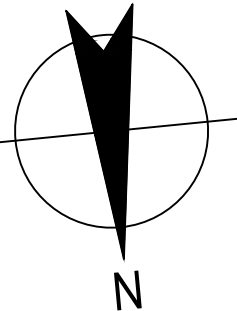
EXISTING RP BOUNDARY	
DESIGN STRING	
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
CONTROL LINES	

NOT FOR CONSTRUCTION



PLAN
SCALE 1:150

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREVEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME:	J. DENNIEN
RPEQ NO:	26600
DATE:	14.09.26
SIGNATURE:	



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL CONTROL LINE LAYOUT PLAN
---------------	--

12691107-GHD-00-00-DRG-CI-03001

Rev
P01

CONTROL LINE ROAD 01 LEFT SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.69"			
	10.000	323535.139	8178520.708	30.862	207°42'28.69"			
	15.960	323532.368	8178515.431	31.443	207°42'28.69"			
TC	20.000	323530.034	8178512.149	31.663	223°08'18.67"			
	21.282	323529.784	8178510.512	31.718		R = 15.000	10.643	40°39'12.69"
	26.603	323524.619	8178508.463	31.938	248°21'41.38"			
CT	30.000	323521.462	8178507.210	32.093	248°21'41.38"			
	40.000	323512.167	8178503.523	34.306	248°21'41.38"			
	46.963	323505.695	8178500.955	36.047	248°21'41.38"			
TC	50.000	323502.894	8178499.780	36.788	246°06'31.02"			
	57.395	323495.938	8178497.084	38.588		R = -77.250	20.865	15°28'32.83"
	60.000	323494.038	8178495.150	39.222	238°41'30.08"			
IP 4	67.828	323487.568	8178490.751	41.062				
IP 5	67.828	323487.568	8178490.751	41.062		R = 0.000	0.000	89°59'55.56"
IP 6	67.828	323487.568	8178490.751	41.062				
TC	70.000	323486.257	8178492.483	41.048	322°53'04.80"			
	70.578	323485.908	8178492.944	41.044	322°53'04.80"			

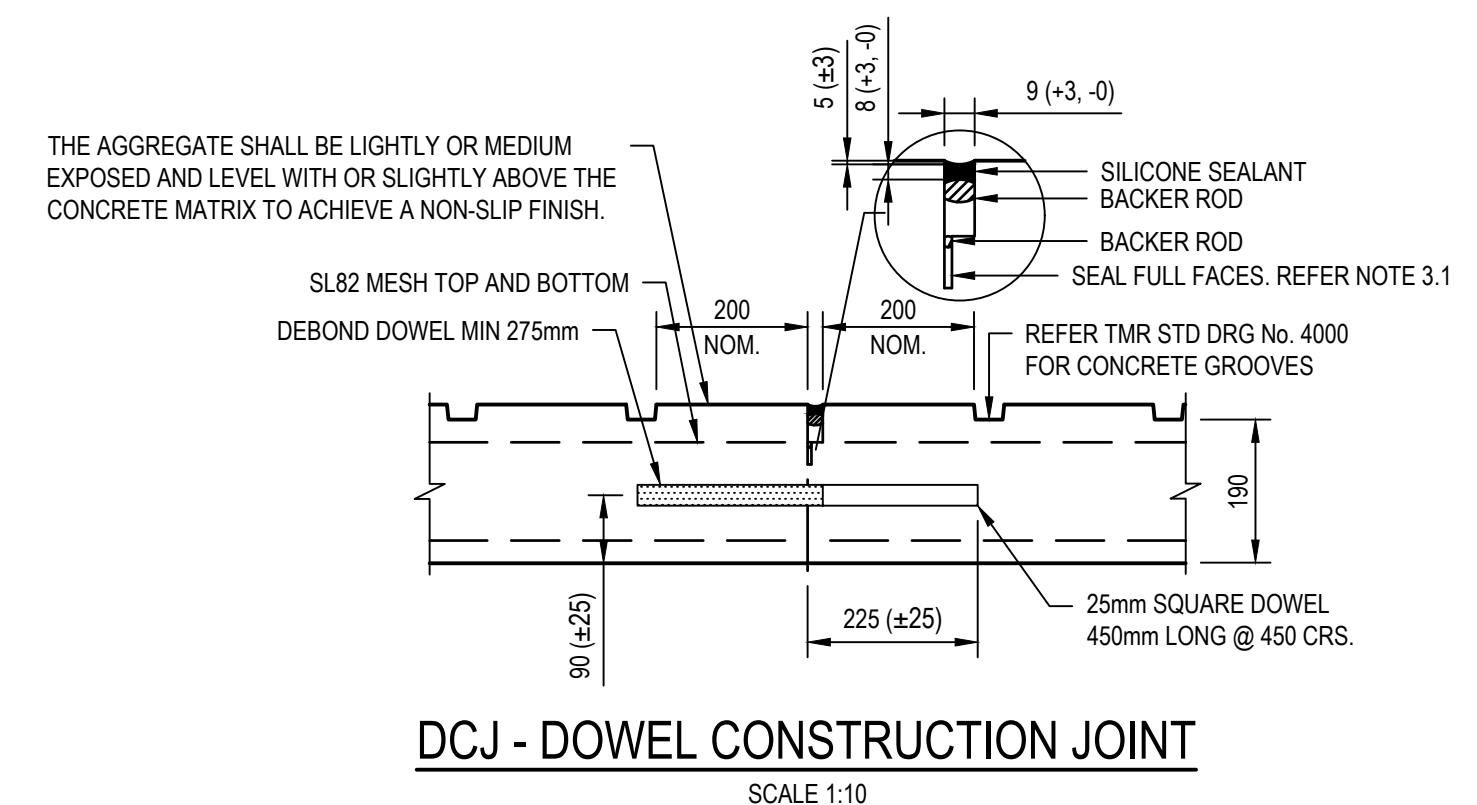
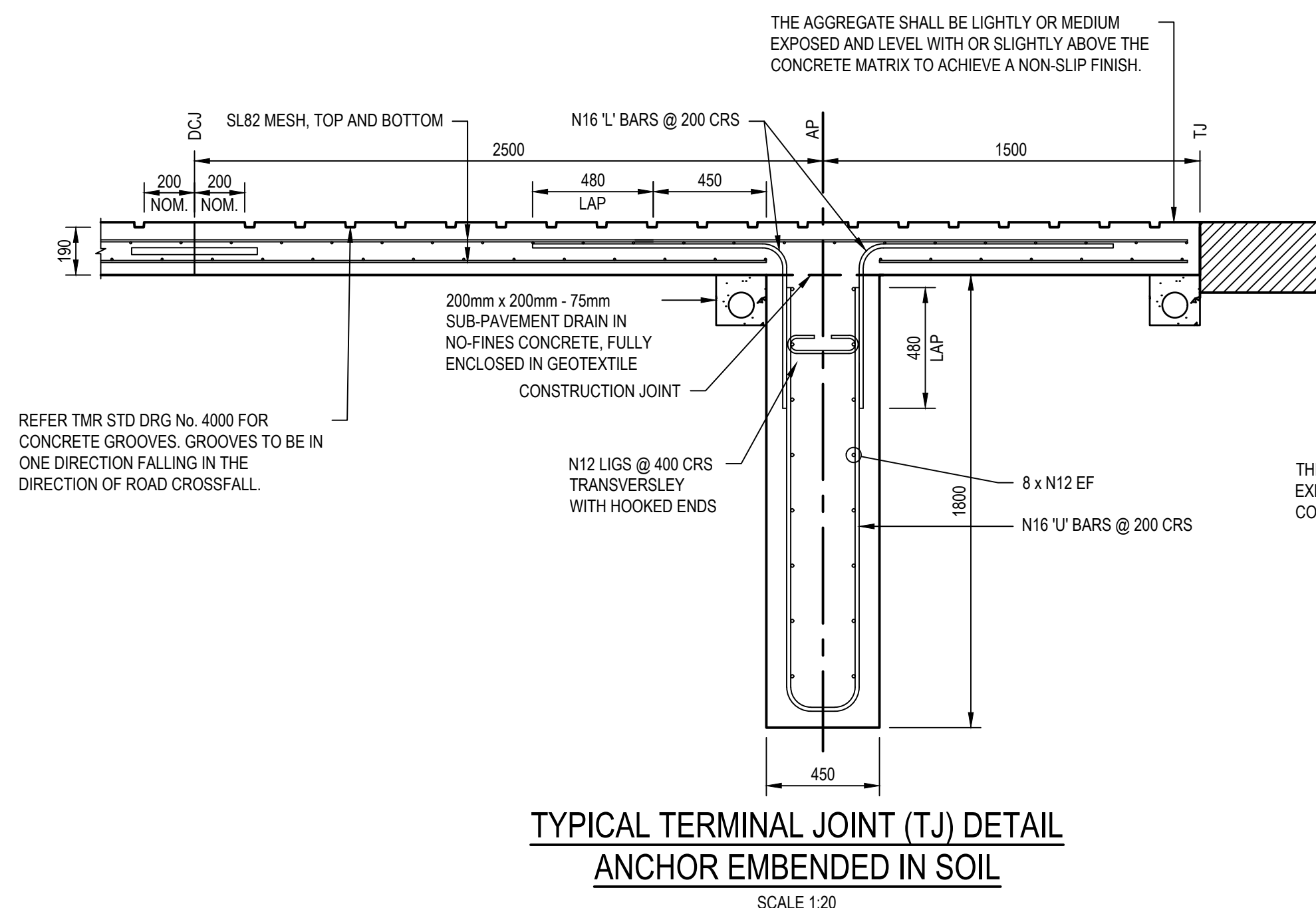
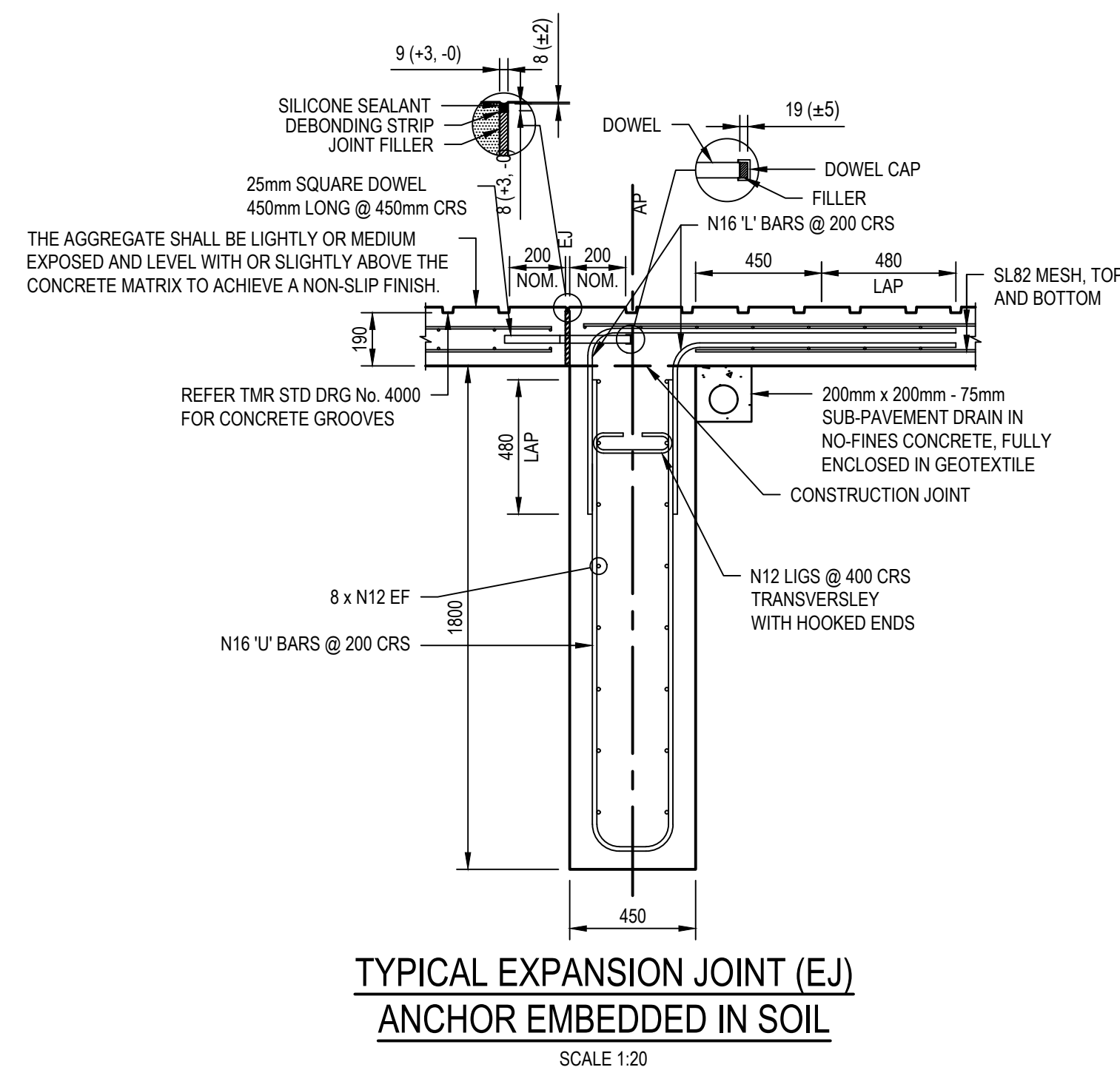
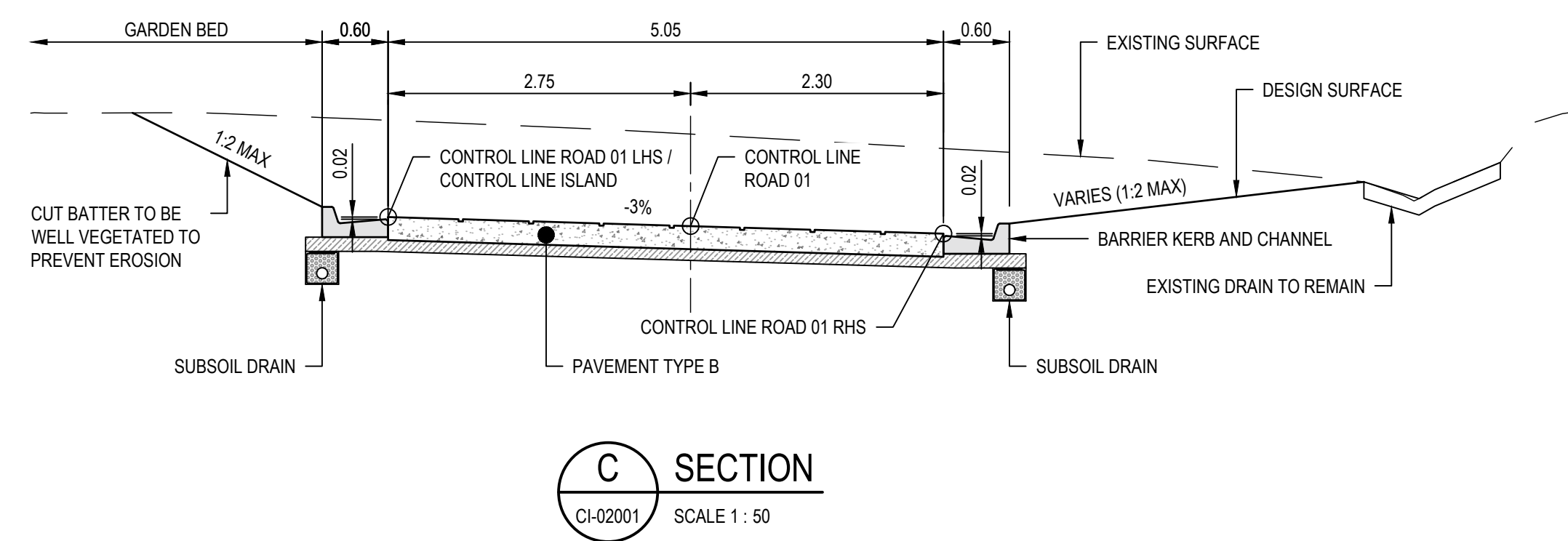
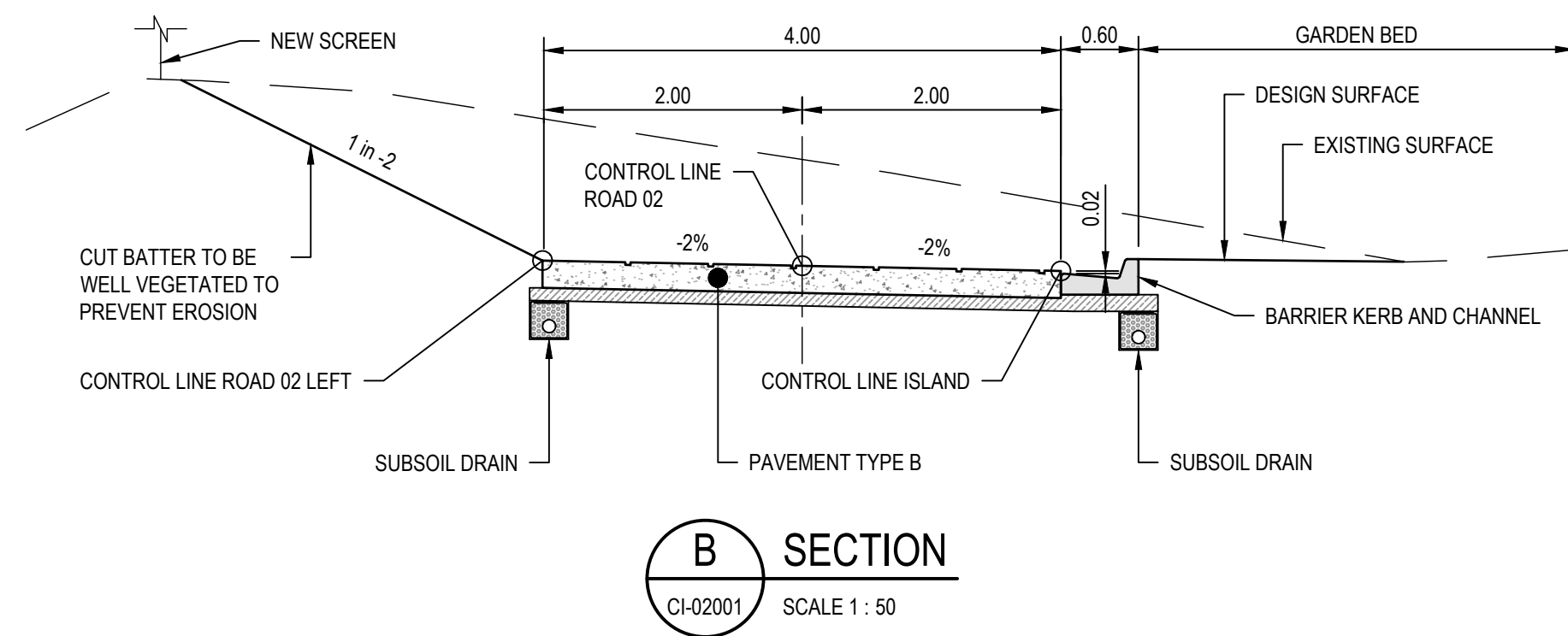
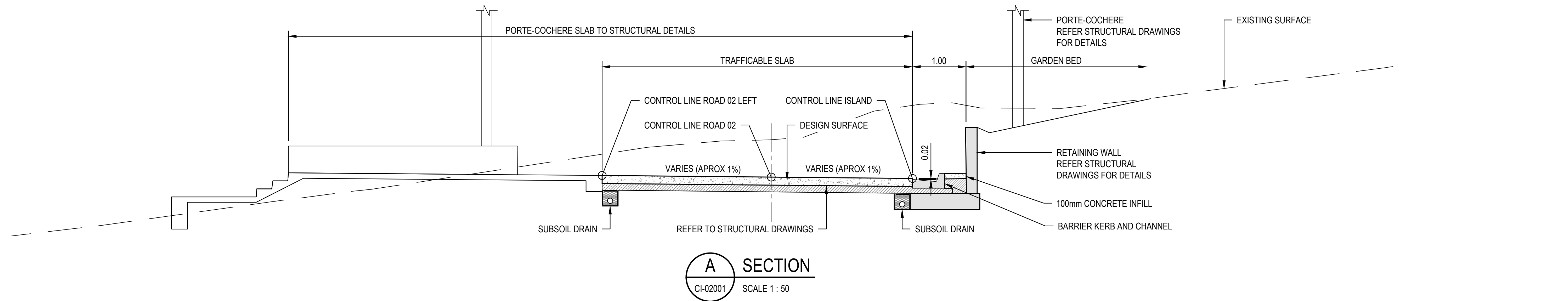
CONTROL LINE ROAD 02 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D.ANGLE
IP 1	0.000	323527.003	8178513.223	31.646	159°43'23.23"			
	8.152	323529.828	8178505.576	31.764	159°43'23.23"			
	10.000	323530.307	8178503.794	31.800	170°1'001.88"			
IP 2	15.907	323533.200	8178496.448	31.868		R = 10.140	15.511	87°38'38.01"
	20.000	323527.274	8178494.686	31.885	226°40'22.47"			
	23.662	323524.219	8178492.703	32.015	247°22'01.25"			
CC	30.000	323518.076	8178491.265	33.280	266°16'34.03"			
	33.170	323514.648	8178488.713	33.976		R = 19.204	19.016	56°44'11.30"
	40.000	323508.376	8178493.184	35.475	296°06'43.37"			
CC	42.678	323506.061	8178494.527	36.063	304°06'12.54"			
IP 4	44.178	323504.817	8178495.370	36.392		R = 19.204	3.000	8°57'02.83"
CT	45.678	323503.718	8178496.396	36.721	313°03'15.38"			
TC	50.000	323500.561	8178499.346	37.327	313°03'15.38"			
	52.322	323498.864	8178500.931	37.462	313°03'15.38"			

CONTROL LINE ROAD 02 RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.92"			
	6.798	323536.628	8178523.542	30.594	207°42'28.92"			
	8.743	323535.712	8178521.799	30.736		R = -10.000	3.889	22°17'00.10"
CT	10.000	323535.615	8178520.520	30.852	189°21'53.15"			
	10.688	323535.526	8178519.838	30.915	185°25'28.81"			
	20.000	323534.646	8178510.567	31.522	185°25'28.81"			
TC	27.467	323533.940	8178503.134	31.805	185°25'28.81"			
IP 3	27.802	323533.908	8178502.799	31.818		R = -3.000	0.671	12°48'38.91"
CC	28.138	323533.951	8178502.465	31.830	172°36'49.90"			
IP 4	30.000	323534.070	8178500.607	31.893	180°02'32.62"			
	35.150	323534.932	8178494.900	31.919		R = 14.364	14.025	55°56'36.18"
	40.000	323530.721	8178491.398	31.949	219°55'51.81"			
IP 5	42.163	323529.214	8178489.851	31.972				
IP 6	42.163	323529.214	8178489.851	31.972		R = 0.000	0.000	47°58'53.73"
IP 7	42.163	323529.214	8178489.851	31.972				
TC	46.388	323525.016	8178490.332	32.083	276°32'20.17"			
IP 8	47.021	323524.378	8178490.405	32.145		R = -3.000	1.266	24°10'53.26"
CC	47.654	323523.765	8178490.210	32.230	252°21'26.91"			
IP 9	50.000	323521.496	8178489.619	32.666	256°27'39.73"			
	58.960	323511.933	8178486.447	34.440		R = 22.026	22.612	58°49'12.65"
	60.000	323511.585	8178489.873	34.647	284°28'27.10"			
CC	70.000	323502.789	8178494.448	36.906	310°29'14.48"			
	70.265	323502.588	8178494.622	36.970	311°1'10'39.56"			
IP 10	74.676	323498.746	8178497.982	38.044		R = -7.000	8.820	72°11'48.23"
CC	79.086	323494.372	8178495.352	39.124	238°58'51.33"			
IP 11	80.000	323493.592	8178494.876	39.348	238°18'10.49"			
	83.195	323490.847	8178493.232	40.098		R = -77.250	8.218	6°05'42.78"
	87.304	323487.568	8178490.751					
IP 12	87.304	323487.568	8178490.751			R = 0.000	0.000	55°01'28.41"
IP 13	87.304	323487.568	8178490.751					
IP 14	87.304	323487.568	8178490.751		287°54'37.44"			

CONTROL LINE ROAD 01 RHS RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323483.311	8178496.376	40.787	142°53'08.49"			
IP 2	4.304	323485.908	8178492.944	41.044				
IP 3	8.608	323483.311	8178496.376	40.787				
	10.000	323484.602	8178496.897	40.503	68°01'42.18"			
	18.338	323492.335	8178500.016	38.825				
IP 4	20.000	323493.774	8178500.847	38.445	60°35'43.79"			
	24.747	323497.864	8178503.281	37.361		R = 82.300	12.817	8°55'22.20"
	30.000	323502.762	8178505.216	36.161	67°33'26.34"			
CT	31.155	323503.833	8178505.649	35.895	68°21'41.38"			
TC	40.000	323512.054	8178508.911	33.684	68°21'41.38"			
	50.000	323521.350	8178512.598	31.861	68°21'41.38"			
	50.664	323521.967	8178512.843	31.822	68°21'41.38"			
IP 6	54.885	323526.042	8178514.460	31.573		R = -12.700	8.442	38°05'09.79"
CT	59.106	323528.252	8178518.245	31.270	30°16'31.59"			
TC	60.000	323528.702	8178519.017	31.192	30°16'31.59"			
	70.000	323533.744	8178527.653	30.511	30°16'31.59"			
IP 7	74.822	323536.175	8178531.818	30.487	30°16'31.59"			

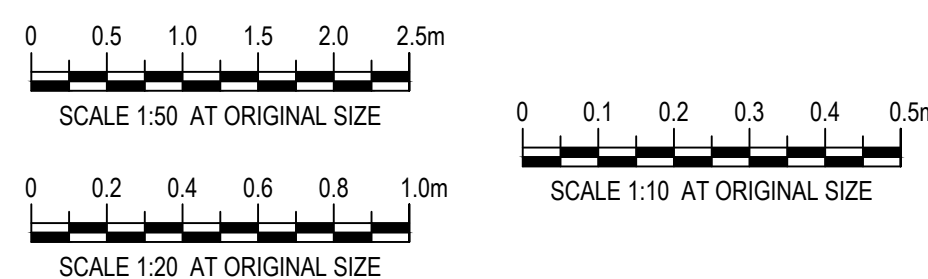
CONTROL LINE ROAD 01 RHS KERB RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323483.311	8178496.376	40.787	38°39'05.46"			
IP 2	2.374	323484.794	8178498.230	40.233				
IP 3	7.329	323484.715	8178503.184	40.036				
IP 4	10.000	323487.262	8178503.991	39.744	72°24'26.25"			
	11.094	323488.304	8178504.322	39.706				
	13.005	323488.705	8178502.453	39.621	167°53'12.50"			
IP 5	15.827	323489.568	8178498.431	39.224		R = -3.000	5.645	107°48'12.61"
CC	18.649	323493.135	8178500.483	38.613	60°04'59.89"			
IP 6	20.000	323494.311	8178501.147	38.305	61°01'24.96"			
	24.595	323498.297	8178503.453	37.255		R = 82.300	11.891	8°16'41.49"
	30.000	323503.331	8178505.448	36.021	67°59'07.52"			
CT	30.540	323503.833	8178505.649	35.895	68°21'41.38"			
TC	40.000	323512.626	8178509.138	33.530	68°21'41.38"			
	50.000	323521.921	8178512.825	31.825	68°21'41.38"			
	50.049	323521.967	8178512.843	31.822	68°21'41.38"			
IP 7	53.571	323525.327	8178514.176	31.614		R = -12.700	7.044	31°46'44.32"
CC	57.093	323527.482	8178517.079	31.392	36°34'57.06"			
IP 8	58.159	323528.145	8178517.973	31.300		R = -3.000	2.132	40°42'38.01"
CT	59.225	323528.065	8178519.083	31.209	355°52'19.05"			
IP 9	60.000	323528.009	8178519.856	31.145	355°52'19.05"			
	60.479	323527.975	8178520.334	31.103				
	64.403	323530.696	8178523.161	30.735				
IP 10	70.000	323533.689	8178527.890	30.509	32°19'48.88"			
	74.648	323536.175	8178531.818	30.487	32°19'48.88"			

CONTROL LINE ISLAND RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323518.848	8178506.173	32.518				
	10.000	323509.553	8178502.486	35.009	248°21'41.38"			
	11.288	323508.356	8178502.011	35.331	248°21'41.38"			
IP 2	13.224	323506.347	8178501.214	35.780		R = -3.500	3.871	63°22'35.62"
CC	15.159	323506.160	8178499.061	36.020	184°59'05.76"			
IP 3	17.095	323505.972	8178496.909	36.027		R = -3.500	3.871	63°22'35.62"
CC	19.031	323507.812	8178495.776	35.801	121°36'30.14"			
IP 4	20.000	323508.651	8178495.292	35.601	118°22'51.02"			
	27.174	323515.316	8178491.158	33.844		R = -17.204	16.287	54°14'28.90"
	30.000	323518.305	8178493.288	33.151	85°04'34.86"			
CC	35.317	323523.449	8178494.549	31.977	67°22'01.25"			
IP 5	35.486	323523.605	8178494.614	31.958		R = -8.140	0.337	2°22'23.90"
CC	35.655	323523.757	8178494.685	31.941	64°59'37.35"			
IP 6	40.000	323526.723	8178497.731	31.843	23°29'52.45"			
	40.038	323526.930	8178496.958	31.843		R = -6.000	8.767	83°43'22.45"
	44.422	323526.930	8178502.050	31.807	341°11'16.14.90"			
TC	44.921	323526.743	8178502.522	31.810	341°11'16.14.90"			
IP 7	49.786	323504.716	8178508.501	32.018		R = -6.000	9.729	92°54'33.52"
CT	50.000	323523.383	8178506.128	32.028	292°46'25.59"			
	54.651	323518.848	8178506.173	32.518	248°21'41.38"			



NOT FOR CONSTRUCTION

P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: [Signature]



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client SILKY OAKS LODGE PTY LTD
Project SILKY OAKS LODGE - PORTE-COCHERE
STRUCTURAL AND CIVIL WORKS
Status FOR OPERATIONAL WORKS APPROVAL

Drawing Title SILKY OAKS LODGE - CIVIL
TYPICAL SECTIONS AND DETAILS

12691107-GHD-00-00-DRG-CI-04101

Size
A1

Rev
P01

SILKY OAKS LODGE

PORTE-COCHERE STRUCTURAL AND CIVIL WORKS

12691107

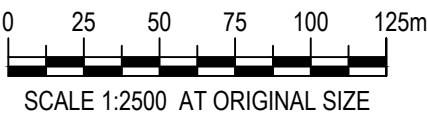


LOCALITY PLAN
SCALE 1:2500

DRAWING INDEX	
DRAWING NUMBER	DRAWING TITLE
12691107-GHD-00-00-DRG-CI-01001	COVER SHEET, DRAWING LIST AND LOCALITY PLAN
12691107-GHD-00-00-DRG-CI-01101	GENERAL NOTES
12691107-GHD-00-00-DRG-CI-01111	EXISTING FEATURES AND DEMOLITION PLAN
12691107-GHD-00-00-DRG-CI-02001	GENERAL ARRANGEMENT LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03001	CONTROL LINE LAYOUT PLAN
12691107-GHD-00-00-DRG-CI-03101	CONTROL LINE SETOUT TABLES
12691107-GHD-00-00-DRG-CI-04101	TYPICAL SECTIONS AND DETAILS
12691107-GHD-00-00-DRG-CI-05001	ROAD LONGITUDINAL SECTIONS

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL				
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME:	J. DENNIEN
RPEQ NO:	26600
DATE:	14.09.26
SIGNATURE:	



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL COVER SHEET, DRAWING LIST AND LOCALITY PLAN
---------------	--

12691107-GHD-00-00-DRG-CI-01001

Size
A1

Rev
P01

SURVEY CONTROL:

- ENGINEERING CONTROL SURVEY HAS BEEN PROVIDED BY RPS CONSULTANTS.
- SURVEY HORIZONTAL DATUM: MGA ZONE 55, SURVEY VERTICAL DATUM: AHD. REFER TO RPS SURVEY '442157-1' FOR SURVEY CONTROL STATIONS AND FURTHER INFORMATION.
- IF A PERMANENT SURVEY MARK IS DISTURBED DURING CONSTRUCTION, A REGISTERED SURVEYOR MUST BE NOTIFIED AND REINSTATE THE PERMANENT SURVEY MARK AFTER CONSTRUCTION HAS FINISHED.
- ACCREDITED SERVICE LOCATORS WERE ENGAGED TO FIND THE POSITION OF UNDERGROUND SERVICES.
- INFORMATION CONTAINED HEREIN IS TRUE AS PER DATE OF SURVEY.
- CADASTRAL BOUNDARIES SHOWN ON THIS PLAN HAVE NOT BEEN RE-ESTABLISHED AS PART OF THIS SURVEY.

SURVEY CONTROL:

- ALL DIMENSIONS ARE IN METRES, UNLESS OTHERWISE NOTED. ALL COORDINATES AND LEVELS ARE IN METRES, UNLESS OTHERWISE NOTED.
- DO NOT SCALE THESE DRAWINGS. USE FIGURED DIMENSIONS.
- THE CONTRACTOR SHALL CHECK, VERIFY ON SITE AND BE RESPONSIBLE FOR THE CORRECTNESS OF ALL DIMENSIONS SHOWN ON THE DRAWINGS AND DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE SUPERINTENDENT BEFORE ANY WORK PROCEEDS.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY FOR DECISION BEFORE PROCEEDING WITH THE PROJECT.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL AUTHORITY SPECIFICATIONS, STANDARDS AUSTRALIA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT AUTHORITIES.
- NOMINATION OF PROPRIETARY ITEMS DOES NOT INDICATE EXCLUSIVE PREFERENCE BUT INDICATES REQUIRED PROPERTIES OF ITEM. SIMILAR ALTERNATIVES HAVING REQUIRED PROPERTIES MAY BE OFFERED FOR APPROVAL. APPROVAL DOES NOT AUTHORISE A VARIATION TO THE CONTRACT. INSTALL PROPRIETARY ITEMS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS AND RECOMMENDATIONS.
- DURING CONSTRUCTION ANY STRUCTURE AND NEIGHBOURING STRUCTURES SHALL BE MAINTAINED IN A STABLE CONDITION, ENSURING NO PARTS ARE OVERTRESSED.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE PROJECT IS CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- TAKE CARE OF HAZARD ASSOCIATED WITH BURIED, CONCEALED OR OVERHEAD SERVICES. TAKE PRECAUTIONS AND UNDERTAKE EXPLORATION TO ESTABLISH LOCATION OF AND PROTECT EXISTING SERVICES AT SITE. SERVICES SHOWN ON DRAWINGS ARE IN APPROXIMATE LOCATIONS ONLY. SERVICES OTHER THAN THOSE SHOWN MAY EXIST ON SITE. MARK LOCATIONS OF SERVICES CLEARLY ON SITE, AND ON AS-BUILT DRAWINGS.
- CAPTURE AND DISPOSE OF SAFELY ANY DUST, DEBRIS OR SPILLAGES. REMOVE FROM SITE ALL DEMOLISHED MATERIALS NOT REQUIRED IN FINAL WORKS.
- THESE DRAWINGS ARE NOT CADASTRAL PLANS AND MUST NOT BE USED IN DETERMINING PRECISE DETAILS WITH RESPECT TO BOUNDARIES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO 'ON-MAINTENANCE' INSPECTION.
- ADJUST LIDS OF EXISTING SERVICE PITS TO MATCH FINISHED SURFACE LEVEL. PROVIDE HEAVY DUTY COVER IF IN ROAD CARRIAGEWAY TO THE REQUIREMENTS OF THE RELEVANT AUTHORITY.
- NEATLY HORIZONTALLY AND VERTICALLY MATCH NEW DESIGN TO EXISTING AT EXTENT OF WORKS, ENSURING THAT THERE IS NO PONDING OF WATER BETWEEN NEW AND EXISTING.
- LINE MARKING AND TRAFFIC SIGNAGE TO BE INSTALLED IN ACCORDANCE WITH AS1742: MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

SERVICES:

- EXACT LOCATIONS OF SERVICES SHALL BE CONFIRMED PRIOR TO WORKS BEING UNDERTAKEN.
- EXISTING SERVICES ARE TO BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. WHERE NECESSARY THE CONTRACTOR SHALL CONFIRM THE DEPTH AND ALIGNMENT OF EXISTING SERVICES BY POTHOLING BEFORE COMMENCING WORKS.
- THE CONTRACTOR SHALL COORDINATE THESE WORKS WITH ALL THE BUILDING SERVICES AND CHECK FOR ANY SERVICE ALIGNMENT CLASHES WHICH MIGHT AFFECT THE PROPOSED WORKS. THE RELEVANT CONSULTANTS SHALL BE NOTIFIED OF ANY PROBLEMS OR CLASHES TO DETERMINE APPROPRIATE ACTIONS OR DESIGN CHANGES.
- CONTRACTOR TO ENSURE PLANT AND MACHINERY HAS APPROPRIATE CLEARANCES FROM THE OVERHEAD SERVICES.
- ALL EXISTING SERVICE PI LIDS AND SURFACE LEVEL APPURTENANCES SHALL BE ADJUSTED TO MATCH THE FINISHED DESIGN LEVELS. GRADED AND LEVELLED TO FINISH FLUSH WITH SURROUNDING SURFACE.

EARTHWORKS:

- ALL EARTHWORKS MUST BE CARRIED OUT IN ACCORDANCE WITH AS3798 'GUIDELINES ON EARTH FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENTS.
- COMPACT FILL IN LAYERS OF THICKNESS APPROPRIATE TO THE COMPACTION PLANT EMPLOYED BUT NOT EXCEEDING 200mm.
- IMPORTED (SELECT) FILL SHALL BE OF GOOD QUALITY AND CONFORM THE FOLLOWING GENERAL SPECIFICATIONS:
 - MINIMUM SOAKED CBR = 15%
 - MAXIMUM PARTICLE SIZE = 75mm
 - SHRINK/SWELL INDEX MAXIMUM OF 1%
 - PROPORTION PASSING 0.075mm SIEVE < 25%
 - PLASTICITY INDEX > 2% <15%
- PLACE AND COMPACT FILL IN ACCORDANCE TO THE FOLLOWING TABLE (WHERE NOT SPECIFIED ON DRAWINGS):

LOCATION	MIN. DRY DENSITY RATIO (COHESIVE SOILS)	MIN. DENSITY INDEX (COHESIONLESS SOILS)
GENERAL EMBANKMENT	98%	70%
FILL UNDER STRUCTURES	100%	80%
SUBGRADE (TO A DEPTH OF 0.3m)	100%	80%
ROAD PAVEMENT	100%	-
- VERTICAL TOLERANCE FOR EARTHWORKS LEVELS SHALL BE ± 50mm EXCEPT WHERE SUCH FILL DEFINES THE SUBGRADE LEVEL FOR A STRUCTURE OR IS ADJACENT TO A CONSTRUCTED ELEMENT OR FEATURE (E.G. PATH OR PIT), THEN THE VERTICAL TOLERANCES ARE TO BE ± 15mm

STORMWATER DRAINAGE:

- UNLESS NOTED OTHERWISE, ALL PIPES CLASS 3 REINFORCED CONCRETE RUBBER RING JOINTED. ALTERNATIVE MATERIAL USED SUCH AS PP OR FRC MAYBE USED SUBJECT TO SUPERINTENDENT'S APPROVAL.
- EXCAVATION, BEDDING AND BACKFILL FOR RCPS TO BE IN ACCORDANCE WITH AS/NZS 3725 'DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES' AND CMDG C220 - STORMWATER DRAINAGE.
- THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF LEVELS AND LOCATIONS OF SERVICES.
- ALL NEW AND EXISTING STORMWATER DRAINAGE NETWORKS SHALL BE KEPT FREE OF SEDIMENT AND DEBRIS. ALL NEW STORMWATER LINES SHALL BE CLEANED OF ALL SEDIMENT AND DEBRIS PRIOR TO FINAL HANDOVER.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY DRAINAGE ON SITE TO ENSURE ENTIRE SITE DOES NOT FLOOD AND WATER DOES NOT POND ON OR ADJACENT TO NEW WORKS. THE CONTRACTOR IS TO ENSURE TEMPORARY DRAINAGE WORKS CAN CONVEY STORM EVENT RUNOFF AWAY FROM EXISTING BUILDINGS.
- TRENCH EXCAVATION FOR DRAINAGE SHALL COMPLY WITH WORKPLACE HEALTH AND SAFETY REQUIREMENTS.
- TOLERANCES FOR THE CONSTRUCTION OF STORMWATER DRAINAGE WORKS SHALL BE:
 - ± 10mm FOR INVERT LEVELS
 - 10mm FOR FINISHED PIT LEVELS
 - STRUCTURE LOCATION WITHIN 100mm OF DESIGN IN OPEN AREA WHERE TOLERANCE ON FIT IS NOT APPLICABLE.

EROSION AND SEDIMENT CONTROL:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND IMPLEMENTING AN EROSION AND SEDIMENT CONTROL PLAN TO PROTECT AND PRESERVE THE NATURAL ENVIRONMENT AND SHALL AVOID ENVIRONMENTAL POLLUTION.
- AT ALL TIMES THE CONTRACTOR SHALL MONITOR THE PREVAILING WEATHER CONDITIONS AND TAKE ALL NECESSARY PRECAUTIONS TO CONTROL EROSION AND DOWNSTREAM SEDIMENTATION DURING ALL STAGES OF CONSTRUCTION.
- THE IMPACT ON THE ENVIRONMENT SHALL BE MINIMISED BY OBSERVING THE FOLLOWING CONSTRUCTION PRACTICES:
 - AREAS DISTURBED BY CONSTRUCTION TRAFFIC AND PROCEDURES SHALL BE MINIMISED.
 - MINIMISE TRAFFIC MOVEMENTS AND SPEEDS ON EXPOSED SURFACES.
 - REVEGETATION OF DISTURBED AREAS SHALL BE CARRIED OUT SOON AFTER THE COMPLETION OF TOPSOIL PLACEMENT.
 - FLOW DIVERSION SHALL BE CARRIED OUT BY EARLY INSTALLATION OF DRAINS ALONG TOPS OF BATTERS WITH APPROPRIATE SILTATION CONTROL DEVICES.
 - SEDIMENT INTERCEPTION BY THE PLACEMENT OF SUITABLE RETENTION SYSTEMS ACROSS DRAINAGE LINES AND AT INTERCEPTION POINTS SHALL BE IMPLEMENTED FOR BOTH THE CONSTRUCTION AND STOCKPILE AREAS.
- ALL ACCESS TO AND FROM THE SITE SHALL BE VIA A TEMPORARY CONSTRUCTION ENTRY/EXIT. THE CONTRACTOR SHALL NOMINATE A PROPOSED ACCESS LOCATION WHICH SHALL BE APPROVED BY THE CONTRACT ADMINISTRATOR.
- STOCKPILES SHALL ONLY BE LOCATED IN AREAS NOMINATED ON THE PROJECT DRAWINGS OR APPROVED BY THE CONTRACT ADMINISTRATOR. ALL STOCKPILES MUST HAVE APPROPRIATE EROSION & SEDIMENT CONTROL MEASURES INSTALLED TO PREVENT SEDIMENT TRANSPORT.
- ALL PERMANENT AND TEMPORARY UNLINED SWALES AND DRAINS TO HAVE APPROPRIATE TEMPORARY EROSION PROTECTION.
- ALL PARTIALLY CONSTRUCTED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION DURING CONSTRUCTION.
- ALL COMPLETED DRAINAGE STRUCTURES TO BE PROTECTED AGAINST SEDIMENT INFILTRATION UNTIL GRASSING IS ESTABLISHED.
- THE CONTRACTOR IS RESPONSIBLE FOR THE CONTROL OF DUST EMANATING FROM THE SITE AT ALL TIMES FOR THE DURATION OF CONSTRUCTION.
- ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE CHECKED FOR DAMAGE, CLEANED OUT AND FULLY REINSTATED AFTER EACH RAINFALL EVENT RESULTING IN RUNOFF.
- IF EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN FOUND TO BE DEFICIENT OR FAILED IN SERVICE, DUE TO UNFORESEEN CIRCUMSTANCES, CORRECTIVE ACTION IS TO BE UNDERTAKEN IMMEDIATELY WHICH MAY INCLUDE AMENDMENTS/ADDITIONS TO THE ORIGINAL APPROVED EROSION CONTROL PLANS.
- EROSION AND SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL THE TREATMENT AREA IS SUITABLY STABILISED/VEGETATED.

SURVEY CONTROL POINT	
COORDINATE SYSTEMS	MAP GRID OF AUSTRALIA (MGA55)
GEODETTIC DATUM	GEOCENTRIC DATUM OF AUSTRALIA (GDA2020)
SURVEY CONTROL (MARK IDENTIFIER)	PM47211
EASTING (X) [M]	323030.152
NORTHING (Y) [M]	8177618.174
ELEVATION (Z) [M]	42.820
ROTATION / TRUE NORTH	0.00°
SOURCE OF INFORMATION	\\ghdnet\ghd\AU\Cairns\Projects\44\12692934\Doc_Transfer\Incomin gl\2026-04-22 - Survey\442157-1-.pdf

CONCRETE:

- ALL CONCRETE WORK INCLUDING COMPACTION OPERATIONS, CURING AND FINISHES SHALL BE IN ACCORDANCE WITH AS3600 & MRTS70
- ALL EXPOSED EDGES TO HAVE 19x19 CHAMFERS UNLESS SHOWN OTHERWISE.
- CONCRETE CLASS (FOR DURABILITY) AND MINIMUM COVER TO ALL REINFORCEMENT FOR VARIOUS ELEMENTS SHALL BE AS FOLLOWS:

ELEMENT	EXPOSURE CLASS	CLASS	MIN. COVER (mm)	REMARKS
PAVEMENT - EXPOSURE FACE	B1	N32/20	40	STANDARD FRAMEWORK & STANDARD COMPACTION
PAVEMENT - FACE ON GROUND	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION
ANCHOR & TERMINAL JOINT	A2	N32/20	50	STANDARD FRAMEWORK & STANDARD COMPACTION

- NO HOLES, CHASES OR EMBEDMENT OF PIPES OTHER THAN THOSE SHOWN ON THE DRAWINGS SHALL BE MADE IN CONCRETE MEMBERS WITHOUT PRIOR APPROVAL OF THE SUPERINTENDENT.
- DETAILS OF CONCRETE MIX, AGGREGATE SIZE AND COLOUR, METHOD OF CURING AND FINISH ARE TO BE SUBMITTED FOR APPROVAL BY THE DESIGNER AT LEAST SIX (6) WEEKS PRIOR TO COMMENCING CONCRETE WORKS.

REINFORCEMENT (IN ACCORDANCE WITH MRTS71 AND AS3600:

- REINFORCENT IS REPRESENTED DIAGRAMMATICALLY AND NOT NECESSARILY SHOWN IN TRUE PROJECTION.
- ALL HOOKS, BENDS AND COGS ARE STANDARD AND SHALL BE IN ACCORDANCE WITH MRTS71 AND AS3600.
- SPLICES IN REINFORCEMENT SHALL BE MADE ONLY IN THE POSITIONS SHOW OR AS OTHERWISE APPROVED BY DESIGNER. ALL LAP'S SHALL BE FULL STRENGTH SPLICES COMPLYING WITH AS3600 UNO.
- WELDING OF THE REINFORCEMENT SHALL NOT BE PERMITTED WITHOUT APPROVAL BY THE DESIGNER. TACK WELDING FOR LOCATION PURPOSES IS TO CONFORM TO AS/NZS 1554.3 CLAUSE 3.3.2. WELDING CONSUMABLES TO BE E49XX OR W50X.
- ALL REINFORCEMENT SHALL BE SECURELY SUPPORTED IN ITS CORRECT POSITION DURING CONCRETING BY APPROVED BAR CHAIRS COMPLYING WITH MRTS70, SPACERS OR SUPPORT BARS.
- REINFORCEMENT SUFFIXES:
 - N GRADE D500N DEFORMED BARS TO AS/NZS 4671
 - RL AND SL GRADE D500L WELDED WIRE REINFORCING FABRIC TO AS/NZS 4671
- SPACING OF REINFORCEMENT SHALL BE TAKEN AS EQUAL UNO.
- THE DEVELOPMENT LENGTH AND THE LAPPED SPICE LENGTH SHALL BE AS FOLLOWS UNO:

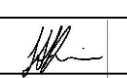
HORIZ BARS>300mm CAST BELOW		ALL OTHERS BARS	
BAR	MINIMUM LAP LENGTH	BAR	MINIMUM LAP LENGTH
N12	480	N12	480
N16	650	N16	650
N20	850	N20	800
N24	1200	N24	1000
N28	1500	N28	1150
N32	1850	N32	1450
N36	2250	N36	1750
FABRIC	2 TRANSVERSE BARS + 25mm	FABRIC	2 TRANSVERSE BARS + 25mm

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26	
Rev	Description	Checked	Approved	Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	

Plot Date: 11 September 2026 - 5:49 PM Plotted by: Nshokano Birindwa

File Name: C:\12d\SW\data\IP-00-12D-00\144-12691107 - Silky Oaks Lodge_4366\CADD\Drawings\12691107-GHD-00-00-DRG-CI-01101.dwg

CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: 



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Conditions of Use: This document may only be used by GHD's client (and any other person who GHD has agreed can use this document) for the purpose for which it was prepared and must not be used by any other person or for any other purpose.

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

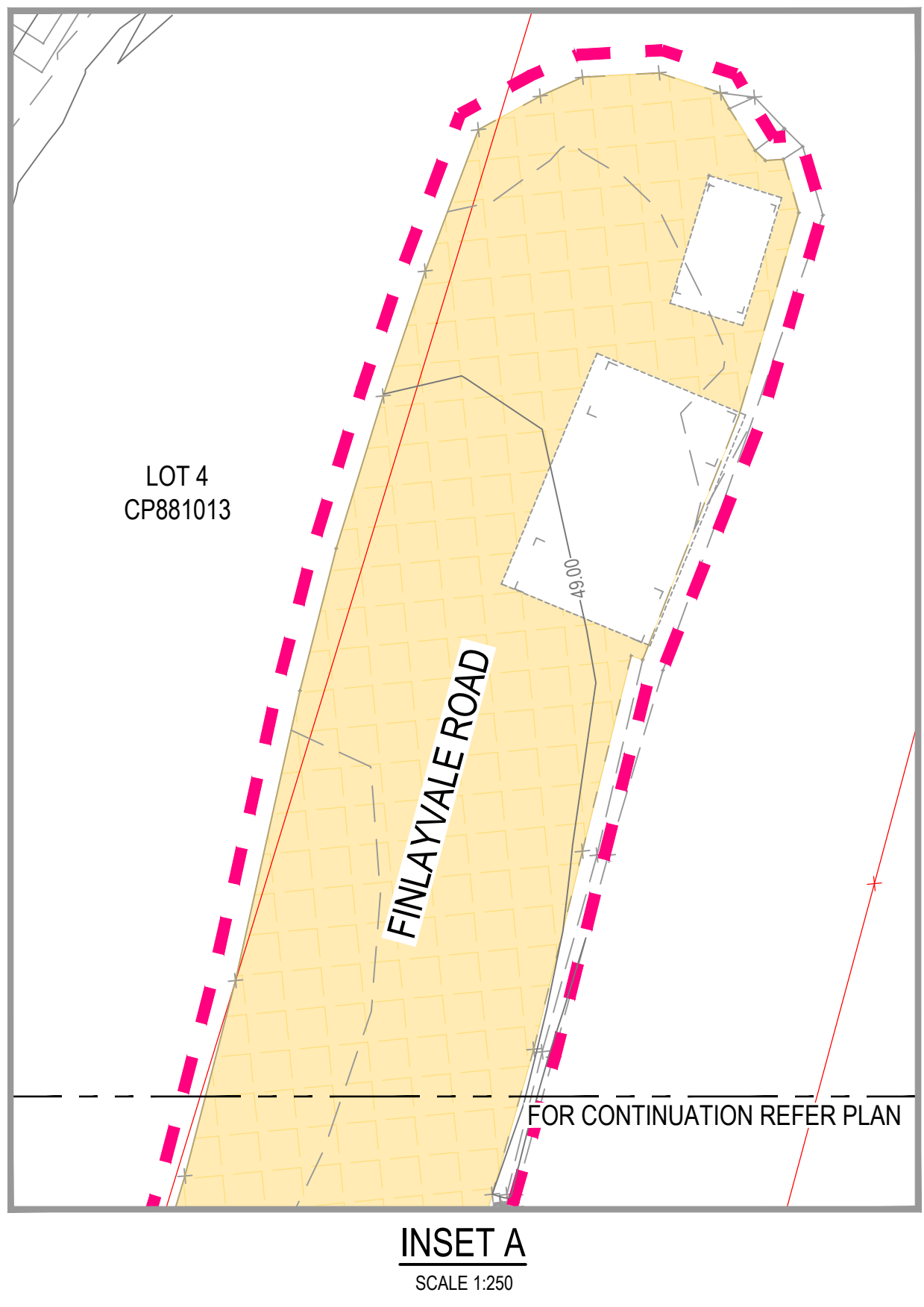
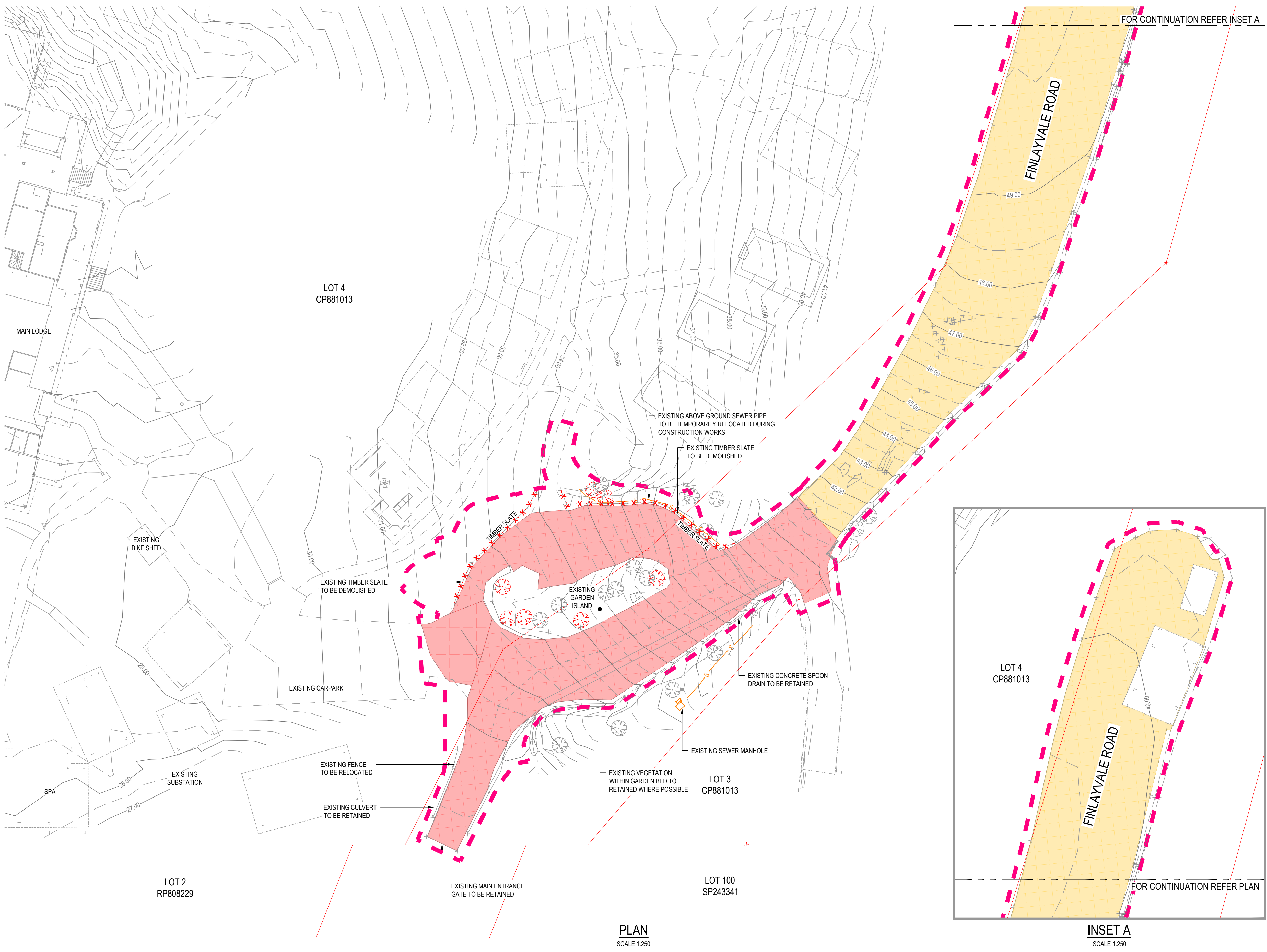
GENERAL NOTES

12691107-GHD-00-00-DRG-CI-01101

Drawing No.

Size
A1

Rev
P01



NOTES

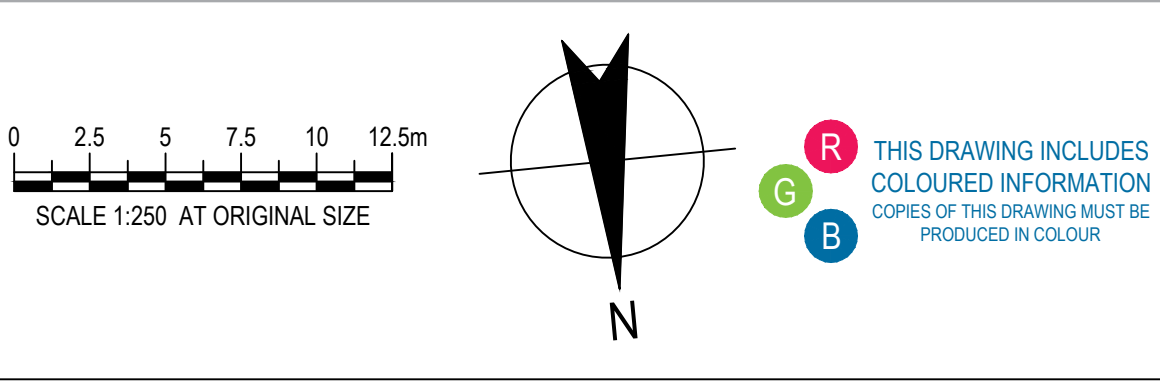
- 1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
- 2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
- 3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

LEGEND

- EXTENT OF WORKS
- EXISTING RP BOUNDARY
- EXISTING CONTOUR MAJOR (1.0m)
- EXISTING CONTOUR MINOR (0.5m)
- EXISTING SEWER
- EXISTING EDGE OF BITUMEN
- EXISTING TOP OF BATTER
- EXISTING FENCELINE
- TO BE DEMOLISHED
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- EXISTING PAVEMENT TO BE REMOVED
- EXISTING PAVEMENT TO BE RESURFACED

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL			
Rev	Description	Checked	Approved Date
Author	N. BIRINDWA	Drafting Check	J. EDWARDS
Designer	S. FREVENLORD	Design Check	J. DENNIEN



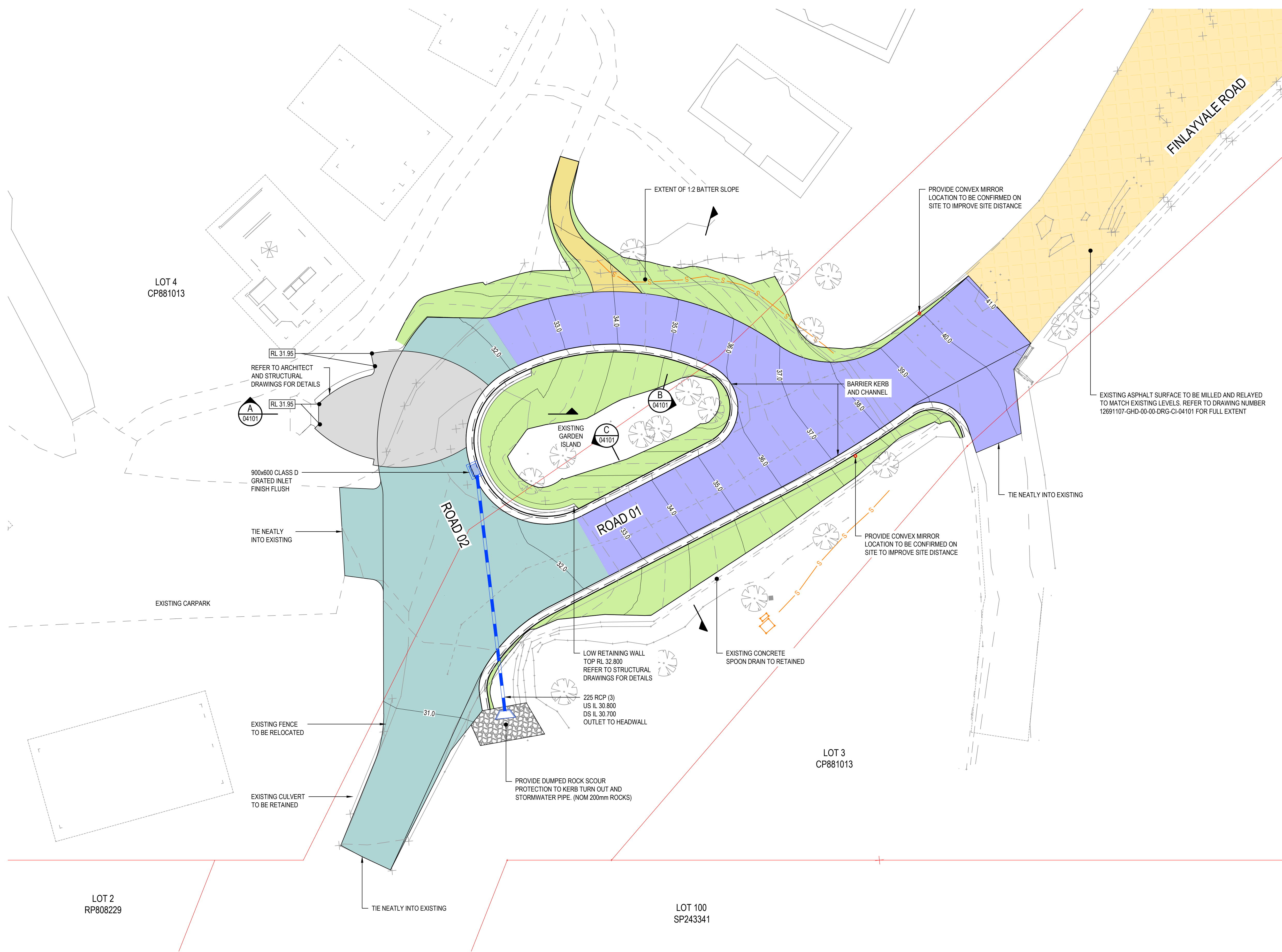
CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE: [Signature]

GHD
Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmaill@ghd.com W www.ghd.com



Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL	Size	A1
EXISTING FEATURES AND DEMOLITION PLAN		Drawing No.	12691107-GHD-00-00-DRG-CI-01111
FOR OPERATIONAL WORKS APPROVAL		Rev	P01



NOTES

1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

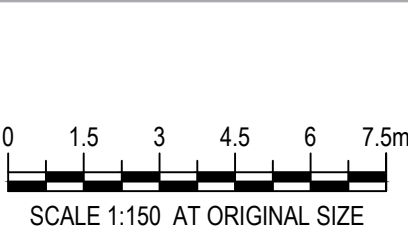
LEGEND

DESIGN CONTOUR MAJOR (0.5m)	13.5
DESIGN CONTOUR MINOR (0.1m)	13.5
EXISTING CONTOUR MAJOR (0.5m)	13.5
EXISTING CONTOUR MINOR (0.1m)	13.5
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	S
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
PROPOSED STORMWATER PIPE	
PROPOSED STORMWATER PIT	
PROPOSED STORMWATER HEADWALL	
PORTE COCHERE REFER TO STUCTURAL DRAWINGS FOR DETAILS	
CONCRETE PAVEMENT TYPE A 180mm THICK N32 CONCRETE WITH SL92 REINFORCEMENT WITH MIN TOP COVER 50mm. CONCRETE JOINTS PER FNQROC STD DRG NO. S1110	
CONCRETE PAVEMENT TYPE B - GROOVED CONCRETE RAMP 210mm THICK N32 CONCRETE WITH SL82 MESH TOP AND BOTTOM WITH MIN. TOP COVER 50mm. FOR DETAILS REFER DRG NO. 12691107-GHD-00-00-DRG-CI-04101	
ASPHALT MILL AND REPLACE 50mm OF EXISTING ASPHALT	
GREEN SPACE	
CONCRETE FOOTPATH GENERALLY IN ACCORDANCE WITH FNQROC STD DRG S1035	
ROCK PROTECTION	
CONVEX MIRROR	

PLAN
SCALE 1:150

NOT FOR CONSTRUCTION

P01 FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Rev Description	Checked	Approved	Date
Author N. BIRINDWA	Drafting Check J. EDWARDS		
Designer S. FREVEN-LORD	Design Check J. DENNIEN		



CERTIFIER'S NAME:	J. DENNIEN
RPEQ NO:	26600
DATE:	14.09.26
SIGNATURE:	



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL GENERAL ARRANGEMENT LAYOUT PLAN
---------------	--

12691107-GHD-00-00-DRG-CI-02001

Size
A1

Rev
P01

NOTES

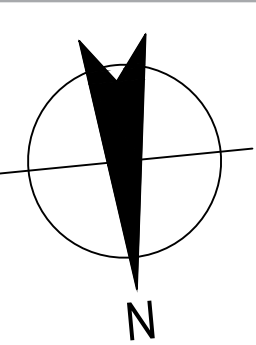
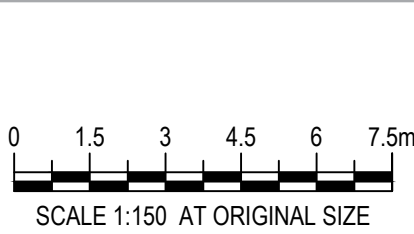
1. FOR DRAWING LIST REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01001
2. FOR GENERAL NOTES REFER TO DRAWING NUMBER 12691107-GHD-00-00-DRG-CI-01101
3. ALL DIMENSIONS ARE SHOWN IN METERS UNLESS NOTED OTHERWISE

LEGEND

EXISTING RP BOUNDARY	
DESIGN STRING	
BUILDING ARCHITECTURE	
EXISTING RP BOUNDARY	
EXISTING SEWER	
EXISTING EDGE OF BITUMEN	
EXISTING TOP OF BATTER	
EXISTING FENCELINE	
EXISTING TREE	
CONTROL LINES	

NOT FOR CONSTRUCTION

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREVEN-LORD	Design Check	J. DENNIEN	



THIS DRAWING INCLUDES
COLOURED INFORMATION
COPIES OF THIS DRAWING MUST BE
PRODUCED IN COLOUR

CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26 SIGNATURE:



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL

CONTROL LINE LAYOUT PLAN

12691107-GHD-00-00-DRG-CI-03001

Size
A1

Rev
P01

CONTROL LINE ROAD 01 LEFT SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.69"			
	10.000	323535.139	8178520.708	30.862	207°42'28.69"			
	15.960	323532.368	8178515.431	31.443	207°42'28.69"			
TC	20.000	323530.034	8178512.149	31.663	223°08'18.67"			
	21.282	323529.784	8178510.512	31.718		R = 15.000	10.643	40°39'12.69"
	26.603	323524.619	8178508.463	31.938	248°2'141.38"			
CT	30.000	323521.462	8178507.210	32.093	248°2'141.38"			
	40.000	323512.167	8178503.523	34.306	248°2'141.38"			
	46.963	323505.695	8178500.955	36.047	248°2'141.38"			
TC	50.000	323502.894	8178499.780	36.788	246°06'31.02"			
	57.395	323495.938	8178497.084	38.588		R = -77.250	20.865	15°28'32.83"
	60.000	323494.038	8178495.150	39.222	238°41'30.08"			
IP 4	67.828	323487.568	8178490.751	41.062				
IP 5	67.828	323487.568	8178490.751	41.062		R = 0.000	0.000	89°59'55.56"
IP 6	67.828	323487.568	8178490.751	41.062				
TC	70.000	323486.257	8178492.483	41.048	322°53'04.80"			
	70.578	323485.908	8178492.944	41.044	322°53'04.80"			

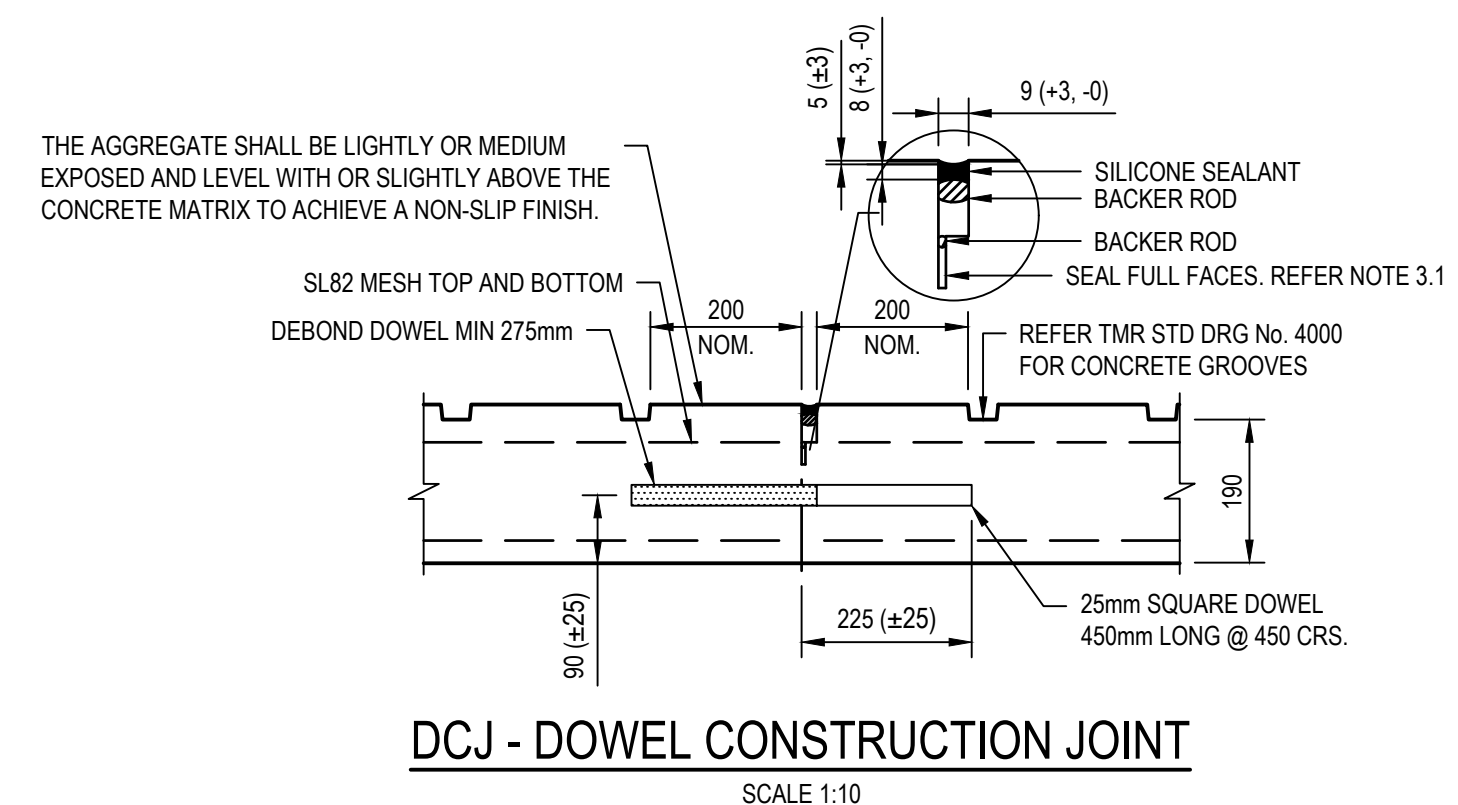
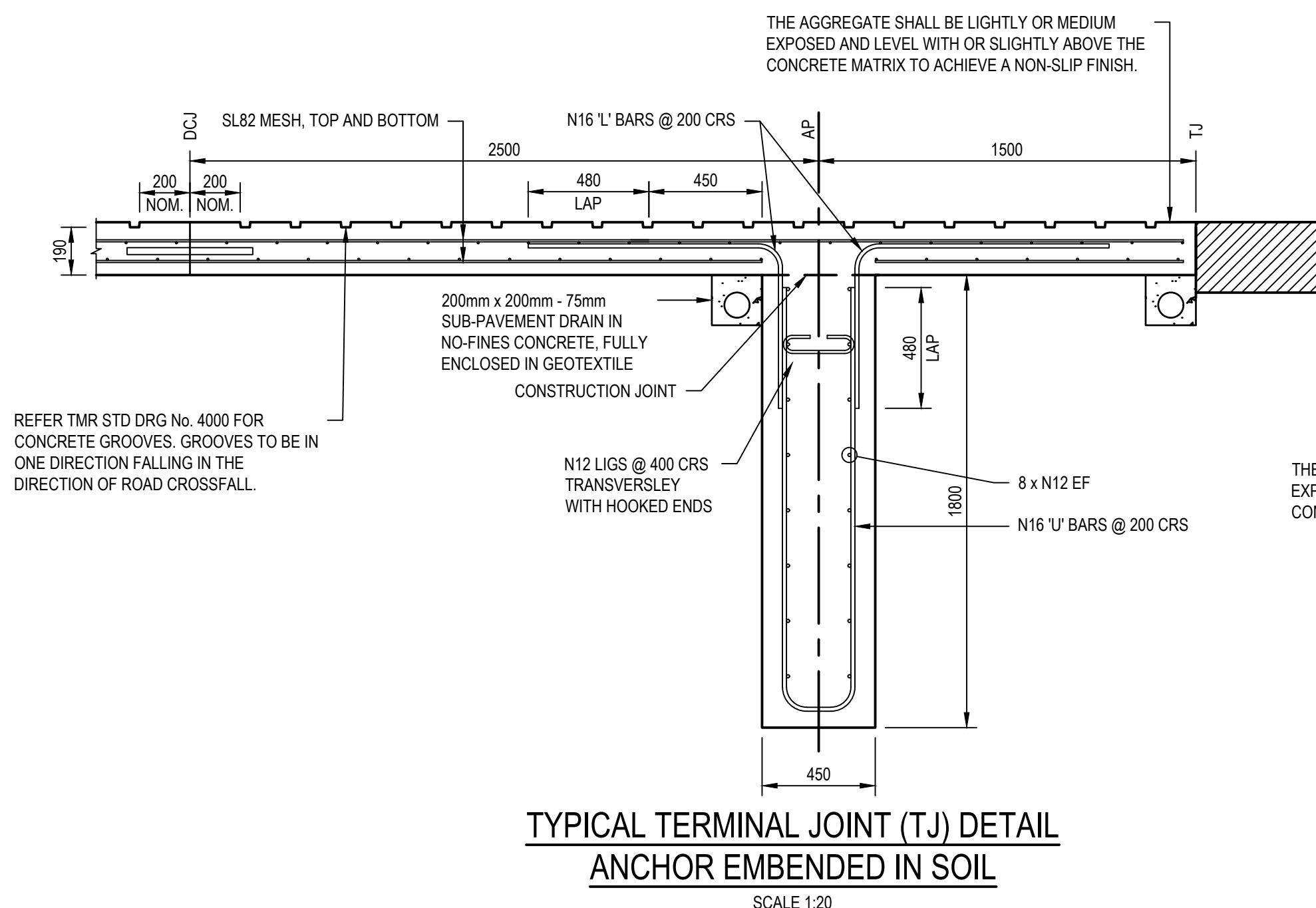
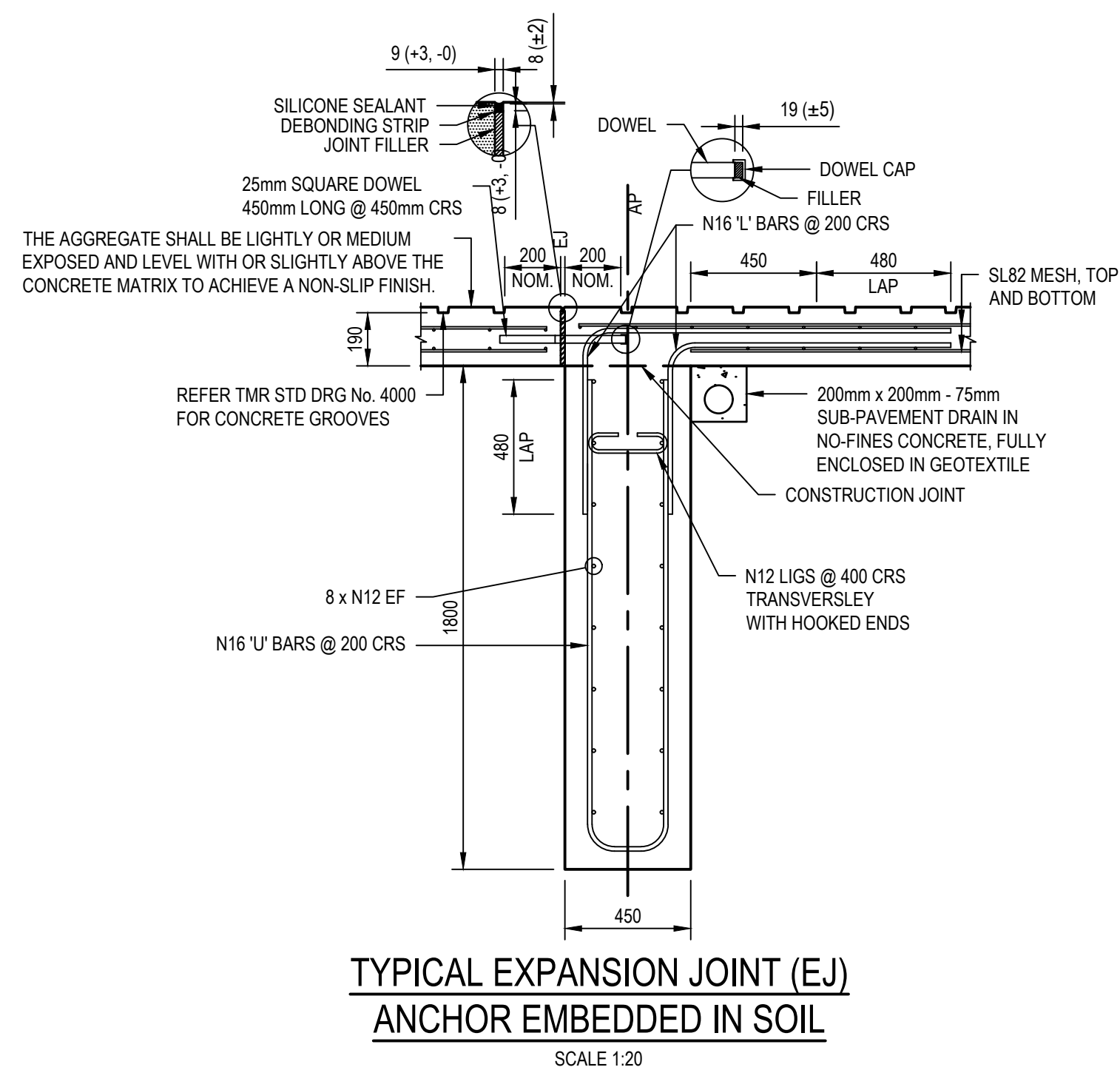
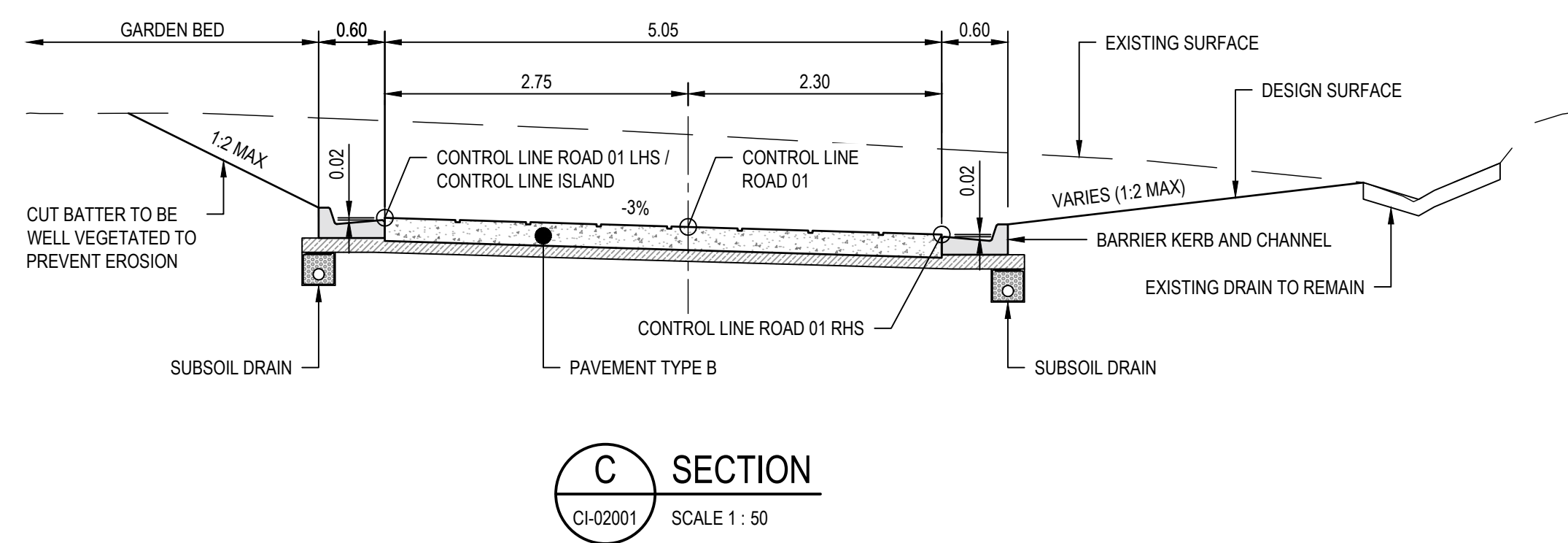
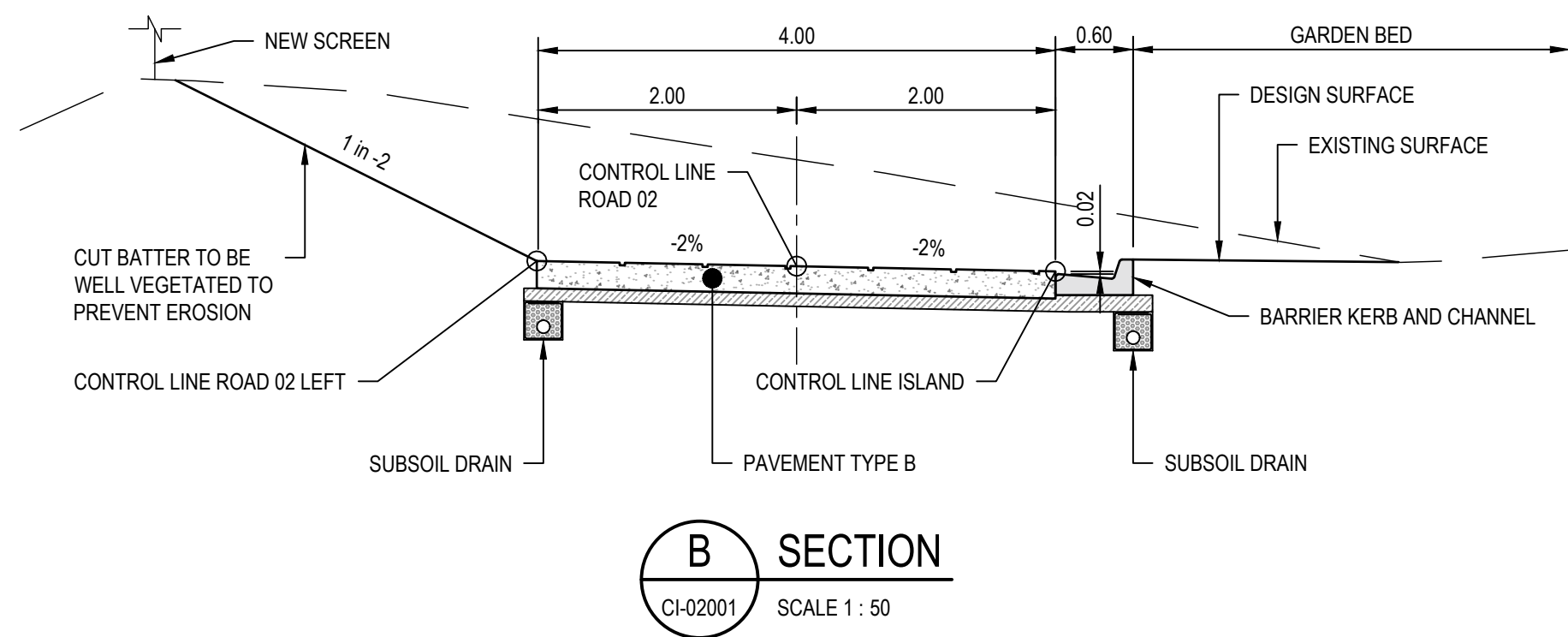
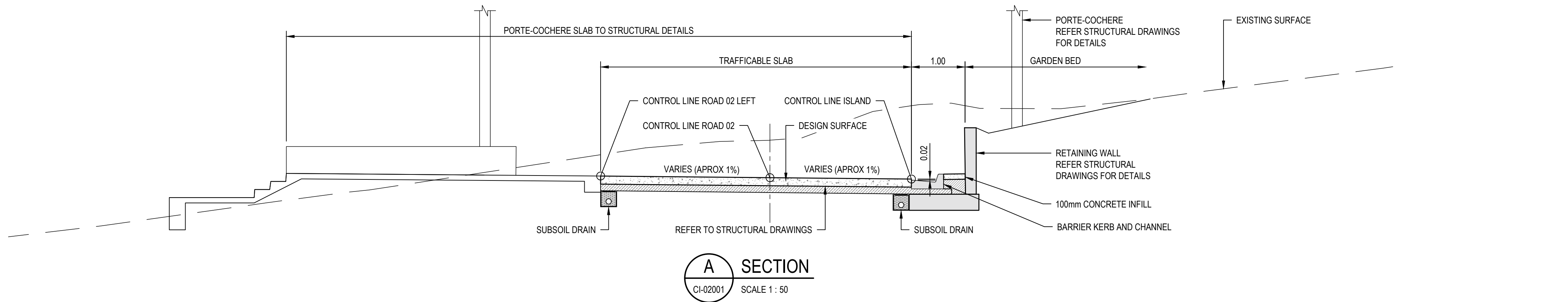
CONTROL LINE ROAD 02 SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D.ANGLE
IP 1	0.000	323527.003	8178513.223	31.646	159°43'23.23"			
	8.152	323529.828	8178505.576	31.764	159°43'23.23"			
	10.000	323530.307	8178503.794	31.800	170°1'001.88"			
IP 2	15.907	323533.200	8178496.448	31.868		R = 10.140	15.511	87°38'38.01"
	20.000	323527.274	8178494.686	31.885	226°40'22.47"			
	23.662	323524.219	8178492.703	32.015	247°22'01.25"			
CC	30.000	323518.076	8178491.265	33.280	266°16'34.03"			
	33.170	323514.648	8178488.713	33.976		R = 19.204	19.016	56°44'11.30"
	40.000	323508.376	8178493.184	35.475	296°06'43.37"			
CC	42.678	323506.061	8178494.527	36.063	304°06'12.54"			
IP 4	44.178	323504.817	8178495.370	36.392		R = 19.204	3.000	8°57'02.83"
CT	45.678	323503.718	8178496.396	36.721	313°03'15.38"			
TC	50.000	323500.561	8178499.346	37.327	313°03'15.38"			
	52.322	323498.864	8178500.931	37.462	313°03'15.38"			

CONTROL LINE ROAD 02 RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323539.789	8178529.561	30.499	207°42'28.92"			
	6.798	323536.628	8178523.542	30.594	207°42'28.92"			
	8.743	323535.712	8178521.799	30.736		R = -10.000	3.889	22°17'00.10"
CT	10.000	323535.615	8178520.520	30.852	189°21'53.15"			
	10.688	323535.526	8178519.838	30.915	185°25'28.81"			
	20.000	323534.646	8178510.567	31.522	185°25'28.81"			
TC	27.467	323533.940	8178503.134	31.805	185°25'28.81"			
IP 3	27.802	323533.908	8178502.799	31.818		R = -3.000	0.671	12°48'38.91"
CC	28.138	323533.951	8178502.465	31.830	172°36'49.90"			
IP 4	30.000	323534.070	8178500.607	31.893	180°02'32.62"			
	35.150	323534.932	8178494.900	31.919		R = 14.364	14.025	55°56'36.18"
	40.000	323530.721	8178491.398	31.949	219°55'51.81"			
IP 5	42.163	323529.214	8178489.851	31.972				
IP 6	42.163	323529.214	8178489.851	31.972		R = 0.000	0.000	47°58'53.73"
IP 7	42.163	323529.214	8178489.851	31.972				
TC	46.388	323525.016	8178490.332	32.083	276°32'20.17"			
IP 8	47.021	323524.378	8178490.405	32.145		R = -3.000	1.266	24°10'53.26"
CC	47.654	323523.765	8178490.210	32.230	252°21'26.91"			
IP 9	50.000	323521.496	8178489.619	32.666	256°27'39.73"			
	58.960	323511.933	8178486.447	34.440		R = 22.026	22.612	58°49'12.65"
	60.000	323511.585	8178489.873	34.647	284°28'27.10"			
CC	70.000	323502.789	8178494.448	36.906	310°29'14.48"			
	70.265	323502.588	8178494.622	36.970	311°1'10'39.56"			
IP 10	74.676	323498.746	8178497.982	38.044		R = -7.000	8.820	72°11'48.23"
CC	79.086	323494.372	8178495.352	39.124	238°58'51.33"			
IP 11	80.000	323493.592	8178494.876	39.348	238°18'10.49"			
	83.195	323490.847	8178493.232	40.098		R = -77.250	8.218	6°05'42.78"
IP 12	87.304	323487.568	8178490.751					
IP 13	87.304	323487.568	8178490.751			R = 0.000	0.000	55°01'28.41"
IP 14	87.304	323487.568	8178490.751		287°54'37.44"			

CONTROL LINE ROAD 01 RHS RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323483.311	8178496.376	40.787	142°53'08.49"			
IP 2	4.304	323485.908	8178492.944	41.044				
IP 3	8.608	323483.311	8178496.376	40.787				
	10.000	323484.602	8178496.897	40.503	68°01'42.18"			
	18.338	323492.335	8178500.016	38.825				
IP 4	20.000	323493.774	8178500.847	38.445	60°35'43.79"			
	24.747	323497.864	8178503.281	37.361		R = 82.300	12.817	8°55'22.20"
	30.000	323502.762	8178505.216	36.161	67°33'26.34"			
CT	31.155	323503.833	8178505.649	35.895	68°21'41.38"			
TC	40.000	323512.054	8178508.911	33.684	68°21'41.38"			
	50.000	323521.350	8178512.598	31.861	68°21'41.38"			
	50.664	323521.967	8178512.843	31.822	68°21'41.38"			
IP 6	54.885	323526.042	8178514.460	31.573		R = -12.700	8.442	38°05'09.79"
CT	59.106	323528.252	8178518.245	31.270	30°16'31.59"			
TC	60.000	323528.702	8178519.017	31.192	30°16'31.59"			
	70.000	323533.744	8178527.653	30.511	30°16'31.59"			
IP 7	74.822	323536.175	8178531.818	30.487	30°16'31.59"			

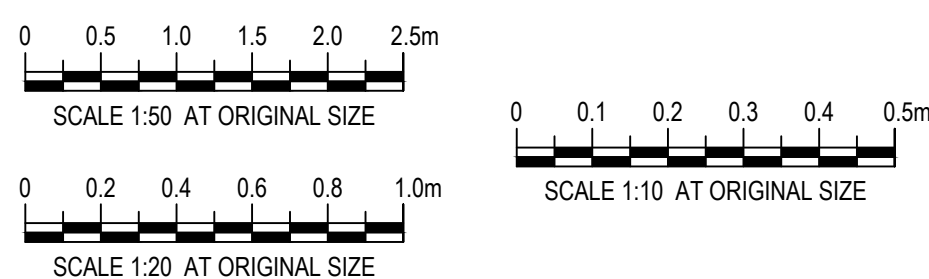
CONTROL LINE ROAD 01 RHS KERB RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323483.311	8178496.376	40.787	38°39'05.46"			
IP 2	2.374	323484.794	8178498.230	40.233				
IP 3	7.329	323484.715	8178503.184	40.036				
IP 4	10.000	323487.262	8178503.991	39.744	72°24'26.25"			
	11.094	323488.304	8178504.322	39.706				
	13.005	323488.705	8178502.453	39.621	167°53'12.50"			
IP 5	15.827	323489.568	8178498.431	39.224		R = -3.000	5.645	107°48'12.61"
CC	18.649	323493.135	8178500.483	38.613	60°04'59.89"			
IP 6	20.000	323494.311	8178501.147	38.305	61°01'24.96"			
	24.595	323498.297	8178503.453	37.255		R = 82.300	11.891	8°16'41.49"
	30.000	323503.331	8178505.448	36.021	67°59'07.52"			
CT	30.540	323503.833	8178505.649	35.895	68°21'41.38"			
TC	40.000	323512.626	8178509.138	33.530	68°21'41.38"			
	50.000	323521.921	8178512.825	31.825	68°21'41.38"			
	50.049	323521.967	8178512.843	31.822	68°21'41.38"			
IP 7	53.571	323525.327	8178514.176	31.614		R = -12.700	7.044	31°46'44.32"
CC	57.093	323527.482	8178517.079	31.392	36°34'57.06"			
IP 8	58.159	323528.145	8178517.973	31.300		R = -3.000	2.132	40°42'38.01"
CT	59.225	323528.065	8178519.083	31.209	355°52'19.05"			
IP 9	60.000	323528.009	8178519.856	31.145	355°52'19.05"			
	60.479	323527.975	8178520.334	31.103				
	64.403	323530.696	8178523.161	30.735				
IP 10	70.000	323533.689	8178527.890	30.509	32°19'48.88"			
	74.648	323536.175	8178531.818	30.487	32°19'48.88"			

CONTROL LINE ISLAND RETURN SETOUT TABLE								
PT	CHAINAGE	EASTING	NORTHING	HEIGHT	BEARING	RADIUS	LENGTH	D. ANGLE
IP 1	0.000	323518.848	8178506.173	32.518				
	10.000	323509.553	8178502.486	35.009	248°2'141.38"			
	11.288	323508.356	8178502.011	35.331	248°2'141.38"			
IP 2	13.224	323506.347	8178501.214	35.780		R = -3.500	3.871	63°22'35.62"
CC	15.159	323506.160	8178499.061	36.020	184°59'05.76"			
IP 3	17.095	323505.972	8178496.909	36.027		R = -3.500	3.871	63°22'35.62"
CC	19.031	323507.812	8178495.776	35.801	121°36'30.14"			
IP 4	20.000	323508.651	8178495.292	35.601	118°22'51.02"			
	27.174	323515.316	8178491.158	33.844		R = -17.204	16.287	54°14'28.90"
	30.000	323518.305	8178493.288	33.151	85°04'34.86"			
CC	35.317	323523.449	8178494.549	31.977	67°22'01.25"			
IP 5	35.486	323523.605	8178494.614	31.958		R = -8.140	0.337	2°22'23.90"
CC	35.655	323523.757	8178494.685	31.941	64°59'37.35"			
IP 6	40.000	323526.723	8178497.731	31.843	23°29'52.45"			
	40.038	323528.630	8178496.958	31.843		R = -6.000	8.767	83°43'22.45"
	44.422	323526.903	8178502.050	31.807	341°16'14.90"			
TC	44.921	323526.743	8178502.522	31.810	341°16'14.90"			
IP 7	49.786	323524.716	8178506.501	32.018		R = -6.000	9.729	92°54'33.52"
CT	50.000	323523.383	8178506.128	32.028	292°46'25.59"			
	54.651	323518.848	8178506.173	32.518	248°2'141.38"			



NOT FOR CONSTRUCTION

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME: J. DENNIEN
RPEQ NO: 26600
DATE: 14.09.26
SIGNATURE: [Signature]



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

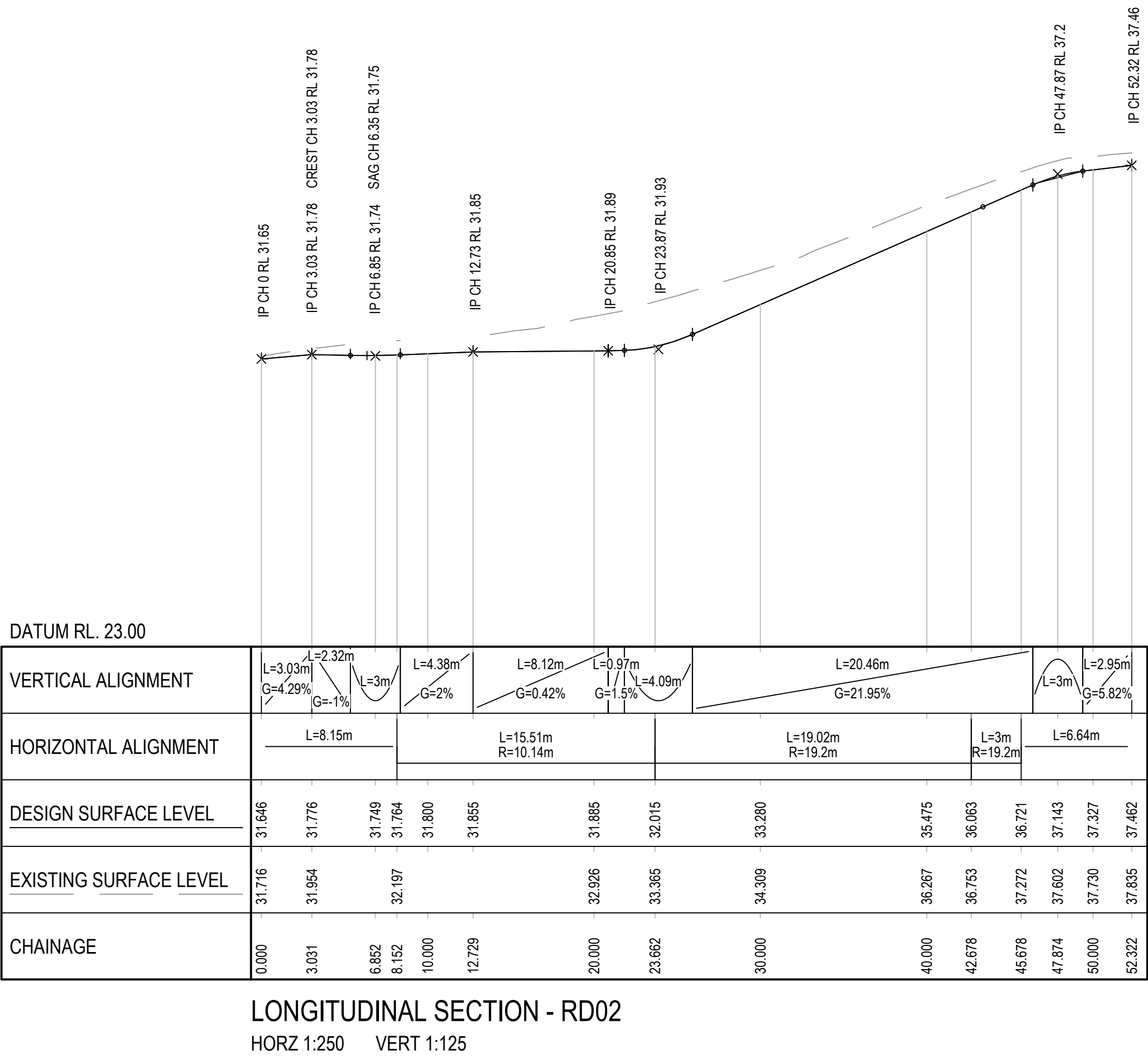
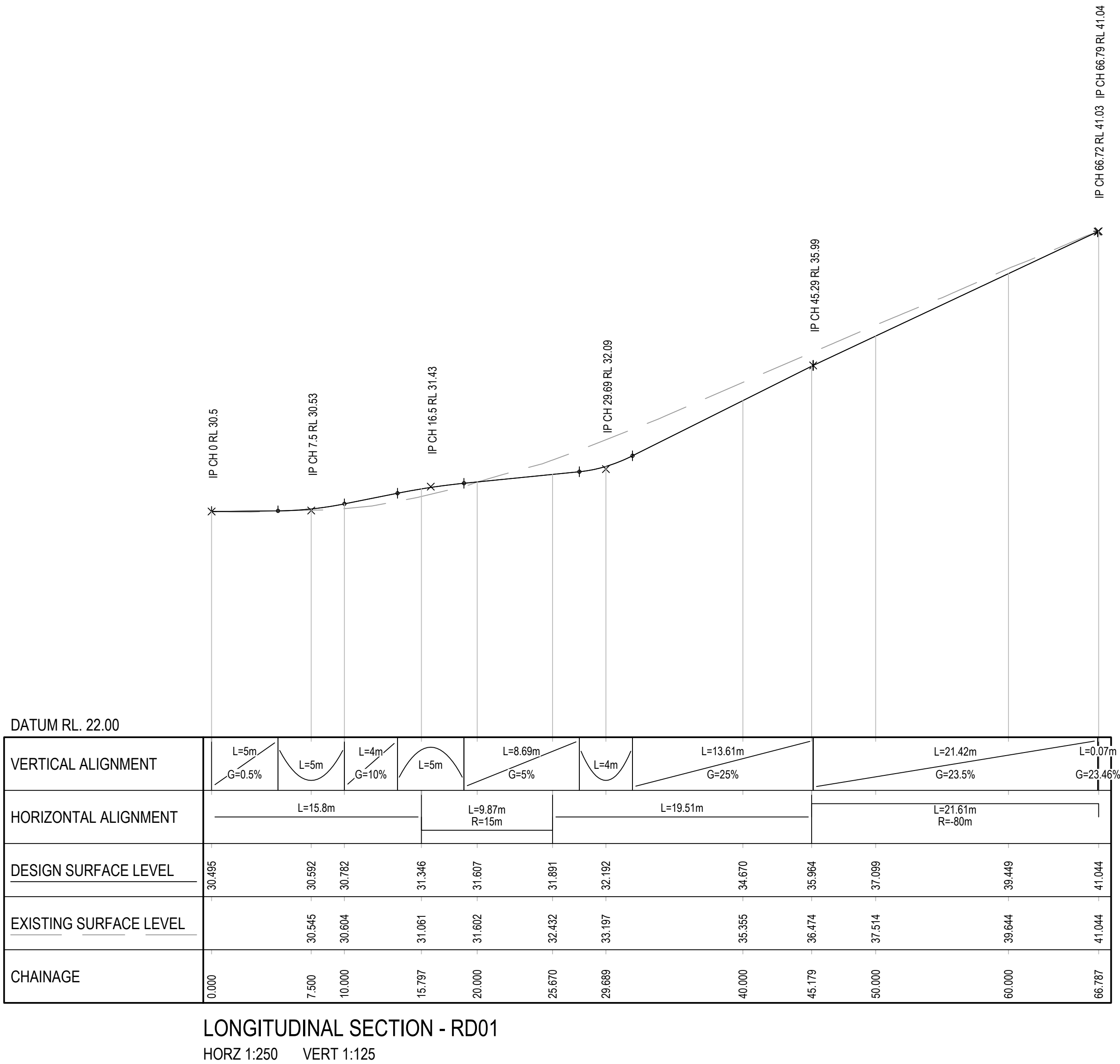
Client SILKY OAKS LODGE PTY LTD
Project SILKY OAKS LODGE - PORTE-COCHERE
STRUCTURAL AND CIVIL WORKS
Status FOR OPERATIONAL WORKS APPROVAL

Drawing Title
SILKY OAKS LODGE - CIVIL
TYPICAL SECTIONS AND DETAILS

Drawing No.
12691107-GHD-00-00-DRG-CI-04101

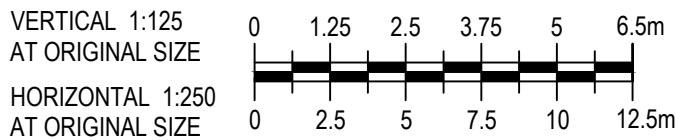
Size
A1

Rev
P01



NOT FOR CONSTRUCTION

Rev	Description	Checked	Approved	Date
P01	FOR OPERATIONAL WORKS APPROVAL	JD	LK	14.09.26
Author	N. BIRINDWA	Drafting Check	J. EDWARDS	
Designer	S. FREWEN-LORD	Design Check	J. DENNIEN	



CERTIFIER'S NAME: J. DENNIEN

RPEQ NO: 26600

DATE: 14.09.26 SIGNATURE: [Signature]



Level 8, 15 Lake Street, Cairns QLD 4870 Australia
PO Box 819, Cairns QLD 4870
T 61 7 4044 2222 F 61 7 4044 2288
E cnsmail@ghd.com W www.ghd.com



Project No.
12691107

Client	SILKY OAKS LODGE PTY LTD
Project	SILKY OAKS LODGE - PORTE-COCHERE STRUCTURAL AND CIVIL WORKS
Status	FOR OPERATIONAL WORKS APPROVAL

Drawing Title	SILKY OAKS LODGE - CIVIL ROAD LONGITUDINAL SECTIONS
---------------	--

12691107-GHD-00-00-DRG-CI-05001

Drawing No.
Rev
P01

Size
A1

FNQROC DEVELOPMENT MANUAL

Council Douglas Shire Council
(INSERT COUNCIL NAME)

STATEMENT OF COMPLIANCE OPERATIONAL WORKS DESIGN

This form duly completed and signed by an authorised agent of the Designer shall be submitted with the Operational Works Application for Council Approval.

Name of Development Silky Oaks Lodge - Porte-Cochere Works

Location of Development Silky Oaks Lodge 423 Finlayvale Road, Finlayvale QLD 4873

Applicant Silky Oaks Lodge Pty Ltd

Designer GHD Pty Ltd

It is hereby certified that the Calculations, Drawings, Specifications and related documents submitted herewith have been prepared, checked and amended in accordance with the requirements of the FNQROC Development Manual and that the completed works comply with the requirements therein, **except** as noted below.

Compliance with the requirements of the Operational Works Design Guidelines	Non-Compliance refer to non-compliance report / drawing number
Plan Presentation	DRG-CI-05001 Vert scale 1:125. No earthworks or cross sections provided
Geotechnical requirements	
Geometric Road Design	DRG-CI-05001 - Vertical grade ~25% - Concrete pavement with anchors added
Pavements	Concrete pavements adopted
Structures / Bridges	N/A
Subsurface Drainage	
Stormwater Drainage	
Site Re-grading	
Erosion Control and Stormwater Management	N/A
Pest Plant Management	N/A
Cycleway / Pathways	N/A

Landscaping	N/A
Water Source and Disinfection/Treatment Infrastructure (if applicable)	N/A
Water Reticulation, Pump Stations and water storages	N/A
Sewer Reticulation and Pump Stations	N/A
Electrical Reticulation and Street Lighting	N/A
Public Transport	
Associated Documentation/ Specification	N/A - Specification as notes on drawings
Priced Schedule of Quantities	N/A
Referral Agency Conditions	N/A
Supporting Information (AP1.08)	N/A
Other	N/A

Conscientiously believing the above statements to be true and correct, signed on behalf of:

Designer GHD Pty Ltd **RPEQ No** 26600

Name in Full Jessica Dennien

Signature **Date** 14/09/2026